

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 19th June 2025
7:15pm Redmond Community Centre

Attendance: Jackie Myers, William Sheehy, Kalu Amogu, Hilary Britton, Adrian Essex, Leonora Williams, Ekaterina Andreeva, Mina Faragalla, Phil Cooke, William Sheehy, Ann Hunte, Nicolas Attalides, Geoff Baron, Willian Martinez, Livis- Jeanne Lupumba, Dulce Laluces, Gloria Obiliana, Omar Villalba, Andreea Stoica, Gita Gita Sootarsing, Andrea Anderson, Necdet Ozturk

Partners: Simon Donovan, Sarah Fabes, Hermione Brightwell, Julian Rodriguez, Jada Guest, Sarah Young

Visitors: Roda Hassan, Ameera Hassan, Cihan Askin

Welcome / Apologies for absence: Francis McDonagh, Barbara Panuzzo, Tina Parrott, Oonagh Gormley, Kristina Zagar, Donna Fakes,

Section 0 - Introduction

1. Acceptance of minutes of 15 May 2025:

1.1. The minutes were agreed and accepted for accuracy.

Partner Actions

ACTION: Berkeley will send the concluding statement on the window report from their legal team to the WDCO Board in July.

ACTION: Hackney to provide a timeline for the LLP (split household) consultation, including expected dates for the consultation period and the outcome.

ACTION: Sarah Fabes to inform the Estates team about service charge enquiries from Phase 1 residents and provide an update to Roda.

ACTION: Julian to follow up with NHG regarding a full breakdown of anticipated costs for Phase 3b.

ACTION: Jada to follow up with colleagues to confirm the timeline for when the service charge for Willowbrook shared ownership properties will be ready.

ACTION: Hermione will arrange a working group meeting with Millco, who are market testing, and will circulate an update on the organisations they are engaging with.

ACTION: Hackney is awaiting next steps from TFL regarding Seven Sisters Road.

ACTION: 4 bedroom home - Hermione confirmed she would raise this with colleagues and follow up directly with the resident.

ACTION: Jada has contacted WDCO regarding the service charge review and NHG will set up a meeting on 14th July to discuss communication with residents.

ACTION: Upgrades to heating and hot water in Watersreach and Reservoir have started and are expected to be completed by the end of June.

ACTION: CCTV and Access - Julian assured a thorough response would be provided next week and confirmed that these issues have been raised.

WDCO only Actions

ACTION: The Chair highlighted that since Kalu has stepped down as Treasurer, all responsibilities, including passwords, should be transferred to the new Treasurer, and HSBC should be updated accordingly.

ACTION: Omar and Geoff to draft a statement on social housing for the masterplan document, to be approved by the Board via email.

ACTION: Roda to confirm the submission deadline for the Planning Subcommittee.

2. Matters Arising / Action Tracker

- 2.1. Roda shared the NHG reports with Hilary and Oonagh. Omar is also reviewing the documents as part of his analysis of the KPIs.
- 2.2. Sarah Fabes provided an update on the concluding statement for the window report, noting that Berkeley's lawyer is currently on annual leave and will return next week. Berkeley will provide a written update upon their return.

ACTION: Berkeley will send the concluding statement on the window report from their legal team to the WDCO Board in July.

- 2.3. The NHG presentation on historic service charges was circulated one week in advance of the June Board meeting.
- 2.4. Hermione updated that Hackney does not currently have a written surplus-home allocation strategy and that the team is still reaching out to tenants in Woodberry Down.
- 2.5. Julian updated that he had spoken with Sarah Connelly and Grace, who work on the communications strategy for residents, in response to Hilary's concerns about improving NHG's communication with social housing residents.
- 2.6. Julian updated that he has reissued the individual rents for social rent homes in Phase 3b to WDCO.
- 2.7. Roda and Geoff incorporated the agreed amendments and circulated the final draft of the masterplan response.
- 2.8. Roda updated on the motion regarding proposed changes to election rules and circulated it to all Board members.
- 2.9. Hermione responded to WDCO's request to be included in discussions with Mat Jenner, LBH, Berkeley, and NHG on the cultural strategy and provision of community spaces. She confirmed that there is currently no formal structure, but Mat Jenner has engaged with WDCO and will continue discussions. Hackney

is also working on bringing forward the Ground Floor strategy. Adrian added that Gareth has provided a timescale and plans to return with the Ground Floor strategy. Adrian also spoke to Mat Jenner about holding meetings with WDCO and the public to establish something that is 'self-sustaining'. The meeting planned for 10th July will be postponed to a later date.

