

WDCO Report September 2026



DEVELOPMENT PROGRESS

Phase 3

The balcony door windows to 6 homes in Meadowhawk Apartments will be replaced to include openable windows to provide additional ventilation. The necessary approvals are now in place and this has been booked in with residents from 14 September onwards.

We are aware of reports of intermittent water outages and are currently investigating these issues with Berkeley Homes. In addition, we are awaiting the outcome of Berkeley Homes' investigation into the premature failure of the Energy Centre boiler. The completion of this investigation has been delayed and is now expected by the end of the year. In the meantime, heat and hot water services continue to be provided through a temporary boiler arrangement, ensuring there is no interruption to supply for residents.

Tenure & Block	Occupied / Sold (incl exchanged/reserved)
SO 3A	77/86
SO 3B	22/40
SR 3A	75/75
SR 3B	41/42

Phase 4 and the Masterplan

Phase 4 Build Agreement between NHG, LBH & BH for affordable homes was signed at the end of June and became unconditional at the end of July when the land was transferred from LBH. However, construction works cannot commence until the Building Safety Regulator (BSR) approve the Gateway 2 application that was submitted in December 25. Although it should have been determined by March 26, the BSR have made a number of extensions, although we believe this now should be resolved by the end of October.

Phase 5 Following regular Design Committees, the Reserved Matters Application was submitted on the 4th September 2026, and is due to be determined by the Planning Committee on 13th January 2027.

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.

Active Within

NHG continues to fund free health & wellbeing classes and 1;1 coaching on Woodberry Down. We're delighted that Active Within have secured external funding from Sport's England to support this for the next 2 years too. With the support of MHDT, NHG is funding Active Within to run a **12-week Strength & Conditioning Pilot** every Tuesday from 11.00- 12.00 in the Redmond Centre. All adults are welcome to attend this session. Flyer has been circulated already.

London School of Architecture's RC/YCC.

Last year's Pavilion is being redesigned by Woodberry Down young people under the guidance of RC/YCC architects has been shortlisted for the NLA Awards under Building Youth Participation in large scale regeneration. [The Woodberry Down Design Studio: Building Youth Participation in large-scale regeneration - New London Architecture](#)

RC/YCC will be launching a Woodberry Down Design Studio 2026 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/YCC 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!

Locality Matter's, Health & Wellbeing Study.

NHG has been working with Locality Matters and local partners to explore how we can improve the health and wellbeing of people living in Woodberry Down. The work has involved more than 90 people from over 30 organisations, as well as a community meeting attended by over 40 people.

The project is now moving towards a more detailed proposal. Key points are:

- The main idea is to provide locally based community support workers who can work one-to-one with residents, helping them access and navigate health, housing, council and community services.
- The aim is not to create another standalone service. Wherever possible, we want to build on and strengthen the community organisations and services that already exist locally.
- Importantly, our ambition is that the funding for the support workers would go to an existing local community organisation, bringing additional investment and capacity into the neighbourhood rather than establishing a new organisation to deliver the work.
- The service would cover the wider Woodberry Wetlands neighbourhood, but with greater support focused on Woodberry Down where levels of need are higher.
- The Woodberry Wetlands Leadership Group has given in-principle support if funding can be secured, and discussions are continuing with health partners and Hackney Council.
- NHG is prepared to invest £20,000 in a development phase to work with residents and local partners to turn the idea into a detailed, costed proposal.

The next stage is to develop the model in more detail and secure funding to deliver it. We want local residents and organisations, including WDCO, to continue to help shape the approach,

with the ultimate aim of securing new investment that can be delivered through the local community.

PLACES AND ESTATES UPDATES

1. CCTV Project Completion

The project to upgrade the estate's CCTV system has now been completed. The new system includes high-definition (HD) cameras and upgraded recording equipment, providing significantly improved image quality and clearer footage.

This enhancement will help support investigations into anti-social behaviour (ASB), criminal activity, and other incidents that may occur on the estate. The higher-quality recordings make it easier to identify individuals and events, and footage can be provided to the Police when required as part of their investigations.

The upgraded system represents a significant improvement in estate security and will help us respond more effectively to incidents and resident concerns.

2. Communal Lightning Project Completed

The project to improve communal lighting and reduce energy costs has now been completed. In areas that benefit from natural daylight, such as main entrance doorways and stairwells with windows, photocell sensors have been installed. These sensors detect ambient light levels, meaning the lights will remain off when there is sufficient natural light and automatically switch on when it becomes darker.

Residents may notice that some stairwells appear darker than they were previously, particularly during daylight hours. To ensure the system remains effective and energy efficient, a large number of motion sensors have been installed throughout the landings and communal areas. These sensors are designed to activate the lighting as residents step out of their flats, exit the lift, or move through the stairwells.

If residents find that the lights are not activating as expected in any area, we encourage them to let us know, providing the relevant flat or door number if possible. We can then arrange for our contractor, KRM, to inspect the location and make any necessary adjustments to the sensor settings.

3. Service Charge Accounts Update

Residents were advised in August 2026 that their outstanding service charge statements would be issued shortly; however, distribution was subsequently delayed by the mailing provider.

The 2023/24 service charge statements, covering all five estates, have now been issued by the mailing house and are expected to be received by residents within the next week. The 2024/25 service charge statements, which relate only to Pewsham and Woodberry Grove North (the

other estates have already received these), are expected to be issued by the end of September 2026.

Residents have been updated on the revised timescales, and the team continues to monitor distribution and respond to enquiries as statements are received. A resident drop-in session will be held at the WDCO office on **14 September 2026** to provide support and answer questions. A further drop-in session will be arranged for early October following the issue of the 2024/25 statements.

4. Car Park / Parking at Woodberry Grove North

The parking allocation project has now been successfully completed, with

Parking enforcement measures are now fully operational. Unauthorised vehicles are subject to enforcement action, and several abandoned vehicles have been removed from the site.

The project is therefore closed. Any future requests for minor allocation amendments will be managed through business-as-usual processes as they arise.

5. Heating Upgrades at Rowan and Hornbeam

The heating upgrade project continues to progress, with the Stage 1 planning application submitted and the Stage 2 Building Safety Regulator application due by the end of September. Subject to approvals, works are forecast to start in February 2027 and will take approximately 9-12 months to complete.

The project will replace ageing communal heating infrastructure with modern pipework, upgraded plant equipment, Heat Interface Units (HIUs), smart metering and improved heating controls, delivering improved reliability, efficiency and resident experience. The scheme is fully funded through NHG's capital investment programme.

As an interim measure, an additional pump has been installed within the Rowan & Hornbeam plant room to improve heat distribution ahead of the main works. Early results indicate improved system pressure, with ongoing monitoring underway to assess performance improvements.

NB: This report was prepared on 08.09.26 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.