

**WOODBERRYDOWNCOMMUNITYORGANISATION
EXECUTIVECOMMITTEE**

Minutes

**Tuesday 2nd April 2024
5pm Zoom Meeting**

Attendance

William Sheehy, Phil Cooke, Andrea Anderson, Leonora Williams

Visitors included

Roda Hassan, Emre Aslan Ozturk

Apologies

Adrian Essex, Jackie Myers, Kalu Amogu

Section 0 - Introduction

0.1 Minutes

Roda offered her apologies and noted that the minutes from the last Executive Committee meeting are not yet finalised, as the meeting took place only last week. She committed to providing the minutes and they will be reviewed at the next Executive Committee meeting.

ACTION: Roda will circulate the minutes from the 26th March before the next meeting.

1. Preparations for the Liaison meeting

1.2 William initiated discussion on preparations for the liaison meeting, highlighting various matters arising, particularly regarding the window report, NHG service charge and Vital energy. Roda noted that all of these items are listed on the action tracker, and she has included them on the agenda specifically under the action tracker section.

1.2 William also highlighted the problem of bubbling glass, expressing concerns about its persistence despite ongoing efforts. Roda provided insights into Berkeley's plan to replace the bubbling glass, citing issues with sizing and subsequent delays in manufacturing replacements. She noted that in the last update from NHG they have stated that progress updates are expected within 8 to 10 weeks.

2. Preparation for the Board

2.1 Roda reported that the April Board meeting will feature a masterplan presentation, along with a presentation from Hackney regarding housing numbers.

3. Issues from external meetings/events since the last meeting

3.1 **Round Table:** During the discussion, WDCO members raised concerns regarding the delay in Hackney providing the housing numbers presentation and requested the figures detailing the loss of social rented homes. Hackney reassured the group that these figures would be presented at the upcoming April Board meeting.

3.2 Additionally, the issue surrounding implementation of out-of-phase split households was raised, highlighting the lack of progress observed over the past two years. Hackney provided updates on ongoing internal meetings with senior officers concerning this matter, with an update scheduled at the Board for May.

3.3 The decision by NHG to engage an external management agent for Phase 3 social rented blocks prompted concerns from WDCO regarding potential implications for service charge costs and overall management. NHG stated their intention to review these concerns.

3.4 In other updates from the round table, it was noted that the Block D working group is scheduled to convene in April. Furthermore, the composition of the Intermediate Housing Panel, initially planned to include Islington, Camden, and Hackney, has been revised to solely include Hackney. Its role will be advisory, focusing on Hackney-specific provisions. The ITLA inquired about the readiness of Block B3, to which agreed dates will be provided in response. Hackney is currently exploring ways to streamline the regeneration, with a focus on enhancing their internal governance. There is optimism that these efforts will positively impact the governance framework of Woodberry Down. It was also mentioned that Berkley will be organising a 15-year celebration, potentially scheduled for June. However, specific details such as the exact date were not provided during the update.

4. AOB

4.1 William raised concerns about a cooker in one of the NHG blocks having faulty wiring. Following Roda's suggestion, members decided to gather additional information about this issue before bringing it up, ensuring that they have all relevant details available for discussion.

ACTION: William and Phil have agreed to gathering additional information regarding the potential issue with faulty wiring.