

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 22nd April 2025
7 pm Zoom Meeting**

Attendance

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

Visitors included

Roda Hassan, Ameera Hassan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Jackie Myers, Andrea Anderson

Section 0 - Introduction

1. Minutes of meeting 8th April 2025 and Matters Arising

- 1.1. Minutes were checked for accuracy and were accepted.
- 1.2. Matters Arising: Roda circulated the latest Hackney operational update, void figures and decant data to the Executive Committee and, separately, to the full Board as part of the working-group papers.
- 1.3. Roda shared the earlier cultural and arts strategy documents with Board members. Omar asked whether the cultural strategy set any specific targets. Roda explained that the arts strategy dates from an earlier masterplan phase, while the cultural strategy provides useful context for today's position. Adrian suggested recirculating both documents—together with the DPQ—to the Board for feedback and placing them on the website.

ACTION: Roda to resend the strategies to Board members, invite feedback and confirm whether anyone else wishes to lead on the cultural work.

- 1.4. The Chair continues to work with Geoff to contact relevant charities and the historical societies.
- 1.5. Block D at April Board was not discussed; another meeting has been arranged with the WDCO reps and Hackney. The written update states that MillCo is preparing marketing material and co-ordinating social-media messaging. Adrian queried potential new names for the building. The Executives agreed to keep Block D on the agenda and to discuss a naming process with the Board.

ACTION: The Board will discuss strategy for naming Block D at the May meeting.

- 1.6. Roda shared the 2017 Round Table paper with the Executives. The Executives found that the numbers are almost exactly the same as the figures Tom put forward in the S106 presentation at the April Board. The Executives do not know how much what has been spent, which Tom responded that he will ask Hackney for the information.
- 1.7. Roda emailed Tom to ask how the allocation of S106 funds is determined and how specific projects are approved.
- 1.8. Another Finance Committee meeting has been scheduled for 15th May. Roda circulated the draft budget ahead of this. It was agreed that Leonora would get log into the account to be able to review the accounts. Kalu announced at the meeting that he intends to step down once he hands over to Leonora
- 1.9. Roda contacted the former Chair and Vice-Chair Hartington Court RA; the RA is inactive but may be revived. A resident, Louise, is keen to lead and attended the recent KSS3 RA meeting.

Section 1 - Major Topics

2. March Board Outcome:

- 2.1. Partner updates: Roda sent the action points in advance of the April to the partners and most of them have been answered. The Executives agreed that this constitutes as an improvement to how things have worked in the past regarding partner updates at WDCO Board meetings and should continue.
- 2.2. Adrian proposed that the Chair review Board minutes for clarity before circulation. Roda agreed, although this may not be possible for the May minutes because Ameera is on leave; the Chair will review future minutes from June for coherence and conciseness.

3. NHG:

- 3.1. **Head of Complaints:** WDCO is concerned that NHG's Head of Complaints has been dismissive, treating WDCO as an ordinary residents' association rather than a partner. Omar reported a corrective e-mail exchange: NHG has undertaken to meet in May to discuss service-charge errors and rent issues. Omar suggested monthly reminders to residents and tracking key indicators (e.g. service-charge uplifts, lift performance, cleaning and other communal repairs).

ACTION: Omar to review how to record and monitor KPIs for NHG blocks.

4. Update from working groups:

- 4.1. Round Table:
 - Dashboard: Roda asked Hackney whether the performance dashboard could be shared; partners will consider which elements should be public or confidential under the Round Table terms of reference. Adrian noted Phase 4 delays should be flagged amber.
 - Governance proposal: All partners support replacing the Round Table with a smaller Partnership Board and disbanding the SMB in favour of an Estate Management Board. Existing terms of reference will be reviewed, with WDCO involved. Issues previously raised at SMB must transfer to meetings in which WDCO participates. Changes to working groups will follow once the new governance structure is in place. Adrian asked

whether WDCO comments had been incorporated; Roda confirmed they had, and Jackie raised the need for a clear escalation process.

- Cultural strategy: Matt Jenner outlined current initiatives (pilot art project with Hoxton Hall; panto with Fame Star Youth and Hackney Empire) and proposed a resident-led Culture Club, to steer future public-art commissions. Adrian asked that the presentation be added to the May Board agenda.
- *Phase 3B timeline*: NHG aims to offer viewings from 29 May and first move-ins on 30 June.
- *Phase 4*: Berkeley warned that Building Safety Regulator approvals could taken 12 months instead of the usual three, delaying the build start (but not demolition). Oonagh asked about cost implications;
- Hackney works reported increased referrals owing to welfare changes and cost-of-living pressures; the Household Support Fund has been enlarged accordingly.

ACTION: Roda will circulate the Cultural Strategy presentation delivered by Matt Jenner at the Round Table to the WDCO Board. The presentation will be added to the May Board agenda.

ACTION: Roda will share the revised governance notes that went to the Round Table to the WDCO Board.

- 4.2. **Service-charge working group:** WDCO highlighted inaccurate 2024/25 letters in Phase 3A and incorrect direct debits for 2025/26. WDCO requested compensation, stating an apology is insufficient. The Phase 3B budget is still being finalised. R&R confirmed shared owners receive service-charge figures at completion; updates for 2024/25 will appear in the actuals. While new rents have been issued, service-charge details for 2025/26 have not; NHG plans to issue annual figures together from 2026.

5. **Agenda items for May Board**

- 5.1. **Masterplan comment:** Geoff will be providing an update on the masterplan document at the May Board. They will also discuss Block D at the May Board.
- 5.2. **Update on Manor House Development Trust's structural changes:** There has been no update from MHDT on the structural changes. The WDCO Board will ask them about the current options for change at the May Board.
- 5.3. **Cultural development program (proposal for community club):**
- 5.4. **AGM:** This will focus on potential changes previously proposed in preparation for the June AGM. Adrian suggested that a document be compiled ahead of the May Board to facilitate discussion. Adrian also raised that Board members cannot stand for the Executive until they have served 12 months at WDCO and that if they shorten the gap between AGM meetings, this might eliminate many board members from eligibility. Adrian proposed making a dispensation for individuals who joined the Board in July, August, or September to allow them to be eligible for the Executive at the upcoming AGM and for the constitution to be reviewed later. Omar questioned whether there should be a requirement for Board attendance if a dispensation is considered. Roda noted that she had emailed Board members who have not been attending meetings asking for their apologies in advance.

- 5.5. Omar also suggested two additional items: an update on temporary accommodation and support for residents affected by recent rent increases, and an update NHG on Phase 3B rents and service charges. Roda agreed to send these requests to Hackney and NHG.

ACTION: Omar will write up questions for Roda to send to NHG and Hackney.

6. AOB:

- 6.1. Adrian mentioned that Berkeley is planning to produce a “community plan” and are setting up meetings to discuss events for 2025 and 2026.
- 6.2. Adrian sends his apologies that he will not be able to attend the May Board meeting.