

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 20th November 2025
7:15pm Redmond Community Centre

Attendance: Hilary Britton, Oonagh Gormley, Barbara Panuzzo, Adrian Essex, Ekaterina Andreeva, Phil Cooke, William Sheehy, Ann Hunte, Nicolas Attalides, Geoff Baron, Dulce Laluces, Andreea Stoica, Gita Sootarsing, Jackie Myers, Andrea Anderson, Necdet Ozturk

Partners: Lewis Cooper (LBH), Sarah Moore (LBH), Jada Guest (NHG), Sarah Fabes (BH), Phoebe Duverger (BH), Cllr Nicholson, Cllr Young

Visitors: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Kalu Amogu, Tina Parrott, Donna Fakes, Leonora Williams, Mina Faragalla, Livia- Jeanne Lupumba, Gloria Obiliana, Omar Villalba, Francis McDonagh, Julian Rodriguez, Gareth Crawford

Section 0 - Introduction

1. Acceptance of minutes 16 October 2025

1.1. The minutes were checked for accuracy and accepted.

2. Matters Arising / Action Tracker

- 2.1. The meter readings were provided at the Operational meeting on 18th November which Jada also followed up with an email.
- 2.2. Roda updated that if residents do not get the desired outcome for Phase 3B, they can appeal through the complaints process or through the councillors.
- 2.3. Cllr Sarah Young received an update from the Road Safety Officer that the accessibility of the footway is slightly constricted in part and there is a viable visibility issue at the junction of Woodberry Down, Woodberry Grove school access. As of January, the street Woodberry Down will be closed. However, the engineer will take this forward and ask the contractor to provide an appropriate viewing window and see if the areas of constricted footpath can be modified in anyway. Jackie raised concerns about the safety on Seven Sisters Road, especially by the traffic lights opposite the road with hoarding, that children congregate there to cross over to walk to school. Jackie requested for a barrier to be added for safety.

ACTION: Berkeley will take Jackie's question away regarding adding a safety barrier on Seven Sisters Road.

Update from BH: We have discussed this with Jackie before - we do not own the pavement or have any control over it, as it belongs to TfL. I have raised it at Seven Sisters Road Steering Groups, but the other way it can be pushed up the agenda with TfL is through Ward Councillors.

- 2.4. Roda followed up with Adrian regarding an update from MHDT, which has been provided in the Board papers.
- 2.5. Roda emailed WDCO Board members who were interested in attending the safer community meeting. This was attended by William and Phil. Cllr Sarah Young explained that the meeting is organised by R&R and Berkeley to report on safety and policing issues. The police are also organising regular drop-in sessions, which are advertised on their 'Met Engage' website. Cllr Sarah Young proposed sharing the 'Met Engage' link for Board members to sign up. Jackie asked whether these safer community meetings were connected, as there are too many going on simultaneously. Cllr Young clarified that within the council community safety team there is coordination with the police, Young Hackney, schools and other safety teams, however, the council does not coordinate with the police's Safer Neighbourhood Team's drop-in sessions. The Chair asked how else WDCO can share the Met Engage link such as through WhatsApp? Gita proposed adding this to the neighbourhood newsletter.
- 2.6. Sarah Fabes informed the Board that the window report update will be coming and is still with Berkeley's legal department. As soon as Sarah receives an email from the legal department, this will be forwarded to Roda and the Chair. Roda clarified to the Board that Berkeley will not share the actual report, as it is legally privileged. They are in the process of drafting a letter from their legal team to explain their legal position, which will be circulated to the WDCO Board and the wider community.

ACTION: Sarah Fabes to follow up with Tom and the Legal Team regarding the window report letter and provide an update to the Chair and Roda.

Update from BH: Tom Anthony provided update to Adrian on 21st November.
(Please see action tracker update for more details).

- 2.7. Sarah Fabes updated that Tom is looking at dates for the district heat network and aims to have this in the diary before Christmas.

ACTION: Berkeley Homes to schedule a meeting of the District Heat Network Working Group before Christmas.

Update from BH: We are unable to provide an update on this at this point, but we are working to get this in the diary ASAP.

