

WOODBERRY DOWN COMMUNITY ORGANISATION LIAISON MEETING WITH PARTNERS

Woodberry Down Community Organisation Liaison Meeting with Partners 4th November 6pm – 7pm

Residents (WDCO members: Adrian Essex (AE), Hilary Britton (HBr), Omar Villalba (OV),

Partners: Sarah Fabes (SF), Gareth Crawford (GC), Giorgia Woolveridge (GW), Jada Guest (JG), Nikola Popovic (NP)

Apologies: Oonagh Gormley (OG), Leonora Williams (LW), Gloria Obilana (GO), Julian Rodriguez (JR)

ITLA: Roda Hassan (RH), Ameera Hassan (AH)

Items	
1.0	Minutes of June Liaison Meeting
	The minutes were agreed and accepted for accuracy.
2.0	Matters Arising
	<p>TA provided a letter containing the concluding statement on the window report, which AE, RH and HiB reviewed. TA updated that their Legal Team is preparing a responses to all of WDCO's questions, and these will be provided at the November Board meeting.</p> <p>JR updated that Nic is looking at the ground rent charges for shared equity residents and NHG are working with Berkeley who issue the requests for the ground rent. NHG will be discussing with Berkeley to identify which homes are shared equity to avoid incorrect invoices/requests being issued.</p> <p>ACTION: NHG will include the progress on this in NHG's monthly report for the WDCO Board.</p> <p>GC is trying to arrange a meeting with councillors, DART team and relevant officers to review inconsistencies in medical assessments and there have been queries from the DART team, which RH has responded to. The meeting arranged by GC relates to residents in the old blocks who are getting medical assessments done.</p> <p>ACTION: GC to arrange a meeting with councillors, DART team and relevant officers to review inconsistencies in medical assessments.</p> <p>RH clarified that the action for Nic relates to Phase 3 estimated costs breakdowns, which RH shared with the Executives - HiB and RH had follow up questions which were sent to Nic and they are currently waiting for a response.</p> <p>ACTION: JR and JG will arrange for Nic to provide a response on the Phase 3 cost breakdown by the November Board.</p> <p>OV and Hermione discussed TA residents as they will not be included in the ITLA scope. OV raised that GC's predecessor confirmed that the ITLA are dealing with TA housing queries. RH confirmed that TA residents do attend drop-in surgeries and are supported informally by the ITLA who signpost to other services. OV asked why this is not included in the brief is the ITLA are already supporting TA residents informally. RH responded that TA residents are more often signposted to other services that are better suited to support. RH proposed for Hackney to share information on services that are available for TA residents.</p>

	<p>AE reported that Millco are frustrated that they have been unable to bring tenants into Block D, as the fit-out is still ongoing. TA added that since Berkeley began the fit-out works, the HRUs have not been functioning properly. Berkeley have therefore ordered replacements, and the handover to Hackney is expected by the end of November.</p> <p>GS asked whether businesses are still being sought for the commercial space. GC confirmed that Millco have a list of potential operators and will report back to the working group with their preferred options.</p> <p>GS also had a meeting with Mat Jenner regarding a possible community space in Phase 4. GC clarified the contractual position: Hackney retains the right to take on the space for a library, and if this does not happen, the space defaults to commercial use under Berkeley's control. GC will follow this up with Mat Jenner.</p> <p>ACTION: GC to speak with Mat Jenner regarding Phase 4 community space.</p> <p>ACTION: Hackney to include in the monthly report an update on Block D, including the expected date for finalising the Millco lease agreement with Hackney and progress on securing end users/businesses.</p> <p>JG reported that NHG have received feedback from residents about communication from housing officers, and she will continue to engage with the officers on this. JG is still awaiting confirmation of the dates for the billing drop-in sessions with residents and will update WDCO by the end of the week. RH has sent questions to Wayne to clarify the estimated charges compared with the actual bills issued.</p> <p>ACTION: JG to update WDCO on the confirmed dates for the billing drop-in sessions by the end of the week.</p> <p>ACTION: JG to follow up with Wayne to obtain responses to RH's questions on billing.</p>
3.0	Action tracker and October Board actions
	<p>TA reported that the DHN meeting date has not yet been confirmed. HiB raised concerns that only two meetings have taken place in the last three to four years, and highlighted that the equipment for residents in KSS1 and KSS3 is ageing. HiB requested confirmation of a meeting date by December or the end of the year.</p> <p>GC provided an update on the split household policy. A meeting had taken place with WDCO and Cllr Nicholson, after which Cllr Nicholson briefed senior officers and reviewed legal advice. GC has since spoken with him and will aim to provide information for the November Board. RH raised concerns about ongoing delays in the review and asked for a summary of the legal position. OV queried whether the pause in the split household policy affects 3a and 3b residents and whether they are now required to bid through Choice Space Lettings. GC confirmed that households will continue through the system if their decision was made before the pause came into effect.</p> <p>ACTION: RH to email Cllr Nicholson regarding the split household update and to stress the urgency of the matter.</p> <p>NHG confirmed that letters regarding historical service charges have been issued and the drop-in sessions were successful. It was agreed by the Executives and partners that historical service charges will now be removed from this forum.</p> <p>Oonagh reported that the outstanding actions for KSS3 involving R&R and Berkeley, raised at the Board meeting, are being progressed outside the Liaison meeting.</p>

	<p>GW will update William on pathway works at Willowbrook and Hartington separately, outside the Liaison meeting.</p> <p>The Executives requested that Michael Lucid be invited to a future WDCO Board meeting. They also suggested alternative ways of introducing him, such as a photograph, an introductory letter and contact details.</p> <p>ACTION: TA to introduce Michael Lucid to the Executives at Winterfest.</p> <p>GC updated that Sarah Connelly sends her apologies and is unable to attend the November Board. She will be available for the December or January meeting.</p> <p>ACTION: Hackney to provide a more detailed update, including figures, in the next set of Board papers.</p>
4.0	Brief Partner Updates – Key Issues and Changes
	<p>Berkeley and Sarah Fabes will be giving a presentation on Phase 5 at the November Board meeting.</p>
5.0	AOB
	<p>The service charge meeting with Willowbrook and Hartington residents took place on 21 October.</p> <p>AE asked whether the heat network upgrade works in those two NHG buildings had been completed. JG confirmed that three properties remain outstanding, as NHG have been unable to gain access. NHG are working with their legal team to secure entry.</p> <p>GS asked why the library space would revert to commercial use if Hackney chose not to use it, given that it was provided to the community under the Section 106 agreement. GC clarified that the Section 106 sets out a process whereby Hackney has the option to take on the space as a library. If Hackney does not exercise this option, the space defaults to commercial use under the control of Berkeley Homes.</p>