

WOODBERRY DOWN COMMUNITY ORGANISATION Board Meeting

MINUTES

Thursday 18th May 2023

7:15 pm Redmond Community Centre

Attendance

Andrea Anderson, Geoff Bell, Hilary Britton, Euphemia Chukwu, Phil Cooke, Adrian Essex, Mina Faragalla, Oonagh Gormley, Elaine Gosnell, Jacquie Knowles, Jackie Myers, Ngozi Obanye, Barbara Panuzzo, William Sheehy, Leonora Williams, Kristina Zagar

Guests Included

Jane Havemann, Carol Boye, Hermione Brighwell, Tom Anthony, Jaime Powell, Sarah Young, Tracy Lavers, Simon Donovan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Neil Colis, Samiehra Arif, Kalu Amogu, Cllr Caroline Selman, Anthony Green, Omar Villalba, Eleanor Andressen

Roda also noted that Philip Dundas has resigned from the Board due to personal reasons.

1.0 Acceptance of minutes

1.1 Matters Arising / Action Tracker

1.2 Mina, Omar and Geoff have not had a chance to meet, however they intend to present the proposals for the Public Forum to the board in June.

1.3 Roda circulated the details for the next CAP. The meeting will be held at 6pm on Thursday 25th May at the Redmond Centre.

1.4 Carol Boye reported that the regeneration team are currently working with Housing Services team to look at the data received and are still going through inspections and repairs. A member from the Building Maintenance team will be attending the next Board meeting. Jane

Havemann noted that they have received a list of all cases of damp and mould; however, the data has not been processed yet as the raw data also included minor cases of damp and mould. The Board members have requested for Hackney to include the data in the Hackney report with the specific number of properties affected by next month and to provide an update with the report.

ACTION: LBH will provide the data on the damp and mould at June Board.

ACTION: LBH Building Maintenance will be attending the June Board to provide an update on where they are with the damp and mould cases.

1.5 Andrea Anderson raised concerns over the lack of progress from Hackney in dealing with cases of damp and mould in Toxteth House. Jackie Myers highlighted that it is important for the council to be proactive and carry out inspections of their stock to ensure cases are also picked up where residents are having difficulties reporting it. Jane Havemann reported that Hackney Council have included Woodberry Down in stock condition surveys by looking at the conditions of a sample of flats. There were additional concerns raised by Board members that surveyors have not been conducting checks properly.

1.6 Cllr Sarah Young clarified that the Council have made a commitment to inspect damp and mould within 5 days of it being reported. There is also a commitment that residents in the old blocks at Woodberry Down can expect the same level of repairs as elsewhere in Hackney. LBH is also conducting stock condition surveys.

1.7 NHG have confirmed that the Birchwood accounts for 2020/21 will be reviewed by the end of June.

1.8 NHG have confirmed that the previous overflows were reported to Hackney Environmental Health but there has been no overflow reported for a prolonged period. Geoff Bell noted that the residents at WGN have received a letter from NHG informing them of the works that are being carried out. He also noted that the extensive works that are needed suggest that there was a fault with the system. Tracy Lavers clarified that there has been extensive work carried out and thorough investigation. However, these latest works are not remediation works, nor are they investigative works. These will be upgrade works to make the system more resilient. She reported that NHG found a variety of issues, including maintenance issues, use issues and misconnections. They also found that it was a less resilient system due to the nature of the pumping. Samuel Betts will be attending the June Board to provide a further update.

1.9 Manor House Development Trust have included the percentage of utilisation of the Redmond Centre in their May report at 80% with nine regular bookings. Simon Donovan mentioned that there is currently pressure on grant funding as they are dependent on grant money.

1.10 Roda emailed the Board members who were interested in attending the District Heat Network meeting. The Board was satisfied with three members.

1.11 The Executives did not want to bring back the proposals for the Public Forums and are happy for the Board members who volunteered to bring back suggestions.

1.12 Kalu will share the accounts with the Executives on Tuesday 23rd May. There will also be a Finance Committee meeting at the end of May/June where this will be discussed.

1.13 Roda has provided the proposed dates for the bi-elections.

1.14 Roda also circulated a leaflet for the volunteer callout that was done after the April Board.

1.15 The April update from Berkeley regarding the windows still applies.

1.16 NHG will be providing a summary report on the sewage system and the works they have carried out to correct the problem. Samuel Betts, the Head of M&E, will be attending the June Board to answer any questions. Roda asked if the reports will be circulated to the Board with the update in June. Tracy Lavers noted that they have not received the report from ACOM who are overseeing the works.

