

# WDCO Report January 2025



## 1. DEVELOPMENT PROGRESS

### 1.1 Phase 2 Block D & B

All homes have sold except one. This was previously used as a show flat and is available on the market. NHG and Hackney are reviewing whether this home can be converted to Shared Equity due to interest from a Phase 5 resident.

### 1.2 Phase 3

The community space has been snagged and de-snagged by our clerk of works and is ready for completion imminently. NHG are waiting for a decision on whether WDCO would like to occupy the space and quotes to create a separate meeting room have been requested from Berkeley Homes. This will involve building an additional wall and some sectional floor removal.

Residents have started moving in to both shared ownership and social rent homes on Woodberry Down Phase 3A. NHG will be delivering Welcome Boxes to the Social Rented residents in January to welcome them to their new home. These boxes were jointly funded by the Delivery Partners. Drop-in sessions for prospective residents are continuing with updated cost information available.

Further to the Rents and Service Charge presentation at the previous WDCO Board Meeting, the Service Charge Working Group has continued to meet and review budgets and models. A new valuation has been commissioned to determine a further independent opinion on the January 1999 values that are used to calculate Social Rent levels. The outcome of this is not available at the time of writing, but an update will be sent to the WDCO Board ahead of the meeting on the 16<sup>th</sup> January.

Due to some residents experiencing issues with pre-payment meters, Berkeley have approved Insite to set any elderly residents up on a credit meter to ensure they do not face any issues. This information is being communicated to residents, so they know this option is available.

### 1.3 Phase 4 and the Masterplan

Phase 4 is due to start on site in November 2025 in line with the CPO programme. NHG are reviewing the design elements ahead of Berkeley Home's Gateway 2 submittal which is targeted for the first quarter of 2025. Build Agreement (contract) negotiations will commence this week with the Build Agreement (contract) to be entered into prior to the commencement of construction.

Following a Master Plan pre-application meeting on 3<sup>rd</sup> December that was attended by the GLA Berkeley Homes, NHG and LB Hackney, NHG are supportive of the changes made in relation to estate servicing, amenity and the general arrangement at street level. The remaining comments primarily around; height, density, sun light / day light and would largely be dealt with during the Reserved Matters planning process that would be subject to statutory consultation. NHG supported the submission of the Planning Application being made on the 20<sup>th</sup> December.

## 2. Social Economic Investment Updates.

Grace Cleary is the Social & Economic Investment Lead for Woodberry Down and will be working from the woodberry down office on a regular basis. Her priority is managing the existing programme being delivered and working with all partners to ensure future programme's meet the needs of the Woodberry Down communities.

## **4. PLACES AND ESTATES UPDATES**

### **4.1. Service Charge Review**

The service charge review is ongoing. The NHG project team will meet later in January, aiming to provide a further update to residents and partners in February 2025.

### **4.2. Proposed Service Charge Budgets for 2025-26**

The resident consultation on the proposed service charge budgets for 2025/26 has concluded, and we are now collating all feedback. Our response will be sent to residents and partners by 31 January 2025.

Final budgets will be issued in March 2024.

### **4.3 Vital – Replacement of 'Heat Interface Units'**

Our heat network team has confirmed that a project to replace all the Heat Interface Units (HIUs) at Rowan & Hornbeam Apartments and Watersreach & Reservoir Apartments will commence in Spring 2025. Residents will receive more details in the coming months.

## **5. COMMUNICATIONS**

The Woodberry Communications Group has now been reconvened and will produce with WDCO a revised Communication Strategy and Action Plan. The next communications meeting will be on 10<sup>th</sup> January 2025. MHDT have now delivered the Summer Funday, Hidden River Festival and Winter Fest. We have also funded 2 smaller events through the grant programme.