

Title: Minutes of the Estate Management Board (Woodberry Down)**Date:** 12 June 2025**Venue:** Online**Present:**

Gareth Crawford (GC) - Hackney Council (Chair)
Faizah Mulla (FM) - Hackney Council (Minutes)
Carlene Liverpool (CL) - Hackney Council
Melissa Moench (ML) - Hackney Council
Ian Holland (IH) - Hackney Council
Sahena Begum (SB) - Hackney Council
Tom Anthony-Morgan (TAM) - Berkeley Homes
Jeanette Evans (JE) - Rendall and Rittner
Roda Hassan (RH) - ITLA Public Voice
Tyler Lynton (TL) - Hackney Council

Apologies:

Jackie Myers (JM) - WDCO
Trevor Hughes (TH) - Berkeley Homes
Georgia Woolveridge (GW) - Berkeley Homes
Sarah Fabes - (SF) - Berkeley Homes
Jada Guest (JG) - Notting Hill Genesis
Simon Slater (SS) - ITLA Public Voice
Phil Cooke (PC) - WDCO

Item	Minutes	<u>Actions</u>
1.0	Introductions	
1.1	Formal introductions were made.	
1.2	BH requested representation from their operational team, Trevor Hughes or Georgia Woolveridge, for future meetings. Both individuals have been invited.	
2.0	Previous Minutes	
2.1	Minutes of the previous meeting (06 February 2025) were agreed as an accurate record.	
3.0	Action Log & Forward Plan	
3.1	See Action Log / Forward Plan tracker for updates / actions.	
3.2	Action 6 - GC has prepared a briefing document for Hackney colleagues, which is currently under discussion with Senior Colleagues at Hackney. GC will provide an update at a later stage,	

	as an outcome has not been reached yet.	
3.3	Action 9 - RH stated that NHG is scheduled to present a written update/presentation regarding the Historic Service Charges at the next WDCO Meeting, with confirmation expected 12 July 2025. Phase 3 work is nearing completion, and the working group will now commence work on Phase 4.	
3.4	Action 10 - GC confirmed that this is part of the consideration for future management and maintenance arrangements for public open space.	
3.5	Action 11 - MoL is the same as Kick Start Site 3, this has been corrected on the Action Log. IH reported that the delay between snagging and BH commencing the works results in additional issues by the time of re-inspection. GC proposed scheduling another meeting to resolve this matter.	
3.6	Action 13 - The cultural officer continues to progress the cultural workstream, with a focus on community and cultural spaces. The Non-Housing Assets Strategy Development is currently underway and is anticipated to be finalised by the end of Autumn.	
4.0	Terms of Reference Review	
4.1	The Terms of Reference (ToR) have been updated following the last Round Table meeting. Estate management meetings have revised the members of this meeting to focus on resolving Public Realm issues that could not be addressed in the WDCO Liaison, NHG Estate Management, and LBH Estate Management Meetings.	
4.2	RH provided comments on the ToR, which have been cleared by CL, requiring no further action.	
4.3	WDCO to confirm representatives following their AGM. Representatives to reflect all tenure types.	
4.4	Noted that commercial representatives were proposed, but subsequently removed by consensus among attendees.	
4.5	All attendees expressed satisfaction with the revised membership.	
4.6	CL confirmed the Programme Management Office will review this in six months. Action: to review this in six weeks	CL
4.7	The EMB has approved the ToR.	
5	Ground Rent / Future Maintenance	
5.1	Covered in action log	

6	Capturing Public Realm Lessons Learned	
6.1	Covered in Actions Log	
7	West Reservoir Project	
7.1	IH reported that the contractor has been appointed and main works to start in a couple of weeks. Operations in the leisure centre will continue throughout the duration of the works.	
7.2	RH enquired whether the works were originally planned to occur outside of the summer period, and if this schedule has since been altered.	
7.3	IH confirmed that there has not been a precisely defined timeframe. The current intention is to carry out landscaping around the east bank during the summer, as this would have presented difficulties in the winter period.	
8	Highways and Seven Sisters Road Update	
8.1	TL stated that Seven Sisters Road is part of the TfL network. The substantial Section 106 funding allocated for improvements to Seven Sisters Road and pedestrian access is vital for the regeneration project. Existing constraints persist, with Manor House being one of the busiest junctions; extreme caution is required to prevent significant congestion caused by pedestrian crossings impacting the Manor House Junctions.	
8.2	TfL presented at the recent RT meeting, noting their ongoing restructure and the establishment of a new point of contact with whom they have met.	
8.3	Despite several years of delay an update is anticipated in the summer.	
8.4	TfL confirmed that four highways have been adopted. Coster Avenue's traffic scheme to be modified to enable Phase 4 works. This requires a traffic management order, which is expected to cause a delay, however progress is being made and completion is anticipated by the next meeting.	
9	MoL2 Land Transfer Update	
9.1	The KSS3 Land Transfer update has been addressed within the action plan. While discussions are pending, progress is being made on this matter in the background.	

10	AOB Forward plan to be added to the agenda.	
11	Date of next meeting 13th October 2025 11.00 - 12.00 (online)	