Section 1

3. Berkeley presentation - Phase 5 update:

- 3.1. Sarah Fabes delivered the presentation, she update that Phase 5 encompasses the nine blocks between Phase 3 and KSS4.
- 3.2. Sarah provided a planning timeline for Phase 5:
 1. Berkeley started the design work in September 2025.
 2. The first round of public consultations will be in November where Berkeley will present the initial landscaping ideas.
 3. The second round of public consultations will be in March 2026.
 4. The final public exhibition with final Phase 5 proposals will be in June 2026 before submitting to Hackney Council's Planning department in July.
- 3.3. Planning permission was granted in October 2025 for the masterplan covering Phases 5,6,7 and 8 and a total of 3083 homes of which 43% will be affordable. The outline application encompasses the parameters which Berkeley will work within, such as maximum plot heights, maximum and minimum amount of public open space. This outline application also gives an illustrative masterplan with a proposal for how Phase 5 could come forward.

- 3.4. The reserved matters application for Phase 5 comprises of working up in detail the outline application. Berkeley will consult with Woodberry Down on materials they are proposing to use, the colours of materials, how the landscape will take shape, what pedestrian and cycle routes, the number of homes and maximum residential floor space.
- 3.5. Berkeley has changed their consultation approach to align with the existing community events. They plan to meet with a range of demographics to gather their views. Berkeley will also hold pop-up events and webinars going through consultation material, and will coordinate with community groups and local groups. Sarah noted that she will contact Friends of Woodberry Down to capture their feedback on the consultation material and the opinions of young people in estate through consultations at schools.
- 3.6. Berkeley will have a pop-up at the Winterfest outside of the library. They will also be outside Sainsbury's on Sunday December 7th. Berkeley will have a webinar on December 9th and another pop-up outside Manor House station on December 11th.
- 3.7. The first public consultation will focus on what the masterplan application was; what the reserved matters application will build on; fact-finding on how people use Phase 5; discussing proposed landscape areas.
- 3.8. Berkeley's website will be going live on 28th November. They will be doing a leaflet drop to the entire estate and surrounding area and will be on social media. Berkeley will also be working with Hackney and NHG to get on resident platforms.
- 3.9. There will be 3 open spaces in Phase 5: Gateway Pocket Park, Eastern Linear Park, and the New River Path.
- 3.10. Berkeley will provide a further design update at the February Board.
- 3.11. Necdet asked what measures Berkeley will put in place to support affected businesses with the works, proposing a reduction on rents in 2026 during the construction for Phase 4. Necdet raised that businesses have lost a noticeable amount of footfall and revenue due to in Phase 4.

ACTION: Berkeley Homes to follow up on Necdet's questions about support and opportunities for businesses affected by the phase 4 demolition, and to arrange a meeting with him.

Update from BH: Tom Anthony met with Necdet on 25/11 and Gita on 27/11.

- 3.12. Sarah updated that Berkeley obtained planning permission in September 2023 to move the football pitch in Phase 5 to Spring Park.

ACTION: Sarah Fabes to circulate the planning permission documents relating to the relocation of the Phase 5 football pitch to Spring Park to the WDCO Board.

Update from BH: The application can be viewed in full on Hackney Councils website, using the application reference number: 2024/0657

- 3.13. The Board asked whether Berkeley have access to what people have said about Phase 5, particularly in relation to the new river path, as the plans were hard to read. Sarah responded that she has seen consultation feedback from the Masterplan and will work with the community on what to do with the path. The Board also asked if the planned consultation will address the wind conditions in Phase 5. Sarah responded that this will be coming to the March consultation on how proposals interact with current wind conditions.
- 3.14. Elaine asked if Berkeley know how many properties are fitting in the space and what proportion of those properties are for sale and for social housing? Sarah responded there is a ceiling residential floor space of under 80,000 sqm.

Berkeley will carve the number of units in this space based on the illustrative proposals, fire safety perspective and housing needs survey. Berkeley will come back in 2026 on the number of properties fitting in the space and what proportion of those properties are for sale and for social housing.

- 3.15. Gita enquired about the younger population and renters for shared ownership in Phase 5 and asked if there will be an in-person consultation for these younger residents? The Chair asked how Berkeley will inform people outside of the WDCO Board about consultation events and suggested a WhatsApp community for the Woodberry Down Phase 5 consultation group?

