

# **WOODBERRY DOWN COMMUNITY ORGANISATION**

## **Board Meeting**

### **MINUTES**

Thursday 17th July 2025  
7:15pm Redmond Community Centre

**Attendance:** Kalu Amogu, Hilary Britton, Adrian Essex, Leonora Williams, Ekaterina Andreeva, Mina Faragalla, Phil Cooke, William Sheehy, Ann Hunte, Geoff Baron, Livia-Jeanne Lupumba, Shifra Appich, Dulce Laluces, Gloria Obiliana, Andrea Stoica, Gita Sootarsing, Francis McDonagh, Jackie Myers, Andrea Anderson, Omar Villalba

**Partners:** Cllr Nicholson, Cllr Young, Cllr Selman, Terunesh McKoy, Tom Anthony, Julian Rodriguez, Nikola Popovic, Phoebe Duverger

**Visitors:** Roda Hassan, Ameera Hassan

#### **Welcome / Apologies for absence:**

Nicolas Attalides, Donna Fakes, Oonagh Gormley, Barbara Panuzzo, Tina Parrot, Kristina Zagar, Necdet Ozturk, Gareth Crawford, Hermione Brightwell, Jada Guest, Simon Donovan

#### **1. Acceptance of minutes of 19 June 2025:**

- 1.1. The minutes were agreed and accepted for accuracy.

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

- 2.1. The Board decided to separate the actions into two sections: partner actions and WDCO actions.
- 2.2. No update has yet been received regarding the concluding statement of the window report, which is still expected from Berkeley's legal team. Elaine asked when the windows fell out, and Roda confirmed this occurred at the end of 2021.
- 2.3. Hackney has not yet provided a timeline for the LLP (split household), which remains an outstanding action. Cllr Nicholson requested a further discussion with the Chair, as new evidence has come to light that requires a revised process beyond what the Council had originally anticipated. Cllr Nicholson proposed arranging a meeting at a later date to address the emerging issues and information received by the Council. The Chair asked whether Elaine could be included in this discussion, and Hackney agreed.

**ACTION:** Cllr Nicholson to arrange a meeting with WDCO members to discuss the split household issue and provide an update. Elaine will also be invited to attend the meeting.

**2.4.** Roda noted that the wording of the previous action was incorrect. Sarah Fabes had agreed to speak to the Estates team attending the meeting and would then provide feedback to Roda on the outcome.

**ACTION:** Tom to ensure Sarah provides the Estates team update to Roda regarding the meeting.

**2.5.** The Chair noted that anticipated costs for Phase 3b had not been provided to prospective tenants in a single, consolidated note. Julian responded that he, Nikola and Lizu Behad drafted a breakdown of costs, which was issued to Roda and Phase 3b residents today.

**ACTION:** Roda to circulate the draft breakdown of costs to Omar, Hilary, and other Board members involved in Phase 3.

**2.6.** Nikola reported that he had asked the property manager at Willowbrook to arrange a service charge meeting. Andreea stated that residents had not received letters detailing service charge costs. Roda confirmed that Willowbrook TRA, Ekaterina, and Leonora had requested a meeting to discuss the issues, including a timeline for when the service charge budgets would be shared, noting that these should have been available before the start of the financial year.

**ACTION:** Nikola to update Roda tomorrow on the Willowbrook service charge budgets.

**2.7.** Hermione circulated dates to WDCO earlier today for a working group meeting with Millco, to be arranged in the first week of August.

**2.8.** Hackney is still awaiting next steps from TfL regarding Seven Sisters Road. This remains an outstanding action.

**2.9.** No meeting took place on 14th July to discuss the historical service charge review. However, WDCO provided comments to Jada on the draft letters. Jada will arrange a follow-up meeting with WDCO members after revising the letters.

**ACTION:** Jada to arrange a meeting with WDCO following revisions to the draft letters.

**2.10.** Upgrades to heating and hot water have commenced at Watersreach and Reservoir. The Chair reported additional leaks have been uncovered. Roda confirmed the current works are due to be completed this week, with planned HIU upgrades commencing next week.

