

**WOODBERRY DOWN COMMUNITY ORGANISATION  
EXECUTIVE COMMITTEE**

**Minutes  
Tuesday 13<sup>th</sup> May 2025  
7 pm Zoom Meeting**

**Attendance**

Oonagh Gormley, Omar Villalba, Leonora Williams, Kalu Amogu, Adrian Essex

**Visitors included**

Roda Hassan, Ameera Hassan

**Section 0 - Introduction**

**0.1 Welcome / Apologies for absence**

Jackie Myers, William Sheehy, Andrea Anderson

**Section 0 - Introduction**

**1. Minutes of meeting 22nd April 2025:**

1.1. The minutes were checked for accuracy and accepted.

**2. Matters Arising / Action Tracker:**

- 2.1. **S106 Expenditure:** Adrian enquired how much has been spent against each heading in S106, specifically on culture. Roda responded that this information was included in the 2017 Round Table presentation and WDCO requested an updated version at the Board. Oonagh also asked how many people had gained employment through the £3.5 million allocated for local employment.
- 2.2. Roda reported that she had not yet spoken to the Board member who expressed interest in leading on the cultural work but planned to speak to her before the next meeting. She added that she had re-shared all of the cultural-strategy documents with the Board.

**ACTION:** Roda will contact the Board member and report back regarding WDCO Board member leading the cultural work.

- 2.3. The Chair and Geoff have contacted the relevant historical societies and charities regarding the masterplan. Omar noted that he had not seen the Board's comments on the masterplan and requested to comment on the Phase 6 massing to be included, which he felt obstructs existing properties and increases density.

**ACTION:** Omar to raise the point about the Phase 5 massing at the Board.

**ACTION:** Roda will add the naming of Block D to the May Board agenda.

- 2.4. A further Finance Committee meeting is scheduled for 15 May.
- 2.5. Omar observed that it would be difficult to provide consistent KPIs for NHG blocks. Roda has sent him the information provided by NHG, which will serve as a starting point. The NHG complaints team was due to respond by last Friday, so NHG block residents now need to follow up and express their disappointment at multiple levels.

**ACTION:** WDCO reps will send a letter to the NHG complaints team expressing disappointment.

- 2.6. Omar mentioned that Andreea Stoica (Phase 2) had tried to obtain service-charge figures from NHG, and he has asked for this to be pursued. Roda explained that she, Andreea and Leonora had emailed NHG last summer to arrange a meeting to discuss issues faced by shared-ownership and NHG residents in Phase 2; shared-ownership residents and RA have expressed concerns about obtaining information from NHG. Adrian suggested that Andrea Anderson, as Vice Chair of the residents' associations (RAs), speak to residents to gather their concerns and use WDCO's dossier to escalate matters with NHG's complaints team. Oonagh raised that NHG could be in breach of contract if they fail to issue a Section 20 notice or send budgets and accounts within the required timescales, and proposed that the RAs seek legal advice.

**ACTION:** Roda will follow up with NHG to arrange a meeting with Andreea Stoica and Leonora.

- 2.7. Roda circulated the Cultural Strategy presentation delivered by Matt Jenner. Matt Jenner requested a session with the Board to review the projects and proposals for the community club. The Executive emphasised the importance of reaching out to all residents by holding public consultations beyond WDCO.

**ACTION:** Roda will inform Matt Jenner that WDCO has requested the session be a public meeting.

- 2.8. Roda circulated the revised governance notes; the new top-level structure is now in place.
- 2.9. Omar reported a positive meeting with Hackney Council regarding temporary accommodation and rent increases. Hackney has responded to his concerns, and a formal response is expected shortly. A meeting is booked with Hackney Council directors in May to address how the Council will support residents facing rent increases.

**ACTION:** Roda will contact the Board member tomorrow and report back with a response regarding WDCO Board members leading on the cultural work.

## **Section 1 - Major Topics**

### **3. Board preparation - finalise agenda (are there any changes):**

- 3.1. Partner updates will focus on significant developments rather than reiterating previous reports, as this approach proved effective at the April Board.
- 3.2. Geoff is preparing the masterplan comments based on last months outcome of the discussion. Roda proposed adding "approval of masterplan comments" to the May Board agenda, since it was agreed in April that the WDCO Board supports the masterplan in principle but has some outstanding concerns. Adrian suggested retitling the item to: See attached paper for discussion and approval.
- 3.3. The Executive agreed to have the proposed amendments to the election rules on the agenda.
- 3.4. Working-group updates will remain within the Board discussion section, without partner representatives, to ensure focused debate.
- 3.5. The Executive noted that the WDCO Board should express sympathy following the recent incident on the estate, and highlight the actions and ongoing safety measures being taken.

**ACTION:** Oonagh and Roda will work with Jackie to draft a message for the WDCO Board outlining the actions and safety measures undertaken by NHG and R&R in response to the recent incident.

- 3.6. The Executive agreed to allocate five minutes on the May Board agenda for the naming of Block D.

#### **4. AOB:**

- 4.1. Omar enquired about the paper on the 200 social homes currently in development. Adrian responded that Geoff Baron is preparing this and expects to present it at another Board meeting.
- 4.2. Adrian reported that MHDT will be subsumed into the LHDT structure; this may be raised during the general questions section of partner updates in May. The Executive suggested reserving 30 minutes on the agenda for WDCO Board members to question MHDT representatives about the structural changes.
- 4.3. Roda has emailed MHDT regarding the Pavilion presentation. MHDT will propose dates, which Roda will then circulate to the Executive team.

**ACTION:** Roda will circulate the proposed dates and share the Pavilion presentation with the WDCO Board.