

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting Minutes

Thursday 19th January 2023

7.15 pm Redmond Centre Meeting

Attendance

Andrea Anderson	Geoff Bell	Hilary Britton	
Eleanor Anderssen	Phil Cooke	Adrian Essex	Mina
Faragalla	Oonagh Gormley	Jacque Knowles	Jackie
Myers	Ngozi Obanye	William Sheehy	Leonora
Williams	Kristina Zagar	Euphemia Chukwu	
Omar Villalba			

Guests Included

Neil Coils, Samual Betts, Jane Havemann, Nicola Hudson, Hermione Brightwell, Trevor Hughes, Neil Sams, Claire Martin, Kirsty Halford, Roda Hassan

Section 0 - Introduction

0.1. Apologies for absence

0.1.1 Apologies for absence were received from:

Cllr Sarah Young, Cllr Caroline Selman, Kalu Amogu, Barbara Panuzzo, Jason Morgan, Elaine Gosnell, Philip Dundas

0.2 Minutes and Matters Arising

0.2.1 The Board agreed the minutes of December's Board meeting with the following correction, Eleanor attended the meeting.

0.2.2 Geoff asked about paragraph 2.2 in which Berkeley agreed to share the revised engagement strategy and to provide an update on the structure and process for the masterplan. Geoff also asked if the other partners had seen the engagement strategy or the process for the masterplan. Neil Sams explained that Jaime is on leave but there is a draft engagement strategy which they are looking to share with the partners once it is completed. Jane Havemann reported that Hackney and NHG have not seen the engagement strategy but the delivery partners have discussed the principles around engagement.

ACTION: Berkeley Homes will be sharing the Masterplan engagement strategy at the February Board.

0.2.3 The action for Councillor Sarah Young regarding the windows on the tracker has now been reassigned to Berkeley. Jane explained that Hackney Health and Safety cannot make an assessment of the risk without the report. Berkeley is currently not in a position to issue the report, however, Trevor Hughes confirmed that as soon as they are

able to issue the report and the finding they will share it with Hackney.

0.2.4 Adrian highlighted the obligation for WDCO to hold the Community/Public forum. He suggested delegating the task of organising the meeting to the Comms working group. Roda clarified that the Comms group is a partnership working group. Adrian proposed WDCO should have a Comms working group to organise and agree the logistics for the meeting. Kristina noted that the Executive Committee made recommendations regarding the forum and emphasised the Board needs to be clear on what their objectives are for the forum and how they intend to use the information. Kristina recommended this should be an agenda item for the next Board.

0.2.5 Adrian also raised concerns about the action tracker being too long and there are a number of long-standing actions which have not met the estimated completion date.

0.2.6 The latest update from Hackney on implementation of split household is that the first priority is Phase 4. Colin Bright from the decant team is preparing a programme for split households in phases 5-8.

ACTION: Hackney confirmed that the programme for the split household and a timeline will be shared at the next Board.

0.2.7 Berkeley updated that they have not had any responses to the letter which was sent to WDCO and Hackney from their legal team in December.

ACTION: Roda will circulate the letter again from Berkeley's legal team responding to the Board's request.

0.2.8 The Regeneration team and Head of Housing Services are looking at a strategic approach for surveying older parts of the estate that are part of the masterplan. Jane Havemann reported Housing Services need to gather data to understand the damp situation across old estates to be able to take a strategic approach. They need to understand what particular blocks are affected, to identify areas beyond economic repair and make strategic decisions. Andrea Anderson asked for number 14 to be considered as a matter of great urgency. Board members acknowledged the complexity of the issue, but were, however, concerned that they are still at the stage of information gathering and asked for timescales around this action.

ACTION: Jane reported further discussions will take place with colleagues from Maintenance and Housing Services, she will provide an update on the timescale.

0.2.9 Samuel Betts confirmed he spoke to R&R but, to the best of their knowledge, none of their jetting works caused any rodent infestations. Eleanor clarified that the issue wasn't in relation to the sewage. The increase of activity seemed to coincide with the demolition of Phase 3, the cleaning of the drains and the heavy rain following a sustained dry period over the summer. All those were discussed as potential causes, however, they have been waiting to

hear back from R&R about the outcome of the investigation. A contractor carried out baiting as a result of the investigation but they were also planning to block entry points and holes before Christmas. Eleanor reported this still has not happened. Roda asked if Eleanor could forward her the email regarding this issue so she can raise this with R&R.

Thames Water presentation

- 1.1** The Chair welcomed Kirsty Halford from Thames Water who introduced the presentation. They have 23 nature reserves that are managed in partnership with London Wildlife Trust. She manages five nature reserves from Bexley to Gloucestershire.
- 1.2** Kirsty gave a brief history of the New River which is an aqueduct that forms an essential part of London's water supply system. It serves as an operational asset for Thames Water.
- 1.3** The project is looking to carry out an approximately 7-week programme focusing on providing an 800m new timber-edged path surface between Green Lanes and Seven Sisters Road made out of a non-bound aggregate surface. They have been working with Hackney Council to look at a compound area adjacent to Rowley Gardens. The location of the compound will be the grass area to minimise disruption on parking for residents. They are proposing a one-way system for any deliveries and are working with a contractor who is planning to bring in the majority of aggregate on site in the first week to minimise traffic. There will be no deliveries before 9 am and after 3 pm to ensure that schools are not disrupted. The new river and footpath will be closed for the duration of the work. There will be signage to explain what will happen and the site compound will have emergency contact details for residents to contact the site team in the event of an emergency.
- 1.4** Kirsty is keen to communicate this with the local residents. She asked the Board what the best method would be to share the plans. Is it through the local newsletters, posters in lobbies or leaflet dropping?
- 1.5** The aim is for Thames Water to be on-site at the start of February, however they are still in the process of agreeing the legal agreement with the council. The start date will be confirmed and communicated with residents once the agreement has been signed.
- 1.6** The board welcomed the improvements; they asked a series of questions regarding accessibility and whether these improvements will also consider entrances to make the path accessible for residents with disabilities/mobility issues. Kirsty clarified that Thames Water is not considering changing the entrances for this particular project, as unfortunately they do not have the funding to deliver this. Nonetheless, this is something she can take away and would need to discuss this with the council. Geoff highlighted there was an unofficial entrance to the path when the fencing broke. He suggested considering additional access points to the path and opening it up. Kirsty noted there could be an opportunity for opening an extra access path as part of the Masterplan which they would support. Omar also asked about anti-social behaviour and if this has been considered in the project such as providing lighting or a barrier to make the area safe. Kirsty clarified that this is not something they are able to provide with this project due to limited funding but perhaps this could be considered as part of the wider

