

Written questions to partners
16th October
WDCO Board

Hackney

- What are the lessons learnt from the previous impact of the housing needs survey on the provision of homes, and how are they being applied to the latest survey? For instance, how have the housing needs changed between the time of the survey and the delivery of the new homes - are people requesting smaller/bigger homes, etc? Will an adjustment factor be applied to the survey results, to future proof for likely changes over time?

The main area of change in housing needs, that is a problem in the allocations process, is in requirements for medical adaptations (usually the installation of a wet room). This is because tenants' housing needs change over time, and although initial 'pre-allocations' of homes can be made at an early stage in the build programme (which is done in order to offer tenants choices in decor, as well as confirm the number of wetrooms required) allocations cannot be certain until homes are completed and tenants are able to view the properties and decide whether or not to move. It is not possible to make adaptations during the first year after completion, due to warranty issues, and the number and spread of wetrooms was fixed in the construction programme long in advance of homes actually being ready to view and full allocations being made. The Council is therefore considering ways to address this specific issue, in discussion with the partners - for example the ability to make changes at a late stage of the build programme and/or possibly increasing the number of wetrooms installed as standard.

in terms of smaller / bigger homes - this is not an explicit issue that we are aware of, but it is also the case that the number of people in a household is subject to change, and therefore the exact mix of homes that is needed at the time of a housing needs survey, may also be different at the time of rehousing.

We are currently working to provide housing needs information to Berkeley Homes, to inform the Phase 5 designs. These points are being considered, as well as any factors in the overall allocations process, to try to ensure as many homes in each new Phase are taken up by Woodberry Down tenants -

both because providing new homes for tenants is a priority of the regeneration, as well as to support the regeneration programme.

Berkely

- Building progress Phase 4 : At last board meeting , in Berkeley's presentation ,it was stated that demolition would start in January. That's what WDCO has published on its website, Community whatsapp and informed the pub/cafes/restaurant in the surrounding area. This month's report says December, arguably the busiest period for hospitality; residents may also have made their December plans accordingly. What is the rational for the change?

This is another terminology point – I refer to the extract from the presentation below – we go in and do a ‘soft strip’ from December with a more standard ‘demolition’ from January. The soft-strip is not ‘disruptive’ in comparison to the structural demolition, which will have noise implications.

However, for planning purposes demolition commences 01/12/25.

NHG

- Social/economic investment 4th bullet point: What are the work experience opportunities? what school(s) are taking part. We are exploring possibilities for local businesses to contribute and wouldn't want to duplicate.