

WDCO Report July 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 for this home is in progress and close to completion.

1.2 Phase 3

Phase 3B experienced a further 3 week delay due to work being completed in the podium duplex homes. This means that Phase 3 will now PC on 17 July and complete on 31 July. This delay was essential to ensure that the homes are completed to a high standard ready for residents to move in. NHG and LB Hackney are working with residents to agree move in dates due to the crossover with summer holidays. Further resident viewings were completed on 9 July.

All SR homes have been allocated in block 3A and NHG are working in collaboration with LB Hackney to finalise remaining nominations for 3B.

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 30 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 Communication Consultants have taken place.

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.

- NHG funded the **Summer Fun Day** on Saturday the 5th of July. The event was delivered in partnership with Berkeley Homes, Hackney Council, Manor House Development Trust and Woodco.
- **The Hidden River Festival** funded by Berkeley Homes, Hackney Council and Notting Hill Genesis will be on Saturday the 13th of September. The event planning meetings

commence on the 10th of July. The event management is led by Arianna Jennings from Manor House Development Trust.

- NHG is 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 during school holidays).
- NHG has awarded funding to **Active Within** to deliver the **Let’s Get Active programme** in and around the Redmond Centre. [Events | Activewithin](#). This includes 1;1 coaching, fitness classes, family fitness classes, and work experience opportunities.
- 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](#).
- The **Woodberry Down Pavilion Project** led by London School of Architecture, is currently underway with 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
- 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

The review has been completed, and the outcome was shared with WDCO on 12th June. Draft communications for residents have been circulated to WDCO and partners, with feedback requested by 10th July.

A meeting with partners is proposed for the week commencing 21st July to discuss the findings, finalise the communications plan, and confirm the next steps. This will allow us to present our findings in context, address any questions, work together to develop a resident FAQ, and help re-build confidence.

4.2. Upgrades to the Heating & Hot Water Systems (Specific blocks only)

Watersreach & Reservoir Update

Due to issues identified during pressure testing, including an underground leak and faulty valves, there has been a three-week delay to the programme to ensure these are resolved. Removal of the substation at 1-40 Watersreach is scheduled for 15th July. Pilot HIU installations will take place on 22nd July, with full rollout (two per day) starting 23rd July. A residents meeting is planned for 30th July.

Rowan & Hornbeam Update

Vital Energi submitted revised heating upgrade proposals on 10th July, now including major heat pipework replacement in addition to HIU retrofits. Pipework replacement must happen before HIU installations begin. The design review will continue over the next 4-6 weeks. A revised programme will be issued to partners once received.

4.3 NHG Coffee Morning & Resident Information Session

Colleagues from across NHG have coordinated a resident information session, scheduled to take place at the Redmond Community Centre on 10th July from 10am to 1pm.

Representatives from NHG's Housing, Places & Estates, Tenancy Sustainment, Repairs and Building Safety teams will be available to respond to resident queries in their respective area. External partners will also be in attendance, including *East End Citizens Advice* (offering support with money and benefits), *Manor House Development Trust* and *Vital Energi* (to answer queries relating to system upgrades).

We have promoted this event to residents through various channels and are hopeful for a strong turnout.

5. COMMUNICATIONS

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