

# **WOODBERRY DOWN COMMUNITY ORGANISATION EXECUTIVE COMMITTEE**

## **Minutes Tuesday 8<sup>th</sup> April 2025 7 pm Zoom Meeting**

### **Attendance**

Oonagh Gormley, Jackie Myers, Andrea Anderson, Omar Villalba, Leonora Williams, Kalu Amogu, Adrian Essex, William Sheehy,

### **Visitors included**

Roda Hassan, Ameera Hassan, Gita Sootaring, Phil Cooke, Barbara Panuzzo, Geoffrey Baron

### **Section 0 - Introduction**

#### **0.1 Welcome / Apologies for absence**

### **Section 1 - Governance proposal**

#### **1. Discussion and feedback:**

- 1.1. Hackney is collating feedback from all partners, and the governance proposal is on the agenda for the Round Table meeting on 17 April, where Hackney will present the consolidated responses. Roda reported that she has received comments on the governance proposal from two Board members, Adrian and Hilary.
- 1.2. WDCO members have suggested that the Board discuss the proposal collectively. The Executive Committee has therefore opened this meeting to allow for that discussion. The outcomes are set out below.
  - WDCO expressed dissatisfaction with the current escalation system, highlighting a lack of meaningful escalation. It was noted that there is little to no real escalation process. While the document discusses the structure, it does not effectively address how the working groups and meetings are functioning or how WDCO's and residents' needs and priorities are being met. There were also concerns raised about whether the right people from the organisations are attending these meetings, and whether they are senior enough to make decisions. Furthermore, the role of R&R in this is unclear, especially as they are now managing an increasing number of properties across the estate.
  - In section 2.3, the necessity of an overarching programme to guide partnership objectives was debated, with differing opinions on the involvement of WDCO and delivery partners. While there was general agreement on the need for such a programme to inform the partnership's direction, some WDCO members felt that they should have a role in shaping it and should be able to comment on the overarching programme. WDCO needs a clear statement of what this programme is.

- Concerns were raised about the reduction of meetings with senior management, specifically the Round Table meeting every three months. Some emphasised the importance of maintaining contact for issue resolution, while others supported the reduction to allow more time to resolve issues. However, this would only be acceptable if concerns and issues could be resolved in an appropriate timeframe. The proposed streamlining of working groups into a centralised meeting raised doubts regarding its feasibility, with the view that each working group should have its own Terms of Reference (ToR) and priorities. Streamlining would be difficult and might not address the specific needs of each group.
- There was also discussion about how partners and WDCO will be able to review the governance model and assess its effectiveness. Also, how can partners and WDCO ensure that operational issues remain within the relevant meetings and do not spill into other areas of the regeneration? although, some operational issues should be fed back into the lessons learned for future phases.
- WDCO agreed that the governance model should be trialled for a period of three to six months, with a subsequent review.

## **2. Minutes of meeting 25th March 2025:**

- 2.1 Roda reported that she has spoken with Kalu, Leonora and Adrian about whether additional grant monies have been received and the exact sum involved. She has sent an invoice to MHDT, who will in turn pay WDCO. Once the payment is received, WDCO will transfer the money to Adrian.
- 2.2 Roda has prepared a written update from the Hackney operational meeting and needs to verify two of the numbers.

**ACTION:** Roda to circulate the Hackney operational update, void figures and decant data to the Executive Committee.

- 2.3 Roda emailed the NHG Head of Complaints and shared the response with the Executive Committee.
- 2.4 Roda located information on the previous Culture Strategy which, following the second masterplan, engaged a consultant appointed by Berkeley to draft a cultural strategy. She noted that at the time MHDT had expressed concern that using an external consultant could leave insufficient funds for cultural activities. A cultural working group formerly fed into that strategy; Roda will send the document to the Executives this evening. Adrian noted the link to the Section 106 questions and asked whether Matt Jenner is now proceeding without informing WDCO. Roda replied that, if WDCO believes a joint partnership would be useful for shaping the cultural strategy, this should be proposed to the partners.

**ACTION:** Roda to send the earlier cultural strategy document to the Board members.

- 2.5 The Chair is working with Geoff Baron on contacting charities, historical societies and ahead of the April Board next week.
- 2.6 Roda advised that the next Round Table is scheduled for next week. She has spoken to Carlene, who compiles the dashboard, and will update the Executives

once partner approval has been sought.

**ACTION:** Roda to update the Executives on the request for the Round Table dashboard to be shared with WDCO members.

- 2.7 Roda has requested Board feedback on the governance document.
- 2.8 Roda added the proposed June AGM to the draft April Board agenda and Executive Committee agenda.
- 2.9 Roda sent Board actions to the partners and asked for written updates to circulate ahead of the Board meeting.
- 2.10 Oonagh shared her summary of Service Charge Working Group issues with Roda. Oonagh's comments were not forwarded to NHG; instead, she, Omar, Jackie and Roda agreed to send a concise response concerning NHG's handling of WDCO complaints and its approach to WDCO as a partner. Roda noted that the NHG Head of Complaints is discussing this with the NHG team on Woodberry Down estate.
- 2.11 Roda has spoken to Kristina and will prepare, with WDCO representatives, a written Block D update for the April Board.

**ACTION:** Roda to work with Kristina and WDCO reps to provide a Block D update for the April Board.

- 2.12 Roda has followed up with Tom about the Section 106 presentation. Tom cannot provide paperwork in advance but will present at the April Board, with documents circulated afterwards. William remarked that Section 106 funds need not be spent in Woodberry Down; historically, Redmond Centre was funded by S106 from elsewhere in Hackney. Roda has a 2017 Round Table discussion paper on the S106. Adrian stated that Section 106 is meant to mitigate development impacts locally; Omar queried whether CIL funds contribute, given scheme size. Adrian advised that no CIL is collected and, unlike S106, CIL is not location-specific.

**ACTION:** Roda to share the 2017 paper with the Executives.

- 2.13 Oonagh drafted a testimonial for WDCO; Roda made minor amendments before Chair submitted it to Berkeley.
- 2.14 Adrian noted that, if William is correct, WDCO should clarify how Hackney allocates S106 funds and whether any spend is directed elsewhere.

**ACTION:** Roda to email Gareth (LBH Head of Regen) and asked if Hackney can provide information on how they determine the allocation of S106 funds and the approval process for specific projects at the April Board.

#### 2.15 **Proposals for April Board Agenda:**

- **S106 Presentation:** Roda to confirm with Gareth whether Hackney can provide an update. Tom's presentation is expected to last ten minutes, with 10–15 minutes for questions.
- **Masterplan:** The Chair will work with Geoff Baron on Masterplan paper to be discussed at the Board

- **AGM:** Adrian's AGM proposal to be included.

**ACTION:** Roda to send the draft agenda tomorrow; Executives to suggest amendments or timing changes.

- 2.16 **AOB:** The Chair will be unavailable for the April Board and has asked an Executive Vice Chair to chair; Adrian volunteered.

**ACTION:** Roda to email Richard to confirm the current RA status in Hartington and report back to Oonagh.

- 2.17 Roda could not issue Finance Committee agenda with the required 14 days' notice. Having received the agenda and documents from Kalu, she will circulate them tomorrow with an apology for the short notice.

**ACTION:** Roda to circulate the Finance Committee notice to the WDCO Board.