

**WOODBERRY DOWN COMMUNITY ORGANISATION  
LIAISON MEETING WITH PARTNERS**

**Woodberry Down Community Organisation Liaison Meeting with Partners**  
Tuesday 7<sup>th</sup> May 6pm – 7pm

**Residents:** Jackie Myers (JM), William Sheehy (WS), Phil Cooke (PC), Leonora Williams (LW), Kalu Amogu (KA), Adrian Essex (AE),

**Partners:** Trevor Hughes (TH), Anthony Green (AG), Bronwen Thomas (BT)

**Apologies:** Andrea Anderson (AA), Emre Ozturk (EO)

**ITLA** Roda Hassan (RH)

Items		Action
<b>1.0</b>	<b>Minutes of April Liaison Meeting</b>	
	<p>The minutes were reviewed for accuracy with one correction: Paragraph 5.0 states, "TH also reported that Berkeley aims to submit the Phase 4 planning application to the Planning Sub-Committee in the coming weeks."</p> <p>This is inaccurate and should be corrected to "The application was submitted months ago. I reported that the application is due to be decided at the committee within the coming weeks."</p>	
<b>2.0</b>	<b>Matter Arising</b>	
	<p>RH update that the FAQs regarding Vital Energi have been approved and are due to go out this week. Feedback from WDCO and the ITLA have been incorporated. RH noted the need for clear timelines on correcting previous billing issues and tariff charges. Noting that communication is scheduled to go out soon, but specific correction timelines are still needed. NHG to provide detailed timelines for correcting billing errors and tariff charges.</p> <p>The library services team have confirmed they have increased staff availability at Woodberry Down Library to accommodate the increase number of visitors.</p>	<b>NHG</b>
<b>3.0</b>	<b>Action tracker</b>	
	<p>RH addressed open items on the action tracker, particularly highlighting the window report, service charge, and out-of-phase split households.</p> <p><b>Window report:</b> TH reported their legal team has received the report from the specialist consultants and is currently reviewing it. The next steps will be communicated once the review is complete.</p> <p><b>Service charge:</b> RH noted that NHG have completed the service charge review (2020-2021, 2021-2022, 2022-2023). WDCO representatives are awaiting communication on when these will be published and shared with residents. WH expressed frustration over the prolonged delay in resolving service charge issues, emphasising the need for timely and accurate updates from NHG. AG explained they are working on confirming balances and applying credits to residents' accounts. Stakeholder feedback on communications is being sought before final issuance. AG stated that an update on the timeframe for publishing the 20/21, 21/22, and 22/23 accounts will be provided in two weeks.</p> <p><b>Out of phase split household:</b> The update on this is expected to be presented to the WDCO board in July.</p> <p>AE voiced concerns about delays in getting responses to inquiries, echoing frustration with the out-of-phase split households' timeline. In response, BT provided insight into the complexity of the situation, mentioning ongoing internal meetings within Hackney to address the issue. RH asked for an update on the Partnership Agreement. BT noted that Carol is compiling comments and proposals from different partners. This will be shared with the WDCO Executive Committee members for review before the next liaison meeting.</p>	<b>NHG</b>

	<p>RH inquired about the Communications Working Group and the timing of the next newsletter. BT will follow up and provide an update.</p> <p><b>DHN:</b> RH inquired about the schedule for the DHN Working Group meeting. BT will follow up with Isobel.</p>	<p><b>LBH</b></p> <p><b>LBH</b></p> <p><b>LBH</b></p>
<b>4.0</b>	<b>Preparation for May Board</b>	
	<p>Two presentations are scheduled for the upcoming Board meeting. The first will cover housing numbers, while the second will provide an update on the master plan.</p> <p>RH also noted that the Board requested for partners to provide a brief verbal update (no more than 2 minutes) on their reports. This will enable residents (observers) who are in attendance and have not had access to the reports to gain an understanding of their contents. This feedback was received from observers and is intended to enhance the Board meetings.</p>	
<b>5.0</b>	<b>Partner Updates</b>	
	<p><b>AG gave the NHG update:</b> AG provided an update on Phase 3, noting that first handover toward the end of September and some viewings scheduled for June. There is ongoing discussion about community space and there will be a further meeting next week.</p> <p>NHG is partnering with The Rebel School and is funding a 5-week business startup course on the estate which started at the end of April.</p> <p>AG also reported that the new pumps are planned for installation at the end of June. In the meantime, D&amp;L are taking more maintenance responsibilities from ECG to improve the service and remove the possibility of flooding that has occurred recently. RH asked why the pumps are not being installed in May as previously scheduled and what caused the delay. AG and Andy Lord will provide an update on this at the Board.</p> <p><b>TH gave the BH update:</b> In terms of health and safety, TH reported that there have been no injuries since the last update. Progress on site is going well and BH is on target for completion by July next year. Road 1 will be opened up in June.</p> <p>The Phase 4 application is scheduled for a decision by the Planning Committee on May 8th.</p> <p>There will be a local labour fair in July, and Berkeley has provisionally booked the Redmond Centre for the event.</p> <p>JM inquired whether Berkeley visits the local school to promote their apprenticeship schemes. TH mentioned that the new intake for the September start is now available on their website. TH will confirm if any school visits have taken place.</p> <p><b>BT gave the LBH update:</b> She reported that Hackney has been reviewing the draft masterplan planning application thoroughly, examining all the details. Isobel and Carol have also been concentrating on Phase 4 in anticipation of the Planning Committee meeting on 8<sup>th</sup> May.</p> <p>BT also reported that Hackney aim to make a CPO in the summer. This will take place once planning consent for Phase 4 is confirmed. Regarding Block D, the terms are presently being drafted in collaboration with Mill Co. The Council is obligated to seek Cabinet authority to enter into leases with both Berkeley Homes and Mill Co. Initially, they hoped to present this to Cabinet in May, but it appears that will not be achieved for May.</p> <p>WS inquired about the West Reservoir improvements and requested an update to be included in the Hackney report.</p>	
<b>6.0</b>	<b>AOB</b>	