Masterplan. If there are issues with rough sleepers, she asked residents to contact her and she will get her teams to look into this.

ACTION: Roda will circulate the presentation from Thames Water and any further comms.

- 1.7** Hilary highlighted that the timber edge to the path will likely deteriorate. Kirsty explained this was stipulated by their structural engineers, however she will feed this back to the contractors.

Partner Updates

- 1.8** Partner updates had been circulated prior to the meeting and a series of discussions were raised by WDCO Board members. Omar asked for NHG to provide an update on the WGN sewage. Samuel Betts reported that NHG had a 6-week programme before Christmas which has been completed. Samuel also reported that the macerator was blocked over the Christmas period, there was localised backing up of water around the manhole which was attended to immediately. They are continuing to carry out high intensity servicing which is carried out weekly. All the reports from DNL inspections have been shared with ACOM. NHG are now looking at the best approach to facilitate the installation of the new pumps and new macerator. They will be reviewing the sizes of pipework to ensure not to cause further problems. One option they are considering is upsizing pipes below ground; another option is to run a parallel pipe just serving the new macerator and pumps.

- 1.9** William raised concerns that the path subsidence would mean the drainage problems would continue after completing the works. Trevor Hughes explained that the movement to the path is not connected to the drainage. The drainage has been surveyed, it has not moved and the pipes are in the right place. There is no evidence to suggest the path subsidence is linked to the drainage issue. Berkeley and Hackney Parks have carried out an investigation, they found there is a problem with the stability of the subbase of the path. Berkeley will be carrying out the remedial works. Samuel Betts also confirmed the CCTV surveys showed no evidence that the two problems are connected.

- 1.10** Omar attended a meeting with councillors and NHG: it was established that a joint approach from all partners is required for the wider estate. Omar asked for an update on this. Roda advised the recommendation was for this to be on the agenda at the next SMB meeting.

ACTION: Roda will request for rodents/pest control strategy to be an item for the next SMB meeting in February.

- 1.11** Omar enquired about the request from Maplewood and Birchwood Resident Association for a review of the service charges for all the NHG blocks.

ACTION: NHG will provide the update regarding the service charge review request to the Resident Association.

- 1.12** There was a request from the Board for MHDT to install a notice board clearly showing the classes and events that are on that week. MHDT is working on creating a board with a schedule of classes and events.

MHDT is also due to host the Woodberry Wetlands neighbourhood forum on Tuesday 28th February from 10:30am-12:30pm. Anyone who is interested is welcome to join.

Mill Co. presentation

- 1.13** Claire Martin, the Director and founder of Mill Co. introduced the presentation. Mill Co began in 2009 and has been operating for 12 years. Mill Co. currently operates three sites in east London totalling over 30,000 sq ft, providing 28 studio spaces to local businesses and community groups. They have successfully operated and delivered a wide-ranging social and community programme at the Rose Lipman Building since 2012.
- 1.14** Mill Co. provides spaces for local businesses and organisations that feed back to the local community and provide a mix of commercial and community level blended rents. The blended rents help support a variety of businesses and organisations offering affordable spaces. The more established businesses provide them with the ability to subsidise and discount some of their studios and event spaces.
- 1.15** Examples of projects over the years include cafes, digital workshops for people over-50 working, as well as a small theatre company.
- 1.16** The proposal for Block D is that it would be run in a similar format. To establish the right blend of rents for Block D, it needs to have commercial units to provide income and stability for the more community-led spaces. One option they are considering is to have a high, middle, middle-bottom and low rent units in terms of the blended rent approach to cover the cost of running the space. However, there is opportunity to consider various options.
- 1.17** The initial part of the project will involve working with the local community groups and stakeholders to understand what is missing in the area and what will be best placed in these units while still making it viable. They are planning to host a number of workshops where people can also share their thoughts and ideas for the project. Mill Co are looking to come back to the Board in March/April to provide an update. The marketing and fit out will be carried out around summer/autumn time and they are looking to start to operate spaces in autumn/winter.
- 1.18** An observer asked who will have the final decision on which organisation will be renting the space. Hermione explained that this will be reflected as part of the lease. There will be a piece of work to clarify the community benefit aspect but they would also need to ensure it complements the overall ground floor strategy.

Board discussion without partners

- 1.19** Roda reported that WDCO had a workshop last week- she will circulate the workshop report.
- 1.20** Paul Bragman, who facilitated the Awayday, is going to produce a report on the outcome and this will be circulated at the end of the month/beginning of February. The first part of the Awayday meeting looked at each partner's priorities for 2023 and considered overlaps.

The group then agreed on three common priorities which were engagement, masterplan and governance. The second part of the Awayday focused on ways of working and how this can be improved.