

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting Minutes

Thursday 21st April 2022

7.15pm Redmond Community Centre

Attendance

Andrea Anderson	Hilary Britton	Geoff Bell
Philip Cooke	Elaine Gosnell.	William Sheehy
Mina Faragalla	Oonagh Gormley	Ngozi Obanye
Jacquie Knowles	Eoghan Mitchell	

Guests Included

Nicola Hudson, Isobel Pierce, Jaime Powell, Colin Boxall, Cllr Sarah Young, Travis Scott, Matt Sear

Observers Included

Simon Slater, Roda Hassan

Section 0 - Introduction

0.1. Apologies for absence

0.1.1 Apologies for absence were received from:

Jason Morgan, Kalu Amogu, Jackie Myers, Kristina Zagar, Lesley Benson, Leonora Williams, Philip Dundas, Euphemia Chukwu, Noemi Menendez, Eleanor Anderssen, Barbara Panuzzo, Shereka James, Miriam Burke, Rico Prince, Cllr Caroline Selman

0.2 Minutes and Matters Arising

0.2.1 The board agreed the minutes of March 22 with a typo change to Redmond Centre.

0.2.2 Actions: Actions had been completed, Board members noted that although their comments on the ground floor strategy had been summarised and circulated by the ITLA to the WDCO design committee members there hadn't been a discussion at the design committee on this matter. They asked for a discussion at the Design committee so that their views could be considered.

Section 1 - Presentations

- 1.1** The local Police Team of a Police Constable and PCSO introduced themselves. PC Abdiwahid Ali had been with the Woodberry Down Safer neighbourhood team for the last two months, whereas PCSO Zaka Ullah knew the ward and community well. They had had meetings with Berkeley Homes and Hackney council and worked shift patterns covering the ward this included weekends and weekdays. If there were important issues, they could change their shift patterns as necessary. They highlighted that they had been successfully dealing with antisocial behaviour on the Portland Rise estate which led to a substantial reduction in complaints. Unlike Woodberry Down the multiuse games area there was seen as hotspot where young people would meet and cause problems.
- 1.2** On Woodberry Down they had been a serious dog related matter where someone was training a dog and causing a nuisance; they had engaged with the resident and as a result dealt with the issue by giving a dog related warning.
- 1.3** Board members raised concerns and issues directly with the police. Philip had reported ASB drunks outside Watersreach apartments and he highlighted that he heard nothing back from the police. The police responded that they do respond to Twitter or messages left on their mobile number or where they have been emailed. If someone rings 999 the issue will be dealt with by the rapid response team who, if when they get there the person has disappeared, will report it to the neighbourhood team to pick up later. If Board members want a response they should in their message ask for a call-back update. The Safer Neighbourhood team mobile number was (07920) 478363. All details of the Safer Neighbourhood Team details were on the Notice Boards in the NHG Social Rented Blocks and Hackney Blocks and had been provided to Rendall and Ritner the Housing Management company for the private blocks.
- 1.4** Board members gave the following information to the police; 1) Rowan car park: there are people smoking dope and possibly dealing; 2) Parkway apartments there are problems with stolen bicycles and phone snatchers; 3) Mina from Groveley raised the issue of the theft of mobility badges from vehicles. There was a discussion as to how the theft of Mobility badges could be prevented, with the police asking Hackney to move to digital badges so they don't have to show the blue badge on their cars. Eoghan stated that Hackney had done that so there was no need to show a blue badge when parking on the estate.

ACTION: ITLA to distribute contact details of the Safer Neighbourhoods Team to all Board Members.

- 1.5** Travis Scott from Focus Logistics gave a presentation on the delivery logistics and waste management of phase 3 build.
- 1.6** Originally a waste management company Focus's job is to ensure controlled deliveries of materials to the phase 3 site, minimising disruption to the local community and take any waste off site again whilst reducing use of landfill. They had experience on large inner-city regeneration schemes where access was tight, and they had experienced traffic Marshalls on all of the gates into the phase 3 compound. Shortly a new exit gate would be available from phase 3

into Seven Sisters Road this would create a one-way system on site which should be simpler.