**2.11.** Julian stated that parallel discussions on CCTV and access are ongoing. When Jada returns from annual leave, Julian will provide an update on her discussions and coordinate a response for WDCO.

**ACTION:** Julian to provide an update on his discussions with Jada and coordinate a response for WDCO on CCTV and Access.

- 2.12. An observer raised concerns regarding security issues and suggested engaging local young people via community organisations. They recommended working with the council to proactively engage young people as a long-term solution. Cllr Sarah Young agreed, noting that drop-in sessions at The Edge Youth Hub and outreach linked to social services and schools are in place. She also confirmed police engagement with at risk young people and provided a debrief process following the Wireless Festival, involving police, Haringey Licensing, Hackney enforcement, and Festival Republic. Caroline noted targeted resources following Wireless and ongoing prioritisation for Woodberry Down.
- 2.13. Andrea Anderson emphasised that blame should not be placed on Woodberry Down residents, as many incidents involve young people from outside the estate. Jackie highlighted the engagement gap for 18–25 year olds. William raised concerns that cameras are ineffective and do not deter incidents. Caroline confirmed that camera actions were discussed at the recent Community Safety meeting and that a chair for a community panel is yet to be elected, potentially in September.
- 2.14. Berkeley provided an update on the District Heat Network, noting delays due to issues with the Energetic Scheme (waste burning facility in Enfield). They are exploring alternative solutions following changes in Haringey's commitment. Hilary stressed the need for a prompt resolution due to potential impacts and costs. Roda asked whether the changes were based on Hackney's 2023 feasibility study; Tom confirmed that Berkeley is now considering other solutions.
- 2.15. Elaine requested to see WDCO's comments on the Masterplan.

**ACTION:** Roda to email WDCO's comments on the Masterplan to Elaine.

### **3. Partner Updates (attached):**

- 3.1. **NHG:** There were no written questions submitted for the NHG report. Julian noted that there were no further updates to provide.
- 3.2. **Berkeley:** Tom confirmed that there are no further updates from the report.
- 3.3. Gloria asked Berkeley about the sales information, she asked who is purchasing the properties and whether any Woodberry Down residents are among the buyers. Tom responded that two separate homes have been purchased by Woodberry Down residents.
- 3.4. Jackie asked when the remaining residents will be moved to Phase 4 and when Berkeley will begin boarding up the vacated properties. Tom responded that this will commence in early autumn, with boarding up occurring as soon as each building is vacated.
- 3.5. **Hackney:** Terenesh updated that Hackney is recruiting for a Regeneration Manager and a Community Engagement Officer.
- 3.6. Hilary asked how many residents have not accepted the offer to move to Block 3b.

**ACTION:** Hackney to follow up on how many residents have not accepted the offer to move to Block 3b.

- 3.7. **MHDT:** Jackie raised concerns regarding funding for events at Woodberry Down, noting that allocated funds are not being distributed fairly and are being held for a specific event. She requested clarification on how funding is distributed across all events. Tom responded that more funding was allocated to the Hidden River Festival because it attracts the most attendees, and confirmed that an equal fund is allocated to Winterfest and the Summer Funday.
- 3.8. Amanda highlighted the need for activities for older residents, noting that they often feel marginalised and should be included in events. Roda confirmed that this point had been discussed and recorded at the recent events meeting. The Chair added that there is currently a vacancy for Communications Vice Chair, who could raise these concerns with partners and attend future meetings.

**ACTION:** Tom to provide figures on how event funding is distributed.

**4. Board discussion without partners:**

- 4.1. **WDCO Awayday and priorities:** Looking back on the WDCO Awayday, the Chair requested the Board's suggestions on top priorities.
- 4.2. Andrea Stoica suggested improving communication, as some residents are unaware of events unless they attend the WDCO Board. These residents feel isolated and tend to communicate only via WhatsApp. Improved communication would encourage greater involvement. Hilary proposed providing a brief summary after each Board meeting, highlighting key issues and actions. Ekaterina noted that some residents at the Phase 1 service charge meeting were unaware of WDCO and their representatives.
- 4.3. Phase 3 and its implications for subsequent phases, including affordability, remains a priority.
- 4.4. The Chair asked whether the number of social homes included in the Masterplan submission remains a priority. Roda noted that Jackie and Geoff had written to Cllr Nicholson requesting a meeting to discuss the affordable housing mix the balance between social rent and intermediate tenure homes but had not received a response. The request was initially sent on 9th April and chased in May.