3. Partner Updates:

- 3.1. **Hackney:** Hermione updated that Hackney is progressing with the vacant possession of Phase 4 and expects to hand it over to Berkeley in September. As part of this process, Hackney is rehousing council tenants, temporary accommodation (TA) residents, and buying back leasehold properties. A compulsory purchase order has been made to provide the legal framework for compensating individuals. She also noted that the Phase 5 detailed design work will begin once the masterplan application is approved, with Phase 5 being the next stage of the regeneration.
- 3.2. Hackney is working with NHG on Phase 3 moves. Phase 3a is nearly full, and Phase 3b has 42 homes in total, with 21 allocations currently in progress. The council continues to seek tenants for Phase 3 properties, with viewings taking place this week.
- 3.3. The council is reviewing the split household policy and will consult with WDCO before implementing any changes.
- 3.4. Hackney is developing a brief for completing the Ground Floor strategy over the summer.
- 3.5. The Block D fit-outs are set to start imminently and will be completed by the end of summer. Hermione will arrange a working group meeting with Millco, who are market testing, and will circulate an update on the organisations they are engaging with.
- 3.6. There have been no changes to the masterplan review since the May Board meeting, and Hackney is still awaiting approval to proceed to the committee.
- 3.7. Hackney is awaiting next steps from TFL regarding Seven Sisters Road.
- 3.8. There has been no further update on the new Children's Centre since the last report.
- 3.9. Elaine asked about ownership for the split household policy, what the next meeting will achieve, and whether WDCO is affected by the changes. Roda noted that WDCO had a meeting with the Policy team in March and was informed that Hackney would conduct a resident consultation. Hackney should provide a timeline for the engagement, consultation period, and expected outcome.

ACTION: Hackney to provide a timeline for the LLP (split household) consultation, including expected dates for the consultation period and the outcome.

- 3.10. A resident from phase 4 raised an issue regarding her family, who have been waiting over 11 years for a four-bedroom property. Despite being asked to bid for three one-bedroom properties, she continues to be told no suitable homes are available. Hermione confirmed she would raise this with colleagues and follow up directly with the resident.
- 3.11. Cllr Young asked if residents in later phases, now being offered homes in Phase 3a and 3b, would be considered in-phase and eligible for a split household. Hermione explained that split household cases are being processed and that

Hackney has been asked to freeze offers at the moment. The wider policy is under review.

- 3.12. Elaine inquired about temporary tenants and the availability of homes. Roda responded that an update from the Voids and Decant manager was provided at the last Hackney operational meeting. All one- and two-bedroom homes are prioritised for split households and are being processed. Residents willing to move to Phase 3 will be considered for decant and will not be classified as out-of-phase split households, meaning the freeze does not apply to those moving to Phase 3.
- 3.15. **Berkeley:** Sarah provided the Berkeley update, she reported that they have removed all hoarding around Phase B4 and B5, with final snagging to be completed on the last few units. They are also addressing the landscaping for the new park and pathway from Devan Grove to Seven Sisters Road, which will be opened by the end of June. Berkeley remains on track to complete Phase 3 by the end of July.
- 3.16. Berkeley is working with Hackney to begin demolition for Phase 4 in the autumn, with the concrete frame expected to start in Spring 2026.
- 3.17. Sarah noted that Berkeley is hopeful that the masterplan will go to the Planning Committee by the end of July. They are awaiting confirmation from Hackney Planning and hope to have an update in early July.
- 3.18. Berkeley's Apprentices and Graduates total 9, with 27% of their local labour coming from the surrounding area.
- 3.19. The Summer Funday will take place on 5th July, and Summer Screenings will run from 11th to 30th July.
- 3.20. Ekaterina raised that Phase 1 and 2 residents have expressed concerns about the clarity of the services they are receiving and the increased service charges. She asked if there is any oversight of these processes. Sarah responded that the Estates team is engaging with RAs and will provide an update to Roda if RAs are not already feeding back to the WDCO Board. Hilary noted that the 2023 accounts will be on the website by the end of the month, with the 2024/25 accounts following shortly.
- 3.21. Adrian emphasised that improving communication with residents should be a priority following the Awayday.
- 3.22. Elaine asked when the window report will be made available. Sarah responded that an update will be provided at the next WDCO Board meeting in July.

ACTION: Sarah Fabes to inform the Estates team about service charge enquiries from Phase 1 residents and provide an update to Roda.

- 3.23. **NHG:** Julian updated that NHG expects practical completion for Phase 3b by the end of next week, with residents moving in after 10th July. There were also successful viewings this week with potential residents.
- 3.24. Julian reported that the Woodberry Down Pavilion project is ongoing and that NHG is engaging with 14-19-year-olds, offering potential involvement in the London School of Architecture apprenticeship schemes.
- 3.25. Julian also updated on NHG's Events Programme, including the Summer Funday, Hidden River Festival, and Winterfest.

- 3.26. Jada has contacted WDCO regarding the service charge review and NHG will set up a meeting on 14th July to discuss communication with residents.
- 3.27. Upgrades to heating and hot water in Watersreach and Reservoir have started and are expected to be completed by the end of June.
- 3.28. NHG's communications group has reconvened and will produce a revised communications strategy and action plan in collaboration with WDCO. They will also provide content for the upcoming newsletter due for publication in July.
- 3.29. Hilary sought clarification on the upgrades for hot water and whether this applies to only two blocks. Jada responded that NHG's Heat Network team has applied for funding for some of the older blocks, with scheduled works for Rowan and Hornbeam later in the month. NHG's Heat and Network team director will be speaking to partners to address this.
- 3.30. Omar asked for confirmation on Phase 3b, requesting a coordinated letter outlining rent, council tax, service charge, and estimated bills for residents to make informed decisions. Omar reminded that the Board had agreed to provide holistic information about the full costs. Julian responded that the relevant residents are receiving this information via letters and meetings, and Roda added that all Phase 3b residents have been informed about costs, addressing lessons learned from Phase 3a.

