

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

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

Attendance: Gita Sootarsing, Adrian Essex, Gloria Obilana, Omar Villalba, Oonagh Gormley, Leonora Williams

Visitors included: Roda Hassan, Ameera Hassan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Hilary Britton

Section 0 - Introduction

1. Minutes of meeting 8th July 2025:

1.1. The minutes were checked for accuracy and accepted.

2. Matters Arising / Action Tracker:

2.1. At the last NHG Operational meeting, Roda clarified what WDCO was requesting from NHG regarding the KPIs. She also requested that the KPIs be included on the agenda for every monthly operational meeting. Jada was receptive to this, with the only concern being the reliance on other contractors to supply information, such as monthly KPIs for lifts. It was agreed that some KPIs would need to be provided on a quarterly basis.

ACTION: Omar and Roda will discuss with Jada and refine what the KPIs should look like from NHG.

2.2. Roda confirmed that the list issues/concerns Phase 3B move-ins will be compiled once the Phase 3B moves have been completed. She will highlight examples where WDCO has followed escalation processes with NHG but issues were not resolved.

ACTION: Roda to circulate the list of issues for NHG to the Executives and to those attending the meeting with NHG.

2.3. The EQIA was not discussed at the July Board meeting. Roda provided feedback from one of the Board members:

- Who would conduct the assessment? WDCO does not currently have the capacity.

- The assessment needs to apply across all tenures, including private blocks, where service charges may be driving residents out or discouraging them from moving in.
 - The move from renter to owner status is linked to poor governance regarding the selection of the management company.
 - Some of the requests are unrealistic, such as having clear future levels; having principles in place for the short term but pre-determined future levels is not a reasonable expectation.
- 2.4. Omar responded that this feedback is helpful and that he will provide a response for clarification. The Chair noted that the EQIA would need to be carried out by Hackney, and WDCO should demonstrate that instances occurring since the regeneration constitute a change of policy. Omar clarified that the level of cost change would be considered a policy change; however, Hackney might argue that this simply aligns rents to normal levels. Omar highlighted the lack of consultation and engagement and argue that the premise of the issue is the significant jump, which he has benchmarked against other local authorities. Hackney does not charge for housing stock as it is low, so the level of rent increase in other local authorities is not as significant. The Chair observed that other boroughs have already implemented cost increases and that Hackney is merely catching up. Omar noted that this reflects a lack of planning and requested accountability for the impact of increases without prior consultation with the community.
- 2.5. Oonagh suggested that the strongest argument is to show that the situation is inequitable across the estate, as older “new” flats are cheaper than newer “new” flats. Omar added that it should also be highlighted that there are five different social rent levels.
- 2.6. Roda suggested asking Hackney to extend the assessment they are carrying out for Phase 5. She mentioned that if Hackney intends to pursue a CPO, they will need to submit a report to the Cabinet to bring Phase 5 into decant status. The Chair suggested examining what Hackney will include in the report.
- 2.7. The Chair suggested that WDCO focus on improving the process for Phase 4, review the Phase 5 report, and explore whether there is scope for affordability to be included.

ACTION: The Executives to focus on improving the process for Phase 4, review Hackney’s report before it goes to the Cabinet, and identify any scope for affordability to be included in the report.

- 2.8. The Chair has not yet heard back from William regarding becoming a representative for the Estate Management Board.

ACTION: Adrian to speak to William regarding becoming the WDCO representative on the Estate Management Board.

- 2.9. There were no discussions at the July Board regarding the Partnership Board representative becoming a rotating role. Jackie was elected as the representative for the Partnership Board.
- 2.10. Roda provided a response at the July Board regarding the question posed by the Board on conflicts of interest.

- 2.11. Roda prepared a paper explaining shared equity and outlining the leasehold offer on Woodberry Down.
- 2.12. The review of Awayday priorities and respect during meetings was discussed at the July Board; WDCO will provide further feedback on this.
- 2.13. The NHG letter was circulated to WDCO and discussed at the July Board regarding the appropriate response.
- 2.14. WDCO suggested that Jada make changes to the template letter on the SVC review outcome. Jada responded that she would make minor changes and seek approval from the WDCO Board via email. The Executives found the letter confusing, noting that the Board assumed there were refunds across the board, which Jada clarified is not the case. Oonagh added that two letters should be issued: one for residents with a refund and one for residents without a refund. Oonagh proposed seeking the Board's permission for the Executives and some Board members to meet with NHG, discuss amendments, and reach agreement.

ACTION: The Executives will seek Board approval via email to meet with NHG, alongside some Board members, to review the letters.

Major Topics

3. July Board outcome

ACTION: The Chair will discuss the revised priority list with Roda tomorrow morning.

- 3.1. **The list of names of Board members who have volunteered to take on task and actions:** Roda emailed the list of names before the Executive Committee meeting. This list includes:

- Andreea Stoica for the Comms meeting as a non-Executive Committee member
- Jackie for the Comms meetings and Events Planning
- Jackie and Adrian for the Redmond Centre and MHDT relationship
- Omar and WDCO members who previously worked on Phase 3 for Phase 3 and affordability
- Geoff, Jackie and Adrian for housing numbers
- Geoff and Ekaterina for S106
- Adrian, William, Omar, Geoff and Hilary for the meeting with NHG

- 3.2. **Response to NHG:** Jada and Mica from NHG will attend the NHG meeting on Friday. The Chair will write back to invite the Chief Executive Officer and Head of Complaints department.

ACTION: The Chair will ask Jada to invite the Chief Executive Officer and Head of Complaints department to the meeting.

4. **Gita's proposed list of public appearances:** Gita attended an action group for the neighbourhood forums better health and wellbeing. Gita suggested

meeting with Friends of Woodberry Down and MHDT lunch to raise WDCO's profile for residents, particularly outside of the WhatsApp groups.

ACTION: The Chair and the Executives will revisit the list of public appearances and will attend the Friends of Woodberry Down and MHDT lunch at the Redmond Centre.

5. **WDCO sailing scholarship:** Oonagh updated that Vicky has put Oonagh in touch with the manager at the reservoir and will chase this up.

ACTION: Oonagh to chase up the WDCO sailing scholarship with manager at the reservoir.

6. **Planning Sub-Committee - Wednesday 30 July 2025 6.30 pm:** Roda added this to the agenda as there appears to be a Planning Sub-Committee meeting; however, it has not yet been confirmed whether the Masterplan (outline planning application for Phases 5–8) will be considered at the meeting on 30th July.

7. **Redmond Centre booking fees:** WDCO raised concerns regarding the condition of the Redmond Centre, particularly the smell, the need to set up chairs and tables, and issues with the TV impacting hybrid meetings. They feel the £120 fee, now with an added cleaning charge, does not reflect the standard of service and facilities provided. Gloria raised that WDCO should ask if it is possible for the room to be cleaned and set up ahead of meetings.

ACTION: Gloria to speak with St Olive's Church to discuss a benchmark on how much they charge for the hall.

8. **AOB:**

- 8.1. Leonora requested holding a meeting to have the budget sent off to Hackney Council.

ACTION: The Chair, Gloria, Roda and Leonora to finalise the budget, discuss producing monthly report and set ground rules on Thursday, 5:30pm at the WDCO Office.