**ACTION:** The Chair to follow up with Cllr Guy Nicholson regarding the request for a meeting on affordable housing numbers (tenure mix).

- 4.5. Jackie proposed that anti-social behaviour (ASB) and community safety should be a priority.
- 4.6. Hilary raised concerns regarding the Redmond Community Centre, noting that it does not currently function as a community hub; for example, the book club now meets at The Naturalist. Elaine highlighted issues with the Centre's condition, including odours, and others noted issues with chairs and tables, and the TV affecting hybrid meetings. The Board also expressed that the additional fee does not reflect the standard of service or facilities provided.

- 4.7. WDCO's relationship with MHDT should be a priority. It was also noted that Friends of Woodberry Down still lack a dedicated space. Roda responded that MHDT have been working with Friends of Woodberry Down, who hold events on Fridays at the Redmond Centre. Roda suggested that MHDT provide a timetable of free activities at the Centre and that WDCO discuss funding for events for young and older residents with MHDT and other partners.
- 4.8. Jackie also expressed concern over MHDT managing too many shops and volunteered to help with communications outside of the Executive, alongside the Chair. Andreea Stoica agreed to assist with communications outside of the Executive.

**ACTION:** The Chair and Jackie to meet with Simon Donovan regarding communications and MHDT's management of shops on Woodberry Down.

## **5. Response to NHG's letter to WDCO:**

- 5.1. Jackie expressed that it is inappropriate for NHG to continue referring to WDCO as a RA/TRA; WDCO should be recognised and treated as one of the partners. Geoff noted that the letter contains numerous irrelevancies. The lack of response from NHG to TRAs on NHG managed blocks suggests that NHG is not adequately addressing issues. How can WDCO expect NHG to respond if existing TRAs are struggling to receive replies? Hilary suggested that there needs to be a clear escalating route to the Housing Association Regulator.
- 5.2. The Chair proposed taking the response to the Partnership Board to address how long matters can remain unresolved without partners being held to account.

**ACTION:** The Chair, Omar, Geoff, and William to meet with NHG next week to agree on dates and discuss the letter. A list of complaints will be prepared by Roda.

**ACTION:** Following the meeting with NHG, WDCO will take the matter to the Partnership Board to discuss the relationship between WDCO and NHG.

6. **Proposal to pursue an Equalities Impact Assessment:** Omar was not in attendance for the discussion. The Board will revisit the proposal at a later date.

## **7. Elections: Partnership Board and Estate Management Board:**

- 7.1. Partnership Board: Jackie was elected as representative for Partnership Board.
- 7.2. Estate Management Board: The Board was happy to accept William Sheehy as the representative, but confirmation is required on whether he is accepting the role.

**ACTION:** The Chair and ITLA to follow up with William regarding the Estate Management Board vacancy.

**8. Elections: Executive Committee Vice Chair Comms and Treasurer Vacancy:**

- 8.1. Vice Chair (Communications): No candidates came forward for the position.
- 8.2. Treasurer: Leonora was elected as Treasurer.

**9. AOB:**

- 9.1. The Board agreed that there will be no Board, Executive Committee, or Liaison meeting in August.
- 9.2. Hackney is reviewing the Task and Finish/Working Groups. The Executives suggested awaiting Hackney's feedback and requested the Board's view on reviewing the proposal. Jackie proposed establishing a Task and Finish group dedicated solely to communications, operating as a unit. Roda will gather feedback from the Board and provide a consolidated response to Hackney.
- 9.3. Elaine suggested that the same approach to holding NHG accountable could be applied to Berkeley regarding the window detachment at the end of 2021.
- 9.4. Jackie requested that Board papers be sent by post going forward.

**ACTION:** Roda to gather and collate feedback from the Board and send to Hackney.

**ACTION:** WDCO Board papers to be sent by post to Jackie.

**ACTION:** Elaine to be added to the mailing list for minutes and Board papers.