

WDCO Report October 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. This has been delayed once more as the glazing that was ordered was found to be the incorrect size. Berkeley is currently re-measuring and will confirm revised installation dates once the replacement glass has been manufactured.

There have been no further updates regarding the heating and water issues since the last WDCO Board meeting. We are currently awaiting further information on the root cause of these issues.

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

Phase 4 and the Masterplan

Phase 4 We are pleased to confirm that the Gateway 2 application has now been approved by the regulator. We are currently awaiting the construction programme and confirmation of the site commencement dates.

Phase 5 Following regular Design Committees, the Reserved Matters Application was submitted on the 4th September 2026 and has now been validated. It 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.

Cook for Change 2026

NHG has funded Friends of Woodberry Down and Woodberry Aid to deliver their food insecurity and community engagement programmes. In addition to this, we've funded them through the Cook for Change programme to work on their business sustainability and enterprise models around food insecurity and community engagement and will graduate on the 24th of November.

Active Within

12-week pilot linking to the NHS fragility agenda until the 1st of December. 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. Running until Tuesday the 24th of November.

Manor House Development Trust

NHG's programme with MHDT has resulted in the creation of a new Project Coordinator role for a minimum of 3 months. They started on the 18th of September. As a previous long-term resident volunteer at the Redmond centre they bring valuable local knowledge and experience that will strengthen future project delivery and participant engagement.

London School of Architecture's RC/YCC.

The Woodberry Down Design Studio 2026 will be delivered from 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!

London Wildlife Trust

NHG has funded a new "Wild about learning programme", which sees the London Wildlife Trust work with local schools. Free sessions are available for families on Woodberry Down to enjoy and their website is constantly being updated [Events at Woodberry Wetlands](#) | [London Wildlife Trust](#)

PLACES AND ESTATES UPDATES

Update to be provided separately due to annual leave commitments.