



Introduction

Woodberry Down Community Organisation (WDCO)

WDCO was set up in 2008 and grew out of the Estate Development Committee (EDC), formed in 2001 with representatives elected for a 3-year term. The EDC was involved in working on the first masterplan, setting standards for tenants and leaseholders when they have to move, and choosing a Housing Association, among others, with the Council regeneration staff and other government agencies. WDCO now continues this work and has representatives from estate-based Tenants and Residents Associations (TRAs), as well as 24 elected representatives from all tenures across the Estate.

WDCO has influenced Council and partner decisions on the proposals for the redevelopment of Woodberry Down. This has happened through prolonged negotiation, meetings with Council, Berkeley Homes and Notting Hill Genesis staff and consultants, and through contact with Councillors and others. Much of this work is done outside of the formal Board Meetings and Board Members are encouraged to join at least one of these working groups. In 2024/ 25 the focus will be preparation of detailed plans for phase 5.

The Annual General Meeting is held on 19th September 2024, that meeting elects the WDCO Executive and other sub groups. More information below:

- **WDCO Executive**

WDCO Board elects an Executive every year at its Annual General Meeting, which includes the Chair, Treasurer, Vice Treasurer, and 5 Vice Chairs, one of the Vice Chairs will look to develop and improve the WDCO communications including the website and social media.

The Executive meets twice monthly and reports to the WDCO Board, providing feedback from meetings, and deciding together with the Board the way forward on issues facing the estate.

- **WDCO Liaison Meetings**

Executive Committee members are invited to monthly meetings with Notting Hill Genesis, Hackney Council and Berkeley Homes, these allow WDCO to question in more detail different aspects of the regeneration than can be



achieved in the Board meetings. These meetings are currently held on the first Tuesday of the month at 6pm.

- **Round Table**

This is a partnership group which is chaired by the Deputy Mayor of Hackney Cllr Guy Nicholson, the group was set up to oversee and discuss big issues prior to going to Cabinet or other formal decision-making processes. All the Partners attend usually at a Senior level, from WDCO the Chair attends along with 2 other Board members. The Round Table meets every six weeks during working hours.

- **Specific Workgroups.**

The following workgroups are currently active:

- **Design Committee:** This committee focuses on the detailed design of the social rented blocks and provides feedback on the external designs of private and shared ownership blocks. It also reviews any proposals for open spaces. The Design Committee is now concluding its review of the masterplan and will begin the detailed design of Phase 5 early next year. Although this work will be subject to significant consultation and involvement across the neighbourhood. WDCO has six representatives on the Design Committee. Meetings typically start at 10.30am, last for three hours, and are held every two weeks. This schedule may change slightly next year, but meetings will still take place during working hours.
- **District Heat Network Working Group:** a partnership group including 4 residents, this is considering the implementation of the District Heat network that is obliged to be developed across the estate. The main concern is developing a system that is efficient, affordable to all residents and that is transparent in its delivery. Principles have been agreed with partners, a consultant has identified that the best structure will be to set up a Community Interest Company. The Working Group has not been meeting regularly and are hoping to resume meetings again soon.
- **Strategic Management Board.** Attended by the WDCO Chair this oversees the management of the estate between partners and tenures. The SMB meets quarterly.
- **Block D Project Meetings:** This group was initially responsible for discussing and deciding on the occupancy of the new community space in Block D and selecting the operator. Since Millco was chosen as the operator, the group has not met frequently. WDCO is represented by three members



- **Constitutional Working Group:** This group was established to review the WDCO Constitution and recommend any necessary amendments to the Board. Although six representatives were elected to focus on the Constitution, the group has only met three times.
- **West Reservoir Advisory Improvement Board:** will discuss the West Reservoir projects which will focus on the physical improvements to the space that will open up access and offer new participation opportunities. WDCO will have two reps on the Board.
- **Hackney Operational Meeting:** This is a monthly meeting to discuss housing management and neighbourhood issues on the Council owned blocks. Currently attended by the Executive, and Board reps from the Council blocks
- **Security Meeting:** A partnership meeting including the Police, held monthly for an hour, WDCO has 2 reps.
- **Communications Meeting:** Held monthly during the day, attended by Chair and Communications Vice Chair plus two other WDCO Board members it co-ordinates communication across the neighbourhood and exchanges information between partners.
- **NHG Operational Meeting:** This is a monthly meeting to discuss housing management and neighbourhood issues on the NHG owned blocks. Currently attended by Board reps from the NHG blocks
- **NHG Walkabout:** Monthly walkabout of social rented blocks by NHG asset management and WDCO reps in NHG blocks.

Independent Advice and Support

The estate has an independent adviser who advises WDCO on regeneration issues, helping the organisation participate in the regeneration process and also provides administrative support to WDCO. The Independent Tenants' and Leaseholders' Advisor (ITLA) service is provided by a Community Interest Company, Public Voice. If you have any questions about the regeneration or the work of WDCO drop in to see Simon Slater and Roda Hassan at Unit 2c Rowan Apartments. The office is always open between 2pm and 6pm on Tuesday and Thursday. The phone number is 020 8809 7203. Roda can also be contacted on 07715318125.