

# WDCO Report June 2025



## 1. DEVELOPMENT PROGRESS

### 1.1 Phase 2 Block D & B

All homes have sold except one which was previously used as a Shared Ownership show flat. NHG and Hackney have agreed to convert to Shared Equity home due to interest from a Phase 5 resident. The sales process for this home is in progress.

### 1.2 Phase 3

Phase 3 is progressing well with Practical Completion expected on 26 June and Legal Completion on 10 July. There has been a 2-week delay agreed between Berkeley Homes and NHG due build progress, witnessing and documentation, which must be checked and accepted by the NHG Quality Team prior to PC.

Communication with residents ahead of their move in date is ongoing. The viewing dates have been rearranged to 18 & 19 June so that residents can have PPE free access to view their homes.

### 1.3 Phase 4 and the Masterplan

**Phase 4** is due to start on site in Autumn 2025 in line with the CPO programme. Build Agreement (contract) negotiations have commenced with the Build Agreement (contract) to be entered into prior to the commencement of construction in Spring 2026.

Following the **Masterplan** planning application on the 20 December 2024 and its validation by LB Hackney Planners, it is now expected to be presented to the Planning Committee on 2<sup>nd</sup> July 2025.

In anticipation of the Masterplan being granted approval, Berkeley Homes are preparing for the procurement of a design team for **Phase 5** and interviews by the Design Committee (representatives from Berkeley Homes, WDCO, NHG & LB Hackney) for Architects, Landscape Architects and Communicaton Consultants have taken place with the final interviews held on the 7<sup>th</sup> May.

## 2. Social Economic Investment Updates.

NHG continues to fund in partnership locally, to deliver our social and economic investment programme across Woodberry Down. The programme is for all residents in the community regardless of tenure or landlord.

- The **Woodberry Down Pavilion Project** led by London School of Architecture, are currently onboarding young residents between 14-19, who want to codesign and build a temporary event space. This Pavilion will be launched at the Hidden River Festival and gives young people the opportunity to explore career opportunities in the built environment. See marketing material for information or email [Arianna.Jennings@ltdgroup.uk](mailto:Arianna.Jennings@ltdgroup.uk)

- For the **25/26 events programme** in partnership with Hackney Council & Berkeley Homes. NHG is funding 3 large community events. Manor House Development Trust are leading the event management.
  1. **Summer Fun Day** will be Saturday the 5<sup>th</sup> of July.
  2. **Hidden River Festival** will be Saturday the 13<sup>th</sup> of September
  3. **Winterfest** date to be confirmed around Mayor's availability.
- NHG are funding the “**Independent Debt and Welfare advice**”. This will be delivered every Wednesday and Thursday. Another day is available for virtual calls for residents. [Citizens Advice Hackney – Citizens Advice East End](#)
- Friends of Woodberry Down, who celebrate 20 years in October, have been granted NHG funding, to deliver a “**Connecting Community Programme**” at the Edge and the Redmond Centre (when the Edge is not available).
- Manor House Development Trust and Active Within are collocating to deliver the **Let's Get Active programme** in and around the Redmond Centre. With financial pressures on small businesses and charities increasing and funding becoming increasingly competitive, thinking creatively and strategically will enable both organizations to reduce costs and maximize resources and creativity. [Events | Activewithin](#)
- The Redmond Centre- **Food Support** includes a Community Fridge every Monday (apart from Bank Holidays) between 11.30 and 12.00. The Redmond Centre can also issue Hackney Foodbank vouchers for residents. More details are available on their website. [What's On at The Redmond Community Centre.](#)
- Woodberry Wildlife Trust continues to deliver a variety of workshops and family activities through the NHG funded “**Wild Learning Project in Woodberry Down Nature Reserve**”. [Woodberry Wetlands | London Wildlife Trust](#)

## 4. PLACES AND ESTATES UPDATES

### 4.1. Service Charge Review

An outcome report has been sent to WDCO on 12 June 2025.

### 4.2. Upgrades to the Heating & Hot Water system at Watersreach & Reservoir Apartments

Vital Energi has started decommissioning and removing redundant pipework and equipment from the plant room and four substations at Watersreach and Reservoir. This work, part of a wider system upgrade, will continue through to the end of June.

To carry out the substation strip-out, heating and hot water will be turned off for one day at each of the four blocks. Noticeboards have been updated, and residents have been or will be informed directly.

As a result, the heating unit (HIU) installation work within homes is now expected to begin in July. Residents will continue to receive updates.

## **5. COMMUNICATIONS**

The Woodberry Communications Group reconvened and will produce with WDCO a revised Communication Strategy and Action Plan. NHG have provided content for the next WD newsletter due to be published in July 25.