



WDCO REPORT



June 2023

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1. DEVELOPMENT PROGRESS

1.1 Phase 2 Block D & B

Phase 2 (Blocks D and B) contains 134 Shared Ownership homes. To date 127 homes have been sold and are occupied. There are 4 (2 in pre-sales, 2 available) homes left for sale in block D and 3 (1 reserved, 1 in pre-sales and 1 available) homes in block B.

1.2 Phase 3

Phase 3 is progressing well with the first shared ownership handovers due in May 2024; the Social Rent homes will follow from June 2024 onwards.

The Phase 3 topping out ceremony was held on the 7th June on block A and was well attended by partners from WDCO, Berkeley Homes, LB Hackney and NHG.

The Social Rented M&E layouts for Phase 3a (blocks A2 & A3) have been reviewed by both WDCO and NHG. Berkeley Homes have reviewed the comments and are implementing the suggested changes where possible. The Social Rented kitchen layouts have also been reviewed by NHG with improvements made to kitchens to increase storage and worktop space.

At the M&E workshop with WDCO, an upgraded door entry system called Fermex was demonstrated that allows residents to answer the door remotely on their mobile phone. After taking feedback from WDCO and NHG into consideration, Berkeley Homes have offered to install a handset and offer the mobile app across both tenures. This will help to future proof the system and offer residents a choice. It has been confirmed that this system can be maintained by any competent contractor.

1.3 Phase 4 and Masterplan

Phase 4 design was completed up to planning stage, however due to changing building regulations, Berkeley Homes are reviewing the design to incorporate second staircases. This re-design will need to be completed and agreed with the Delivery Partners before the planning application is re-submitted. Berkeley is targeting a submission in September 2023.

Masterplan collaboration with Delivery Partners and WDCO is ongoing and Design Committee meetings are continuing. The four public masterplan consultation events run from 05 July to 15 July, two event either side of Seven Sisters Road; Redmond Centre (05 July), The Edge (08 July), Rowley Gardens (13 July) and Spring Park (15 July to coincide with the summer screenings).

2. SOCIO ECONOMIC UPDATE

2.1 Social Impact of the Regeneration Programme (WD Social Impact Framework)

Since the last update, Social Life have been conducting their interviews with stakeholders that live or work in the area. The ITLA and WDCO board members have been invited to take part in these interviews with Social Life.

Please refer to the attached the 'Woodberry Down: Social Impact Assessment 2023' project overview for a reminder of what is expected to be achieved.

2.2 Woodberry Down My Place

Since the last update LDT have been designing a flyer, along with a role description and application form to recruit the young people for the Community Ambassador role. The web link is now live <https://www.myplace.community/jobs>, so please share with any young people who you think would like to know more about the opportunity. Once the flyer has been completed, we will share with you so you can share with your friends, family and networks.

3. OPERATIONAL UPDATES

3.1 Mechanical and Electrical – Ashview

In our previous update we advised that the current pump set would be replaced with a combined pump and macerator unit. We included a timeline for procurement and confirmed that once contractors had returned their bids, we would be able to share an expected end date for works.

We can now advise that the works will be completed by end of Autumn 2023 and as before these works will be completed at no cost to residents.

4. Housing Management Update

4.1 Housing Staffing Arrangements

Jada Guest continues to manage the Housing and Estate Teams on Woodberry Down, as well Housing Officers covering other NHG properties in LB Hackney (temporarily). We are currently recruiting for a Team Leader to manage the Woodberry Down housing officers and aim to have the successful candidate in post by end of August 2023.

The Housing Officers currently working on Woodberry Down are as follows:

- **Nicola Barker** - covering 1-40 Watersreach, Maplewood, Birchwood
- **Mohammed Mayet** - covering Rowan, Hornbeam, Reservoir
- **Ayse Maguire** - covering Berryside, Bluebell, Honeysuckle, 41-84 Watersreach, 268 Green Lanes

4.2 Estate Walkabouts

Estate walkabouts with WDCO and other key stakeholders take place on the 1st Tuesday of every month. The June walkabout did not go ahead due to sickness and annual leave. The next will take place on 4 July 2023.

4. COMMUNICATIONS

NHG continue to attend the monthly Woodberry Down Communications Group and supported completion of the Woodberry Down Communication Activity Planner and contributed towards the Woodberry Down Newsletter.

