

WDCO Report July 2026



DEVELOPMENT PROGRESS

Phase 3

The balcony door windows to 6 homes in Meadowhawk Apartments will be replaced to include openable windows.

The works remain on hold as the Gateway 2 application is still under review by the Building Safety Regulator (BSR). For Higher-Risk Buildings, it is a legal requirement that approval is obtained prior to commencing any works, and it is an offence to proceed without this consent. Due to this, the window replacement cannot be undertaken until formal approval has been granted.

The Berkeley Team have advised that the regulator has requested an extension of time and will not be able to give an outcome until 8 September. We understand this is particularly frustrating due to the current heat and have updated the resident involved. The windows are ready to be installed once approval is received from BSR.

Tenure & Block	Occupied / Sold (incl exchanged/reserved)
SO 3A	71/84
SO 3B	18/40
SR 3A	75/75
SR 3B	36/42

Phase 4 and the Masterplan

Phase 4 The Gateway 2 application was submitted in December, and determination is now expected in mid-July. Phase 4 has now received cabinet approval, and permanent works can commence once BSR approval is confirmed.

Phase 5 Design meetings are ongoing and a 5-week extension of time has been agreed to finalise the design and provide more consultation time for members. The last Design Committee is scheduled for 5 August and Hackney Planning will be moved from the 31 July to the 4 September.

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 phase, tenure, or landlord.

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

We have agreed to fund the “**Independent Debt and Welfare Advice**” programme in 26/27 which continues to support residents with debt and welfare advice. Quarter 1 saw 46 residents supported. The debt support received was over £14k, and residents saw a financial income gain of £125k.

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. In quarter 1 They received 41 direct referrals from the NHS services, delivered over 43 1;1 coaching sessions and 170 fitness classes last quarter. Active Within are finalizing the strength and conditioning classes and working closely with MHDT to explore opportunities to positively impact residents' health & wellbeing [Events | Activewithin](#) For more information, please contact Active Within on Info@activewithin.com.

London School of Architecture's RC/YYC.

Last year's Pavilion is being redesigned by Woodberry Down young people under the guidance of RC/YYC architects. The aim is to creatively improve the structure, so it can be used for the Hackney Council's Cultural programme and the Hidden River Festival.

RC/YYC will be launching a Woodberry Down Design Studio at the Edge Youth Hub on Wednesdays from 4:30 - 7:00pm, running from 4th November 2026 to 21st April 2027. This will involve a free creative workshop for 13 - 19-year-olds delivered by architects RC/YYC to help shape the public spaces in Woodberry Down. This is an opportunity for young Woodberry Down residents. Please email roy@rcyyc.uk to register your interest!

PLACES AND ESTATES UPDATES

1. CCTV Remedial Works

The CCTV upgrade works have now been completed. The contractor's report is due on 09.07.26 and will identify any remedial works that may be required. In addition, an extra CCTV camera has been installed at 41-84 Watersreach Apartments. We are hopeful that this enhanced coverage will act as a deterrent to anti-social behaviour (ASB) on the top floor of the block.

2. Grow Together – A Community Gardening Initiative

As part of our ongoing commitment to enhancing communal spaces and promoting resident engagement and wellbeing, we will be launching a community gardening initiative on 20 July 2026.

On the Pewsham Estate, a planting bed within the communal podium garden has been cleared and prepared for the creation of a new communal herb and vegetable garden. The project is being delivered in partnership with our gardening contractor, Chequers, and residents will be invited to participate in the planting activities and contribute to the future development of the garden.

To raise awareness and encourage participation, promotional information has been displayed on lift screens, noticeboards and within the Redmond Centre. Residents have also been notified by email and text message, with further communications planned ahead of the event.

We would welcome support from Board members and partners in promoting the initiative and encouraging residents from Bankside, Berryside, Bluebell, Honeysuckle and Mulberry to get involved. We hope this project will provide a valuable opportunity for residents to connect with their neighbours and take pride in their local environment.

3. Lightning Improvement Project

The communal lighting improvement project is now underway. These works will introduce modern sensor-controlled lighting systems throughout the estate, improving energy efficiency and ensuring safe and reliable lighting in communal areas, including landings, stairwells and ground floor lobbies.

The upgrades are expected to reduce energy consumption and support improved sustainability across the estate. Works are currently progressing as planned and remain scheduled for completion by 19 August.

4. Car Park / Parking at Woodberry Grove North

All parking spaces have now been allocated. We are currently working on a phased introduction of the new parking arrangements, in line with the priorities set out in the policy, with Blue Badge holders being prioritised in the first phase.

This phased approach is necessary due to several unauthorised vehicles currently occupying allocated spaces within the car park. Enforcement action is underway, with legal proceedings commenced for some vehicles and others progressing through the enforcement process, including County Court action where appropriate. Subject to confirmation, the phased implementation is expected to begin from 1 August 2026.

5. Heating Upgrades at Rowan and Hornbeam

Residents were notified in June 2026 of plans for a major heating upgrade project at Rowan and Hornbeam. The project will be fully funded through NHG's capital investment programme, with no costs recharged to residents.

A Stage 1 planning application has been submitted and is expected to be determined by the local authority on 17 July 2026. A second stage of planning approval will also be required before works can commence.

Subject to planning approval, works are anticipated to begin towards the end of 2026 and will involve the installation of a new heating network, replacing the existing plastic pipework with a more robust copper system. The project will also include plantroom improvements, replacement of existing hot water cylinders with modern Heat Interface Units (HIUs), upgraded heating controls and thermostatic radiator valves, and the introduction of a smart heat metering system.

The programme is expected to take approximately 9–12 months to complete and will be delivered in phases to minimise disruption. Once complete, residents should benefit from a more reliable and efficient heating and hot water system, improved temperature control, enhanced monitoring capabilities, and a reduced risk of leaks and system failures.

6. Workstreams Update

The full workstreams table is included in the appendices for more detailed information on each item. *NB: This report was prepared on 09.07.26 and reflects the position known at this time. Any significant developments occurring after this date will be communicated separately and included in the next scheduled report.*