ACTION: Julian to follow up with NHG regarding a full breakdown of anticipated costs for Phase 3b.

- 3.31. Omar raised a concern following the security meeting regarding CCTV and access after another recent incident. Julian assured a thorough response would be provided next week and confirmed that these issues have been raised.
- 3.32. Andreea Stoica enquired about the service charge and asked for a timeline on when the service charge budget for Willowbrook shared ownership properties would be ready.

ACTION: Jada to follow up with colleagues to confirm the timeline for when the service charge for Willowbrook shared ownership properties will be ready.

- 3.33. **MHDT:** Simon updated that MHDT, WDCO, NHG, and LBH are working together on the Summer Funday, coordinating acts, local food, licensing, and insurance for the event on 5th July. MHDT is also preparing for the Hidden River Festival.
- 3.34. Simon reported that Woodberry Bloom has now been converted into a barber shop.
- 3.35. MHDT is in discussions with NHG about the community space in Phase 3 and hopes that Hackney will take over the responsibility for this space.
- 3.36. There has been a significant increase in food collection from the centre, as well as greater participation from refugees and asylum seekers temporarily housed in the area who are involved in 'A Taste of Home' to cook.
- 3.37. Simon updated that the merging of LDT Group Accounts can proceed without the need for merging entities within the group.
- 3.38. MHDT will be relaunching the Gardening Club soon.
- 3.39. Adrian noted that WDCO had been promised a consultation on the merger in May-June and is still interested in understanding how this would have worked

and any potential changes. Simon responded that discussions with trustees focused on improving the way the accounts are presented.

4. The Chair's report was accepted and adopted.

5. Finance Report and Accounts for 2024/25 for adoption proposed by the Treasurer:

- 5.1. The Finance Report was presented at the AGM for the Board's approval, Leonora identified a discrepancy involving a £2,400 payment from Hackney for the facilitator, which was initially sent to the wrong account. After reviewing the information with Kalu, the invoices now match the account.
- 5.2. Leonora reviewed the community account figures up to May 27th, with a balance of £2,879.96. There are outstanding expenses, including room hire for MHDT in June, WDCO office expenses (£14.25), and an outstanding payment for Adrian. Additionally, the business account holds £1,629.28. Leonora clarified that the business account funds are transferred to cover community account expenses.
- 5.3. Leonora noted that WDCO should be able to view transactions even after the statement date and suggested that a card be linked to the account.
- 5.4. The Chair highlighted that since Kalu has stepped down as Treasurer, all responsibilities, including passwords, should be transferred to the new Treasurer, and HSBC should be updated accordingly.

6. WDCO Finance Budget for 2025/26 - For Approval

- 6.1. The WDCO Finance Budget was reviewed by the Finance Committee on 17th April and 15th May. It now requires formal review by the WDCO Board before applying for the Hackney grant. The Board agreed to adopt the Finance Report and Budget.

7. Elections for WDCO Executive and working groups(Please see attached the Decision sheet for the outcome of the elections, including actions).

8. Masterplan comments - acceptance/approval following changes from the May Board:

- 8.1. The masterplan was discussed at the April Board, and Geoff summarised the Board's response. Changes were then suggested at the May Board and are now brought to the Board for approval. The Chair asked if the Board agreed for the paper to be submitted to the Planning Sub-committee.
- 8.2. Cllr Young expressed surprise that social housing was not mentioned in the submission and asked if the omission was a Board decision. Geoff explained that the Board felt raising the issue of social housing in the masterplan submission would have been futile, as the masterplan was not the appropriate platform to resolve this matter. Instead, the Board agreed to address the issue directly with Hackney through discussions, expressing their dissatisfaction and requesting changes.
- 8.3. Elaine emphasised the importance of stating WDCO's position, even if it may not be effective. Omar agreed, suggesting that the Board should include a statement on the affordability of new homes, using stronger language.

- 8.4. The Board raised concerns about submitting the masterplan comments to the Planning Sub-committee.
- 8.5. Jackie expressed that accepting the current masterplan would lead to increased density and fewer social homes. Omar highlighted the loss of 200 social homes and noted that the shared ownership offer is not affordable, suggesting the statement should make it clear that shared ownership should not be considered social housing. Kristina agreed, noting that the Board wants more social homes and control over density. The Chair requested that the Board formulate wording that does not contradict the density statement.
- 8.6. Geoff proposed circulating a draft statement by email for Board approval. If the statement is not approved, Roda suggested holding an additional meeting before the July Board to finalise the document, given the Planning Subcommittee's submission deadline. Omar and Geoff agreed to draft a statement on social housing for the masterplan.

ACTION: Roda to confirm the submission deadline for the Planning Subcommittee.

ACTION: Omar and Geoff to draft a statement on social housing for the masterplan document, to be approved by the Board via email.