

WOODBERRY DOWN COMMUNITY ORGANISATION

2021 Annual General Board Meeting Minutes

Thursday 23rd September 2021

Redmond Community Meeting

Attendance

Kalu Amogu	Andrea Anderson	Geoff Bell
Lesley Benson	Hilary Britton	Euphemia Chukwu
Philip Cooke	Elaine Gosnell	Jacquie Knowles
Noemi Menendez	Eoghan Mitchell	Jason Morgan
Jackie Myers	Ngozi Obanye	Barbara Panuzzo
William Sheehy	Leonora Williams	Kristina Zagar
Brian Byrne	Donna Fakes	Aysun Erdal
Margaret Mamavi		

Guests Included

Simon Slater, Roda Hassan, Aysun Arikan, Nicola Hudson

Section 0 - Introduction

0.1. Apologies for absence

0.1.1 Apologies for absence were received from: Eleanor Bryam, Philip Dundas, Adrian Essex, Mina Faragalla, Oonagh Gormley, Sylvia Doody, Maggy Lewis,

Section 1 - Minutes and Matters Arising.

1.1 Minutes of July Board meeting were approved with Matters Arising having been completed. Hilary Britton asked about the Minutes of

Special Board Meeting held on 9th September. ITLA apologised and said they hadn't been written as yet, he committed to have them on the agenda of October Board meeting.

1.2 Partner Updates

1.2.1 Partner updates were previously circulated and the Board were asked if they had any questions that they wanted answering by partners by email before the next board. There being none the Partner updates were noted.

1.3 Chair's Report 2020/21

1.4 Phil Cooke introduced briefly his first Chairs report and asked for any comments or questions on the report. Geoff Bell asked if the Executive Committee have discussion the percentage of affordable homes that they wanted in the new masterplan or if there were proposals to have such a discussion at the Board. Phil replied that the Executive Committee hadn't had that discussion yet but were looking to have as a minimum the same number of social rented homes reprovided as originally on the estate.

1.5 The ITLA reminded the Board that they had been briefed on the underpinning criteria that had been agreed by all the partners by the Independent Design Adviser (IDA). These had been agreed following individual discussions between the IDA and the partners including the WDCO Executive. He stated that one of the priorities that WDCO had highlighted was to maximise the amount of social rented homes deliverable within the masterplan. An exact number or percentage hadn't been agreed but would need to be subject to discussion and debate along with issues of massing and density, i.e. heights and shapes of blocks and number of homes overall to be built.

1.6 The Annual Report was formally adopted by the Board.

1.7 Accounts 2020/21 and Treasurers Report

1.8 Kalu Amogu introduced the documentation and took questions. He was asked why he had included the budget for 2021/22 rather than the end of year accounts for 2020/21.

1.9 Kalu apologised to the Board and committed to send these out before the next Board.

1.10 A series of further questions were asked and answered see below

1.10.1 Why are WDCO moving Bank Account? Current Bank HSBC are requiring that WDCO move to a new account aimed at supporting Charities, this will include a charge for banking,

whereas currently WDCO have a free bank account. Also, HSBC have been poor in supporting the account, in that WDCO hadn't been able to change their account signatories, despite providing the information numerous times, both in person at the Branch and online. Kalu is investigating other options and will be bringing back proposals to a Finance Committee.

1.10.2 Why does WDCO have liability insurance? WDCO are an unincorporated body and hence when they took on the lease of the new office under Rowan Apartments the lease was signed by two Board members, who without insurance would have been personally liable. After using the same brokers as Manor House Development Trust for several years Kalu is looking to shop around to get a cheaper deal.

1.10.3 How will WDCO get the £8,000 required to meet its budget, who audits the books and what is the funding required for the public forum? The council funds WDCO, a budget is submitted every year and approved by the Council, hence the £8,000 will be provided by Hackney. WDCO invoices the Council quarterly. The Council audit the books at the end of each financial year, and the Public Forum is an annual public meeting outlined in the constitution. The last Public Forum was held at the time that the first masterplan went to Planning, it has been budgeted for in 2021/22 as there is a review of the masterplan ongoing.