- 1.7** They had five Traffic Marshalls that have been working from the 1st April, all wearing cameras and with radios. Deliveries are stored in offsite warehouses and then moved onto the site in the company's own vehicles to meet build deadlines. This should see a reduction of 60% of vehicles entering the site. Similarly, when they leave the site the vehicles remove waste and are able to reduced waste by around 60%. They use the same drivers to tip and return this allows the drivers to get to know the area and they were intending to use electric vehicles for small drops.
- 1.8** They plan and coordinate deliveries two weeks in advance and 48 hours before the delivery is required it is confirmed and a set time and destination is provided for the on-day delivery. This avoids standing vehicles and idling vehicles in the street and they have worked with Hackney Council before on measuring their social impact. They also look to reuse waste and gave as an example reusing pallets into planters and picnic benches that they donate back to the community.
- 1.9** Board members contributed to the discussion. Concern was raised about the gate on Devan Grove where lorries were going in and out of the site. This was a pinch point and site lorries mixed with supermarket delivery vans who are parking on the pavement creating bottlenecks. Travis recognised this as an issue and said the Seven Sisters Road exit would help. They would look to minimise the use of the Devan Grove entrance. But as the build program was working west to east there would be times when it was necessary to use that entrance to provide access. One Board member did note that the situation had been improved since a Marshall was established at Devan Grove. There was discussion of avoiding the bin collection period on that road two mornings a week on Monday and Thursday. The question was asked as to the number of vehicles entering the site. It was suggested that during concrete pouring around 40-60 deliveries a day. Focus committed to sending out quarterly summaries of numbers of vehicles using each gate.

ACTION: ITLA to distribute presentation to all Board Members.

Section 2 - Partner Updates

- 1.10** The ITLA circulated answers to the written questions that he had received prior to the board meeting. He asked Board members to provide their written questions no later than Monday evening to allow partners to get answers to those questions in time for the Thursday board.
- 1.11** Geoff asked Berkeley Homes a series of questions regarding the issue of the window that fell out of the Residence tower. He was concerned about identifying what risk there was of it being an ongoing problem and asked why they hadn't fenced off the pavement under the tower as a safety precaution. Jaime responded that the remedial solution will be shared with the board. She highlighted the precautions that Barclays had taken whilst the cause wasn't known. Residents were asked to close all windows until they could be individually checked and windows where restrictors had been found to be missing were closed

permanently. She said their health and safety specialists have not identified a risk that warranted closure of the area under the tower. Nonetheless Geoff felt that Berkeley Homes should have consulted independent health and safety experts whether to close that space off and asked if there had been any discussion with the council.

ACTION: Cllr Young to contact Streetscene to see if they had discussion with Berkeley Homes on securing pavements.

1.12 Colin Boxall was asked a question regarding management and use of the community facility in phase 3 that was to be owned by Notting Hill Genesis, had there been any discussions on what their space will be used for? Colin responded that they have not as yet been anything more than informal discussions, it was a small space/satellite office and a decision on its usage would be need did to be made by 2024. Elaine asked if the last of the 7 social rented units in phase 2 had been let? Isobel wasn't sure of that answer and would ask Colin Bright to get the information which would be included in Council update to May Board.

ACTION: Council Report to WDCO May Board to include update on letting of last vacant social rented flat in phase 2.

1.13 Eoghan Mitchell raised the issue of communal heating systems and the fact that they weren't covered by the heating bill cap. He used as an example a Westminster site where residents were paying £7 a day more in heating bills he asked if Notting Hill Genesis were looking to absorb or pass payment on to the tenants, what increases they could expect and when they would know. Colin responded that there would be a discussion at the Operational meeting once NHG Board had decided what to do about heating tariffs for such developments as Woodberry Down. He noted that national government were intending to introduce a cap on heat networks by end of next year and that NHG would be giving an increased level of support and advice to its residents. There was a discussion on the current price increases that residents from the private blocks were experiencing and Hilary stated that cost per unit has gone up from 5p to 18p and the wholesale gas price had shut up from 2p unit 13.5p per unit. It was confirmed that the proposed community interest company would have a single rate for each residence irrespective of tenure.

ACTION: ITLA to distribute email from NHG on timetable for heat tariff increase to all Board Members.

1.14 Hackney was asked about the build of the Children's Centre. They confirmed that they were due to start on the 3rd of May and they would share the logistics plan with the board. Build timetable was around 16 months.

1.15 Elaine asked about the implementation of the local lettings policy as the officer had contracted Covid and couldn't attend the meeting? It was suggested that he may attend either the liaison meeting the following Tuesday or the Executive Committee meeting the Tuesday

after. The ITLA agreed to invite board members to whatever meeting he attended.

ACTION: ITLA to invite Board Members to meeting on Local Lettings Policy, when it was arranged.

- 1.16** Hackney updated the board on the allocations meeting that was held that week. This was a meeting for tenants from phases four and five to meet officers to discuss the allocations of the new properties being built for phase 3. They picked up information about block layouts and tenants' choice. People generally were enthusiastic about the move and the staff enjoyed meeting the tenants. There would be at least two more sessions that would include sharing flat layouts and tenants' choice. In addition, they would arrange for drop-in sessions either at the Redmond Centre or in conjunction with the ITLA surgery sessions.
- 1.17** There was discussion at the board around the Jubilee Street party, it was highlighted that Woodberry Down had a strong history of street parties and celebrations. Funding is available along with support from partners but they felt it should be a community lead initiative. A working group of WDCO board members and partners had been set up and volunteers from the board. The Board members were asked if they wished to be involved in the organisation of the party. Jacquie Knowles volunteered.

Meeting moved to Confidential Session