

**WOODBERRYDOWNCOMMUNITYORGANISATION
EXECUTIVECOMMITTEE**

Minutes

**Tuesday 26th March 2024
7pmpm Zoom Meeting**

Attendance

William Sheehy, Phil Cooke, Adrian Essex, Leonora Williams, Jackie Myers, Kalu Amogu, Andrea Anderson

Visitors included

Roda Hassan, Emre Aslan Ozturk

Apologies

Section 0 - Introduction

0.1 Minutes

The minutes were reviewed for accuracy and accepted.

0.2 Action/ Matters Arising

0.21 There isn't an update on the SMB minutes in regards to their availability for viewing. Roda has raised it with Isobel from Hackney, who will be raising this with the partners.

0.22 Roda distributed the email sent by Hilary that will be discussed later on in the meeting.

0.23 Roda reported that Hackney is unlikely to deliver the housing numbers presentation at the March Board meeting, aiming instead for the April Board meeting. Adrian highlighted comments from Geoff Bell in a recent publication mentioning housing numbers. He also mentioned finding housing numbers in a planning application from 2014, related to phase two, which contained clear information on unit numbers, including social rented units. Adrian emphasised the availability of housing numbers in planning applications and stressed the importance of Hackney sharing them. The Executive Committee members expressed confusion as to why the numbers haven't been released yet if they have been presented at the Design Committee. Roda clarified Hackney's stance, indicating the need for internal sign-off before sharing the numbers with the WDCO Board. The Executive Committee expressed frustration over the prolonged internal sign-off process with Hackney and requested that this issue be raised at the upcoming Round Table meeting.

ACTION: Roda to include in this in the Round Table briefing notes.

1. Outcome from the Board:

1.1 Executive members expressed frustration with the lack of opportunity to ask questions and the prolonged delay in receiving answers. It was noted that even when questions are raised, they often go unanswered for an extended period, leading to a sense of information being disclosed only after persistent inquiries or when it's already too late. There was unanimous agreement among members regarding the need to hold accountable those responsible for failing to provide timely responses.

1.2 Roda also highlighted the recent update regarding the use of a managing agent for social rented blocks in Phase 3 and potential implications for service charge costs and overall management.

ACTION: WDCO reps and ITLA will seek clarification from NHG regarding management decisions for social rented blocks at the Round Table.

2. Update on West Reservoir

2.1 Roda provided an update on the West Reservoir at the board meeting, including the circulation of Oonagh's email summarising the outcome of the final meeting of the West Reservoir Improvement Board. William Sheehy inquired about the commencement and completion dates of the West Reservoir Improvement project. Roda explained that planning approval is expected to be obtained by April or May. Internal works have already started, with external works awaiting planning approval. Bulk work is scheduled to commence in September, with the entire project expected to take nine to 12 months.

2.2 William expressed concerns about potential delays in the project, referencing previous expectations for completion by 2021. Adrian suggested formalising oversight of the project to ensure timely progress. It was proposed that perhaps the Board could add it to the action tracker. It was suggested to include it as an agenda item for the April meeting and formulate a plan to monitor progress.

ACTION: Roda to include the West Reservoir Improvement project as an agenda item for a future board meeting.

ACTION: Committee members to discuss and agree on formal oversight measures for the project.

3. Correspondence

3.1 Roda informed the committee about the email received from Councillor Guy Nicholson, which was circulated to the board. Adrian has also updated the WDCO website to contain this email. Jackie suggested that the Executives discuss the content of the email, their perspectives on Councillor Nicholson's response, and their recommendations or desired course of action regarding the matter. Adrian mentioned that the focus should be on whether Councillor Nicholson adequately addressed the

questions and if the responses were satisfactory. Concerns were raised about the lack of clear answers to the questions raised, particularly when considering statements such as "the local planning authority will review the outline master plan application against this broad set of criteria". William expressed dissatisfaction with the responses received, highlighting concerns about lack of engagement, unresolved issues, and perceived discrepancies between promises and actions.

3.2 The discussion delved into specific concerns, including the challenges in reviewing the inclusion of podiums in the masterplan and in the detailed design of each phase, ambiguity surrounding the initially agreed-upon number of social rented homes and the current figures. William reiterated the importance of holding the council accountable and seeking clarity on unresolved issues, such as the inclusion of podiums and community concerns.

3.3 The committee discussed the possibility of escalating the matter to higher authorities if satisfactory responses are not received. However, they also acknowledged that some of these concerns, such as the issues surrounding podiums and the number of social rented homes, have already been raised in the Phase 4 motion that was recently passed. The Executive Committee members proposed presenting their view regarding the response as an agenda item at the next Board meeting.

ACTION: Once the minutes have been drafted of this evening's discussion. Roda will review and summarise the key points discussed regarding the document in question. She will then share this summary with the board at the next board meeting for their consideration.

3.4 Roda summarised the two main points from Hilary's email: lack of resolution on replacement or number of social rented homes in regeneration and out-of-phase split households. The Executive Committee stressed the urgency of Hackney presenting housing numbers to the board in April. Roda noted that there is a round table meeting tomorrow and WDCO representatives can escalate both of these items at that meeting, and ask for reassurance from Hackney regarding timely presentation of housing numbers and discussed concerns about lack of progress on split households. Adrian Essex pointed out the absence of proposed solutions in Hilary's email.

ACTION: WDCO representative at the Round Table to advocate for timely resolution of outstanding issues of the housing numbers and split household.

4. Community Forum

4.1 Adrian introduced the agenda for the upcoming Community forum, focusing on an introductory video. Adrian provided details about the video and shared a link for review. Jackie opened the floor for questions or comments on the agenda. William Sheehy expressed support for the ITLA's attendance at the meeting and emphasised the importance of

accommodating all questions. Roda Hassan offered to research and order a microphone for the meetings, pending approval.

4.2 Adrian and Roda also discuss the possibility of completely removing the action tracker spreadsheets and transitioning entirely to the website version.

5. AOB

5.1 Roda explained that the Finance Committee is scheduled for the 18th April before the Board meeting.