

WDCO Report May 2026



DEVELOPMENT PROGRESS

Phase 3

There are no progress updates on Phase 3 in general as it is now complete, however the occupation statistics are as follows;

Tenure & Block	Occupied / Sold (incl exchanged/reserved)
SO 3A	71/84
SO 3B	16/40
SR 3A	75/75
SR 3B	36/42

A number of 1 bedroom Shared Ownership properties remain unsold due to a change in demand. NHG has recently reduced the values in these homes to see if this will achieve more sales. All of the two bed homes on Phase 3 have now sold.

Phase 4 and the Masterplan

Phase 4 The Gateway 2 submission was submitted in December and we are awaiting the determination from the regulator which is expected imminently. We are in discussions with LB Hackney and Berkeley Homes regarding the provision of level access showers and wet rooms for returning residents. It is important to balance need with over providing as these homes are generally less appealing to relets. We also need to make sure that floor height and flat layout is taken into consideration when choosing where they are allocated.

Phase 5 Design meetings are ongoing between WDCO and the Delivery Partners with comments on unit mix and communal area design being a key discussion point. A Podium lessons learned session is due to be presented by NHG on 18 May. This session will present feedback provided by R&R and Housing Teams on common issues faced with podium design and how we intend to mitigate against this.

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.

Age Without Limits Day – 10th of June in the Redmond Centre. Time:15.00-18.00

NHG is funding MHDT to deliver this aging event, which will give Woodberry Down residents an opportunity to speak to the service partners including Citizen's Advice, Active Within, Zen Project and Friends of Woodberry Down.

[Cook for Change Programme 2026](#)

Friends of Woodberry Down and Woodberry Aid have both successfully got a place on NHG's funded Cook for Change Programme 2026.

Cook for Change is a seven-month programme for a team of food social entrepreneurs. Together, the cohort sharpens the entrepreneurial mindset in the person, develops a real traded income stream in the product, builds a sustainable model in the organisation, and grows measurable change in the world. Founders learn from experts, from our partner enterprises, and most of all from each other.

[Woodberry Wildlife Trust](#)

The London Wildlife Trust continues to deliver a variety of workshops and family activities through the NHG funded, "**Wild about Learning Programme**". Last quarter's sessions saw over 369 residents engaged. Check out the free **Wonderful Wildlife Weekends events** on the following dates between 13.00 and 15.00 [Family Learning Events at Woodberry Wetlands | London Wildlife Trust](#)

- 31st May
- 14th June
- 28th June

[Citizens Advice Hackney – Citizens Advice East End.](#)

Our data shows us that the new financial year in April can cause issues with welfare benefit entitlements, so it's an important month to prevent issues. Please promote the "**Independent Debt and Welfare Advice**" programme continues to support residents with debt and welfare advice.

This free service is available to all Woodberry Down residents and is delivered every Wednesday and Thursday from the Woodberry Down office between 9.30am and 1pm by appointment. To make an appointment email nhgwd@eastendcab.org.uk

[Active Within](#)

NHG continues to fund free health & wellbeing classes and 1;1 coaching on Woodberry Down. They received 47 direct referrals from the NHS services, delivered over 133, 1;1 coaching sessions and 164 fitness classes last quarter. [Events | Activewithin](#) For more information, please contact Active Within on Info@activewithin.com.

[London School of Architecture's RC/YCC.](#)

The Woodberry Down Design Studio has been established to continue delivering public interventions on Woodberry Down that will make a lasting impact on the estate. The studio will be led by residents aged 13 to 19 years old and guided by local architects, RC/YCC, as well as a range of built environment Professionals. Projects will be developed through after-school workshops that introduce fundamental design, engineering, and making skills which are useful for a range of different education and career paths. On top of this, you will gain a Level 1 Foundation

Project Qualification in recognition of your dedication and hard work. This year the Woodberry Down Design Studio will work with local community organizations to develop a project for local people that contributes to the public space in Woodberry Down. Emails will go to Grace.Cleary@nhg.org.uk so that your interest can be registered for when recruitment begins!

PLACES AND ESTATES UPDATES

The Places & Estate update will be provided in a separate document by Jada ahead of the WDCO meeting. This is due to an urgent deadline that Jada is working towards.