

WOODBERRY DOWN COMMUNITY ORGANISATION LIAISON MEETING WITH PARTNERS

Woodberry Down Community Organisation Liaison Meeting with Partners 7th October 6pm – 7pm

Residents (WDCO members: Hilary Britton (HiB), Omar Villalba (OV))

Partners: Sarah Fabes (SF), Gareth Crawford (GC), Giorgia Woolveridge (GW), Jada Guest (JG), Nic Popovic (NP), Tom Anthony (TA), Hermione Brightwell (HB), Julian Rodriguez (JR)

Apologies: Oonagh Gormley (OG), Adrian Essex (AE), Leonora Williams (LW), Gita Sootarsing (GS), Gareth Crawford (GC), Ameera Hassan (AH)

ITLA: Roda Hassan (RH)

Items	
1.0	Minutes of June Liaison Meeting
	GS sent her apologies for the September Liaison meeting. The minutes were agreed and accepted for accuracy.
2.0	Matters Arising
	TA provided an update on the concluding statement regarding the window report. Berkeley will not be in a position to ever share the report, as it is protected by legal privilege. There were several factors that contributed to the window detachment, and no single cause was determinative. Berkeley has taken extensive steps and confirmed that the remedial strategy in place will address each of the contributing factors. TA will share a letter from their legal team that can be provided to the Board. However, this will be confidential and must not be circulated or shared outside the Board. TA will circulate the letter to AE and RH and has requested that it not be added to the WDCO website. ACTION: Berkeley to circulate the letter from the legal team regarding the window detachment to AE and RH. RH will share the letter with the WDCO Board and remind members that it must not be circulated outside the Board or added to the WDCO website. JR is following up on RH's request for NHG to investigate all cases where ground rent may have been incorrectly charged to shared equity residents. This relates to leases signed prior to June 2022, as the shared ownership leases at that time permitted ground rent to be charged up until that date. OV asked whether there is a timeframe for clarification. HB responded that she will liaise with JR to cross-reference the history outside of the Liaison Meeting and provide an update before the next meeting. ACTION: JR to provide an update on ground rent charges for shared equity residents. NP circulated an information document outlining the various costs to RH and is liaising with the back office to respond to the questions raised by RH. ACTION: GC to arranging the meeting with councillors, the DART team, and relevant officers to review inconsistencies in medical assessments. HB updated on OV's question regarding ITLA support for TA residents with complex needs. The ITLA scope does not currently cover TA residents. OV noted that Hackney had previously advised, about a year ago, that ITLA support does include TA residents, and raised that approximately 10% of the Woodberry Down population are TA

	residents. OV emphasised that there should be dedicated support and services for this group. OV to speak with HB outside of the Liaison Meeting regarding support for TA residents with complex needs. RH reported that AE attended the meeting with Millco. JG arranged a separate meeting with Wayne to request support from the NHG billing team, which was attended by AE, RH, and JG.
3.0	Action tracker and September Board actions
	DHN RH asked when the DHN Working Group meeting would be arranged. TA responded that he is waiting for cost information from consultants and hopes to have this finalised by next Monday, after which he will begin arranging a date. ACTION: TA to provide a date for the DHN Working Group meeting by the October Board. Split Household Update (Meeting on 29 September) HB will check in with GC regarding the split household meeting and provide an update at the October Board. RH mentioned that Cllr Nicholson had advised Hackney received legal advice suggesting that the split household policy could be challenged. It is not only the out-of-phase policy being reviewed, but the entire split household policy, which has raised concerns from WDCO. HiB asked who requested the legal advice and why. HB responded that the advice relates to how housing policy is applied across Hackney Council as a whole and is not specific to Woodberry Down. ACTION: Hackney to provide an update on the split household to the WDCO Board and clarify that the legal advice is. Historical Service Charges: The historical service charge review has now been published. Letters were sent out on Friday, and the remaining blocks have received their packs, including the letters, this week. This action has been completed and should be closed at the October Board. NHG will be holding two drop-in sessions on Wednesday 15th and Wednesday 21st October. Berkeley: TA followed up with the Estates Team and provided feedback from the service charge meeting. HiB noted that there are outstanding actions from KSS3 involving R&R and Berkeley. ACTION: GW to follow up on outstanding KSS3 actions with HiB and OG. TA also updated that Berkeley have spoken with R&R, who are obtaining quotes to repair the pathways on Willowbrook and Hartington. WDCO requested that Michael Lucid be invited to the October Board meeting, following Trevor's departure, to attend the first 15 minutes for an introduction. HiB suggested providing a short introductory letter, contact details, and a photo on the portal to introduce him to the Board. ACTION: Berkeley to provide a short introductory letter, contact details, and photo of Michael Lucid to be uploaded to the portal. NHG:

	JR confirmed that the payment has now been made to Friends of Woodberry Down. RH noted that AE raised queries with NHG about the effectiveness of programmes such as community activities and health initiatives. Sarah Connelly has indicated that she would be willing to provide an update at the November Board. ACTION: Sarah Connelly to provide an update on community programmes and activities at the November Board.
4.0	Preparation for October Board Meeting
	RH noted that, she and AE discussed the Phase 4 Library and TfL update following the Partnership Board and asked whether a written update would be provided at the October Board. TA responded that the scope for the Ground Floor Strategy has not yet been agreed, so Berkeley may be hesitant to present a library update to the Board at this stage. TA and HB confirmed that the Phase 4 Library and TfL update could instead be provided at the November Board.
5.0	Brief Partner Updates – Key Issues and Changes
	Berkeley TAM reported that Berkeley are due to achieve Practical Completion (PC) for the entirety of Phase 3 this month. They are due to commence demolition of Phase 4 at the start of December. They are also expecting a decision notice on the Masterplan shortly. NHG: JR updated that NHG has taken Practical Completion for the final unit in Phase 3, which will be available imminently. NHG are working with Berkeley on Phase 4 agreements. NHG will be writing to Phase 3A residents in the coming weeks regarding a heating system check to take place in November/December, as there was a gap between completion and occupation during the affordability discussions. Hackney: HB reported that Hackney has handed over the Phase 4 site to Berkeley. They are now focusing on Phase 5, considering the steps required to bring it in-phase. There is ongoing work on Block D, and Hackney are preparing to enter a lease with Millco. HB also confirmed that Hackney has appointed two new Regeneration Managers, a Project Officer (who started in June), and a Community Engagement Officer, who has now joined the Woodberry Down team.
6.0	AOB
	NP noted that the service charge meeting with Willowbrook and Hartington residents has been booked for 21st October. JG reported that the heat network upgrade works in Watersreach and Reservoir are nearly complete, with 6 out of 117 properties remaining. NHG expect completion by the end of October.