1.0 Section - Major Topics

1.1 Berkeley Homes presentation: Woodberry Down Masterplan

(Phases 5-8): Tom Anthony presented the Masterplan presentation; the purpose of the presentation was to provide an update on the progress of the Design Committee. The February presentation discussed the engagement strategy and the ground floor strategy scope. The March presentation from LDS looked at why a new masterplan is necessary.

1.2 Tom Anthony reported that Berkeley Homes carried out 6 community workshops as part of the engagement strategy with various parts of the community; they had under 70 people attending. The workshops were useful for gathering qualitative data which were put down anecdotally and fed to the Design Committee. Berkeley also gathered quantitative data from the workshops which their consultants are working through.

1.3 They looked at the 2011 and 2021 census data as well as feedback from the formal consultations and noticed a number of underrepresented groups who Berkeley would engage with to discuss their lived experience at Woodberry Down.

1.4 Cllr Sarah Young noted that at a previous meeting it was agreed that Berkeley would reach out to the Woodberry Down Community Club; however, they did not appear to be on the list. Sarah asked if they will include them in the workshops/engagement. Tom stated that these were individual workshops where they had activities planned, but they will continue to speak to everybody else about the Masterplan.

1.5 Elaine Gosnell asked whether the Church was included in the religious groups.

ACTION: Tom will check if the Church was contacted as part of the religious groups and will report back.

1.6 Tom further reported that Berkeley started discussing the Visions, Objectives and Principles for the 2023 Masterplan across March and April. The Vision and Objectives agreed at the Mayor's Round Table in

November 2019 and the Principles agreed in the 2014 Masterplan were the starting point for discussions.

- 1.7 Tom highlighted the agreed changes that were made following the discussions at the Design Committee:
 - o For the Vision, the phrase 'community facilities' was changed to 'facilities for the community'
 - o For the Objectives, the phrasing was changed to 'design safe and secure homes'.
 - o For the Principles, the phrase 'efficient public transport' was changed to an 'accessible and inclusive environment'.
- 1.8 With regards to the actual Masterplan, there were sessions which focused on the movement, routes and spaces. The Design Committee looked at the following:
 - o Existing Green Links/Routes, Key Destinations and Pedestrian, Cycle & Vehicular Routes: the design committee discussed how these could be linked up/improved as part of a future Masterplan
 - o Constraints & Opportunities for each Phase
 - o How the above starts to inform Masterplan principles and Phase layouts
 - o Emerging illustrative layouts and open space opportunities for each phase (incl. tree retention)
- 1.9 The Design Committee discussed the issues of severance and where they wanted to see greater connections to green and blue spaces. The intention is to have a landscape-led Masterplan to maximise green space and provide more amenity space.
- 1.10 As part of the presentation Tom shared the emerging Phase layouts and noted that they will be working to refine these. The more detailed design will be part of the reserve matters application.
- 1.11 Tom also noted that Berkeley's intention is to maximise green spaces. There is also an aspiration to retain 60% of the categories A to C trees.
- 1.12 Elaine asked if green space includes green roofs. Tom noted that they are trying to maximise green open space to improve on what was in the 2014 planning permission. They have not excluded rooftops, however, there are currently no rooftop green spaces in Woodberry Down. This would be something that would come forward in the reserve matter application.
- 1.13 Berkeley is currently meeting with the Design Committee on a fortnightly basis and will be introducing principles on heights. They will test the proposals with technical studies. This is an iterative process and will look at the impact of wind, daylight and sunlight. They will also be looking at housing numbers, the public realm and open space in more detail in the coming months. The public consultations are targeted for July. Berkeley will also be meeting with Hackney Council Planning and the GLA.
- 1.14 Cllr Sarah Young asked if there will be any changes to what is in and out of the site boundaries. She expressed concerns about the Community Centre and Woodberry Grove North site. Tom noted that they are looking at Phase 6 in its entirety, the same as it was in the 2014 masterplan. What is new in this masterplan review is that the Edge is also being considered and they are exploring opportunities.
- 1.15 Geoff noted that the document that was sent by Hackney Council in 2022 which included a map specifically excluded the Edge, Community

Centre and Woodberry Grove North. He explained that the assumption which people have drawn from this and other discussions is that the homes in Woodberry Grove North will not be affected in Phase 6. However, now this is being reconsidered. He noted that clarification is needed on whether they will be part of the regeneration. Tom advised that the map which Geoff is referring to includes both Woodberry Grove North and the Community Centre, but it did not include the Edge. They see including the Edge as an opportunity to improve the site and the community facilities.

