

WDCO Report September 2024



1. DEVELOPMENT PROGRESS

1.1 Phase 2 Block D & B

All homes have sold (except one in block D retained to use as a show flat for Phase 3). The show flat will be transferred to the new phase so this home can be sold.

1.2 Phase 3

Phase 3 PC date was not achieved on 12 September. NHG are working with Berkeley Homes to establish new PC dates and stakeholders will be informed. Viewings for returning residents commenced w/c 16 September. This allows residents an opportunity to see their new home and ask any questions about their upcoming move in. Shared Ownership purchasers also have an opportunity see their new home and viewings have been booked in.

Following on from the service charge meeting on 10 September, NHG are reviewing the feedback provided by WDCO and will respond in due course. Our Operational Team will be leading on the Service Charge Working Group which will allow these important conversations to continue.

1.3 Phase 4 and the Masterplan

The Phase 4 planning application was approved by LB Hackney's planning committee on 08 May. No change in the programme, demolition forecast to commence in the summer of 2025.

The 2024 Masterplan submission was shared with NHG and LB Hackney in April and NHG had fed back their comments which Berkeley are working through to address. The comments are primarily around; height, density, sun light / day light and estate servicing arrangements to ensure the best quality homes and affordable service charges for our future residents. Berkeley have revised some of these parameters and will be sharing an updated 2024 Masterplan with height and density.

2. SOCIO ECONOMIC UPDATE

2.1 Young people learning to sail at the West Reservoir

Over the past few months, NHG have been working with the West Reservoir to fund 2 Level One Learn to Sail courses for young people from Woodberry Down. We have been working with the water sports centre to break down the barriers to access that young people experience when trying to access water sports. This can be financial but also cultural barriers with a lack of diverse representation in water sports and users. For example, only 16.6% of Watersports Youth Club users come from the local N4 postcode and only 17% identify as being from a black or global majority background. This is despite 52.5% of Woodberry Down ward residents being of these backgrounds. We have worked with The Edge Youth Hub to engage with local young people to introduce them to the centre and watersports and sign them up for a 6-week learn to sail (L1) course. 20 young people in total took part, delivering 2 courses over the summer.

To help support continued learning for those young people who are interested in continuing their journey into water sports, NHG has funded 6, 1-year memberships to the centre's youth club, which otherwise would be at a cost.

Here is some great feedback from parent's and caregivers of the young people who have taken part:

"Both my children absolutely loved the course; it opened them up to an activity they would otherwise would never have experienced despite living around the corner".

"Up until this point, I have never viewed the West Reservoir as being readily accessible to all, primarily because of the demographics of people who report participating in activities there, so this was a learning curve for me. The staff/coaches were incredible and provided a welcoming atmosphere".

"Other than paddling at the seaside, neither of the girls had 'open water' experience. This course imbued them with confidence they would not otherwise have had. At the end of the course, the sailing was one element but getting them swimming in the water was also an incredibly important factor."

4. PLACES AND ESTATES UPDATES

4.1 Vital Energi – Billing, tariffs and scheduled works

There have been some issues with Vital billing which the Heat Network team continue to work on. A further update was sent to partners on 17.09.24.

Works to install stainers in the risers at Rowan and Hornbeam will take place on 30th Sep and 1st October 2024. Residents have been notified of the outage to heating and hot water on both days however services will be restored overnight. Similar work is scheduled to take place at Watersreach and Reservoir on 2nd October 2024.

4.2. Service Charge Review

Our estimated timeframe for the outcome of our service charge review was shared with WDCO and stakeholders at the June board meeting and followed up in writing. There are no further updates at this stage.

4.3 Cleaning and Gardening tender

Our central estates team and colleagues in P&E have been working to procure a new cleaning and gardening tender across all our estates. This process has now been completed. There is a requirement for us to serve a Sec 20 notice of proposal to all residents, which has now been sent to all residents by the central team. More details to follow in the coming months.

In relation to queries on biodiversity, our sustainability strategy sets out a goal to protect, enhance and restore our green spaces – providing welcoming, inclusive areas for people to enjoy and nature to thrive. In March 2024 we completed the process of mapping all our green spaces for inclusion in NHG's tender for new gardening contracts. As such, our new gardening

contracts/specifications have been completely re-written to ensure that from February 2025 we adopt and deliver a new and more sustainable approach to green space management.

4.4 Communications workshop

Following the introduction of a new support system within the P&E team to assist with communications, the estates team have suggested holding a small workshop on the Woodberry Down estate with the team and representatives from WDCO, ILTA and Councilors. We think this would be a good opportunity for us to hear your feedback and assist us in improving our communications moving forward. Please note, this will relate specifically to the estate and communal services provided by P&E, not housing-related matters.

5. COMMUNICATIONS

The Woodberry Communications Group has now been reconvened and will produce with WDCO a revised Communication Strategy and Action Plan. The first draft of the new strategy will be ready by September 24.