1.11 Following the questions the Treasurers Report was adopted by the Board.

ACTION: Treasurer to circulate the 2020/21 Accounts to the Board.

2.0 At this point in the meeting the outgoing Board members that hadn't been re-elected or were standing as co-optees stood down, and the Board Members elect formally took their places as full Board members. Also, the Returning Officer took the Chair for the WDCO AGM Elections

3.0 Co-options

3.1 The Returning Officer outlined the names of co-optees provided by resident associations in KSS1, KSS3 and Phase 2 to be Board Members, namely Eleanor Bryam, Barbara Panuzzo and Adrian Essex. These were approved by the Board.

3.2 At the introduction of the Election of 4 co-optees, a Board member queried the election approach and asked where the Board skill set required in the constitution was?

3.3 The ITLA, Simon, responded that one had been produced and the co-option interviews had been carried out using this list of skills, he read the headlines out to the Board and agreed to circulate this to the Board. He was then asked why a skills audit of the Board hadn't been carried out prior to the production of the list of skills.

He explained that a skills audit would be carried out following the AGM and the appointment of all the Board members.

- 3.4 The process of providing pen portraits was queried and some Board members wanted to question the co-optees as to their skills and experience. They also queried why there wasn't the opportunity to appoint less than 4 co-optees, as the constitution said up to 4 co-optees to be appointed.
- 3.6 Simon allowed a question to all the co-optees to be asked regarding what they felt the two leading priorities would be for the masterplan. The co-optees gave their answer to this question and then Simon moved to a vote by the Board as to whether there should be 4 co-optees or a smaller number. When the vote was tied, he initially considered a series of votes on a lesser number of co-optees, but then checked the appendix to the constitution on the appointment of co-optees at the AGM.
- 3.7 This made clear that when there were more than 4 people standing as co-optees that a secret ballot be held to elect 4 members. Having read this to the Board he moved to a secret ballot of eligible Board members, the results of the election outlined below.

3.8 **Other co-optees:** Euphemia Chukwu, Jackie Myers, Jason Morgan, Kristina Zagar

ACTION: ITLA to circulate the list of skills used to interview candidates for co-option to the Board.

- 3.9 The elections for further positions were carried out as required with candidates explaining why they were standing in hustings and the Board voting in a series of secret ballots. Details of outcomes outlined below in 4.0-5.12.

4.0 Elections for WDCO Executive

- 4.1 Chair **Phil Cooke**
3.2 Treasurer **Kalu Amogu**
3.3 Vice Treasurer **Euphemia Chukwu**
3.4 Vice Chair (Communications) **Jackie Myers**
3.4 4 x Vice Chairs: **Andrea Anderson, Jacquie Knowles, William Sheehy, Kristina Zagar.**

5.0 Nominations for Internal and External Committees

5.1 Design Committee (**6 Places**):
Andrea Anderson, Phil Cooke, Jackie Myers, Lesley Benson, Noemi Menendez, William Sheehy.

5.2 Round Table (**Chair plus 2 Places**)
William Sheehy and Jackie Myers

5.3 Cheque signatories **(3 Signatories)**
Chair, Treasurer and Vice Treasurer

5.4 Strategic Management Board **(Chair)**

5.5 Manor House Development Trust Board **(1 Place)**
Eoghan Mitchell

5.8 Heat Network Working Group **(4 places)**
Philip Cooke, William Sheehy, Noemi Menendez and Hilary Britton

5.10 Communication Sub Group **(Communication Vice Chair plus 2)**
Euphemia Chukwu and William Sheehy

5.11 Security Sub Group **(2 places)**
Euphemia Chukwu, Jason Morgan, Phil Cooke.

5.12 Block D Working Group **(3 places)**
Noemi Menendez, Leonora Williams, Kristina Zagar

6.0 At the end of the elections, Simon Slater stood down from Chair and the new Chair of the Board Phil Cooke took his seat. He thanked the Board members for their patience and ended the meeting.