



Woodberry Down Community Organisation

Chair's Annual Report 2022-23

This year has been busy and full of events for WDCO, and I'd like to take a moment to express my appreciation to the Board, partners, and stakeholders for their hard work and collaborative efforts.

The Design Committee members were busy this year. Initially they spent many hours discussing the designs for Phase 4, taking into account the difficult servicing arrangements and tweaking the designs as much as possible to minimise future service charges. The application is now with Hackney planners and so will be going out for statutory consultation relatively soon.

The rest of the time has been taken up with the proposals to revise the Masterplan for Phases 5 to 8. I would like to thank all the design committee members for their conscientious attendance and their efforts to ensure the future phases will be designed in such a way as to create a long term sustainable community.

WDCO was also involved in the selection of the operator for Block D and in October, the working group successfully selected Mill.Co, who attended the Board in January. In the upcoming months, the working group will focus on looking at the operating agreement, while Hackney works on finalising the head lease and seeking approval from the cabinet.

At the beginning of 2023, WDCO had a productive workshop in preparation for the Partnership Awayday. This workshop allowed us to look at the way we work and identify areas where the Board could improve its performance. Simultaneously, the Constitutional Working Group has been reviewing the WDCO constitution, with hopes of making positive changes to enhance our governance and operations.

WDCO also arranged the King's Coronation community event this year. The event was a resounding success, and we want to thank the delivery partners for their contribution.

We've been proactive in seeking more frequent updates from our partners on vital regeneration matters, covering Phase 4, the Masterplan, the West Reservoir, the Library Feasibility Strategy, and Block D. These updates ensure that our community stays well-informed and engaged in the regeneration.



This year, we had to say goodbye to some esteemed partners. We want to offer our thanks to Colin Bright for his many years of dedicated service; his retirement represents the departure of a valuable source of institutional knowledge. Our gratitude also goes to Jane Havermann for filling in during Isobel Pearce's maternity leave. We also wish to convey our thanks to Nicola Hudson, who has moved over from the Woodberry Down Regen team to Morning Lane. Her knowledge and expertise will be greatly missed.

We extend a warm welcome back to Isobel Pearce from Hackney and welcome new additions: Anthony Green, Tom Anthony, and Samehra Arif from NHG and Berkeley.

This will be my final report as Chair, as I am stepping down from this role. I would like to take this moment to express my thanks to all who have played a part in our journey this year.

Phil Cooke

WDCO Chair