- 1.16 Jane noted that she appreciated the sensitivity around the potential CPO for those homes on Woodberry Grove North. She clarified that the purpose of the booklet was to provide clarity on the timing of the phases for secure tenants. The booklet is directed to secure tenants and states this in the booklet. She also reiterated that the key change in Phase 6 is the Edge.
- 1.17 Geoff enquired when the delivery partners will be able to provide clarity on whether Woodberry Grove North will be affected by compulsory purchase through a CPO. Tom advised that he would not be able to provide a date: they will need to do financial modelling and consider what potential housing numbers could come forward. Cllr Young noted that the properties in Woodberry Grove North are blighted now. There is a timetable for this masterplan and residents in Woodberry Grove North will not get an answer until this masterplan is in place.
- 1.18 Geoff enquired if this is in the public domain and asked if they can discuss this with Woodberry Grove North residents.
- 1.19 There was a brief discussion about the Edge: a number of Board members were surprised that it was being considered. Jaime Powell noted that what they are considering is to include the Edge in Phase 6 and re-provide it within Phase 6.
- 1.20 Berkeley also informed the Board that consultants have been appointed for the Ground Floor study and they will be looking at the social infrastructures as well as the town centre uses.
- 1.21 **Library feasibility update:** Hermione Brighwell delivered the Library Feasibility presentation, she reported that there have been consultants appointed in autumn, which was a joint appointment with library services and the regeneration team. The consultants were asked to look from the point of view of the Hackney Library Strategy and the opportunities within the Woodberry Down regeneration, as the library will bring forward a new public square. A new Library strategy has been published looking at the opportunities to locate services.
- 1.22 The consultants looked at how the community will be changing over time and reflected on people needing social spaces, affordable spaces and spaces for families. They looked at this in relation to the library strategy commitments. The new library strategy has aligned its commitments against literacy and lifelong learning, cultural provision and digital inclusion.
- 1.23 Hermione further reported that the consultant carried out a mapping exercise of Woodberry Down. They looked at the groups and activities in different spaces and raised the question of how a library fits in and impacts other spaces such as the Redmond Centre.

- 1.24 The consultants also considered case studies of different libraries to provide a sense of how this would feel as the aim is to bring a library with a mix of uses and flexibility of spacing. They looked at different spaces that are available in Phase 4 and considered the different configurations of a library. They used those different sizes to subdivide the space and considered how that would work financially. Hermione shared the 3 different options that they considered.
- 1.25 In terms of next steps, the feasibility work has not found a way to deliver a cost-neutral library and the library services aim to review these findings and how this can be achieved. The library services will also explore the findings of the library strategy through the ground floor strategy by considering the needs of the community and how they coordinate with other spaces at Woodberry Down.
- 1.26 Oonagh Gormley noted that everything depends on whether the council can afford to keep the library open for long hours daily and she suspects that this would not be feasible. Hermione noted that the financial modelling the consultants carried out looked at a full time opening with potential late-night closure. There was also further discussion by the Board on whether Phase 4 is the right place for a library. Jane Havermann suggests that this question could be picked up in the ground floor strategy.

2.0 General questions

- 2.1 Simon Donovan elaborated on the 'My Place' project, a project that will engage young people from Woodberry Down aged 13 - 21 to enable their voice and the voices of other young people to be included in decisions affecting the local area. They will recruit 16 young people and train them in aspects of consultation to uplift the voices of young people.

ACTION: A synopsis of the project will be sent to Roda to circulate.

ACTION: Simon Donovan will provide the Board with an update on the use of the centre and financial information to run the centre.

3.0 Appointment of reps

- 3.1** The Board members asked for a description of the role for the Manor House Development Trust Board. Adrien volunteered for the role and was appointed as the WDCO rep on the MHDT Board.

4.0 Bi-elections

- 4.1** Roda has circulated the details of the proposed dates, venues and method of meeting (hybrid or face-to-face election meetings). Roda advised the Board that if they have no objection to the proposal, she will produce the leaflets. The Board had no objections.