ACTION: Sarah Fabes to discuss the Chair's suggestion with Berkeley's community engagement officer on creating a WhatsApp community for Woodberry Down Phase 5 consultation group

Update from BH: Not possible for this consultation, due to internal Berkeley sign off procedures. Will consider ahead of the second round of consultation in March.

4. Partner Updates:

- 4.1. **Hackney:** Lewis Cooper, Hackney's new regeneration manager, updated that Hackney have submitted the housing needs survey outcome to Berkeley and the unit mix will be developed through the Phase 5 design.
- 4.2. Phase 3a is now fully occupied. It was noted at the October Board that 15 units in Phase 3b were available for Woodberry Down residents. The Decant team have pushed for residents to take up units, and this has now reduced to 13 units. There are also 3 additional households who have expressed interest. Jackie asked why residents are not accepting these properties and what are the barriers preventing them from doing so?

ACTION: Hackney to follow up on Jackie's questions about refusals of Phase 3 properties, specifically, the barriers and reasons why residents are not accepting these offers.

Update from Hackney: We recorded a total of 14 refusals for Phase 3B. 3 of these made reference to affordability. 3 others wanted to remain as Hackney tenants. 7 had issues with the size of property on offer (too big, too small, or decided they wanted to split their household, or not split their household). 2 mentioned car parking, while another refused because the property had stairs. 3 of the 14 refusals are for 3 bedroom homes. 1 of these cited affordability. One other refused because the flat was too large. The other decided they now wanted to pursue a split household linked to a move into a 2 bedroom flat.

- 4.3. Lewis updated that the split household policy is still live and Hackney have been processing cases. The policy is subject to availability of suitable homes on the estate, Hackney will look at applications on a case-by-case basis for eligibility. The split household policy review is expected to take place in summer 2026 at the earliest as part of the wider local lettings policy in Hackney. Jackie asked how residents in later phases will be affected if the Split Household Policy is discontinued. Hackney responded they assumed split household policy will be in place for Phase 5 when they submitted the housing needs survey outcome to Berkeley and the unit mix. Cllr Nicholson added that the split household policy must remain a firm commitment in Woodberry Down going forward and that any legal questions should be addressed by the legal team. The Councillors state that legal advice given should be challenged and the split household policy must be embedded into the regeneration estate lettings policy. Lewis added that Hackney will consult WDCO on the local lettings policy approach in summer 2026. Elaine raised that the timeline for split households has denied potential

tenants access to this scheme. Cllr Sarah Young raised that councillors are receiving responses to individual casework requests and asked for clarification on why cases are not being progressed and whether the split household policy is paused. Jackie requested for Hackney to keep their promises for residents in later phases to have the same benefits as those who have gone before.

ACTION: Hackney to provide clarification on the scope of the Split Household review, due to begin in summer 2026.

Update from Hackney: Clarification on the split household review is provided in the Hackney update. The review will now happen alongside a review of the borough wide allocations policy. The scope of this review has yet to be agreed.

4.4. Hilary asked if there is timeline for the sublease to be signed with Millco and Block D.

ACTION: Hackney to follow up on the expected timeline for finalising and signing the sublease for Block D with Mill Co.

Update from Hackney: On block D we plan to agree a lease with Millco by the end of February 2026. This agreed lease will then be signed and completed when Millco enters into its own arrangements with end users, and the building opens in early Spring 2026.

ACTION: Hackney to provide update on works at the West Reservoir, including timeline for the coming months.

Update from LBH: Please see the LBH report for the update.

4.5. **Berkeley:** Berkeley updated that Phase 3 has fully concluded and that all play equipment in Phase 3 park is live. They will be commencing soft strip work for Phase 4 on December 1st and the main demolition on January 5th. The main construction for Phase 4 will commence in the summer.

4.6. Jackie asked if Berkeley will keep the names of the blocks. Sarah responded that she spoke with the demolition contractor to retain those features and will check if this request has gone through.

ACTION: Sarah Fabes to confirm whether the request for the demolition contractor to retain architectural features from the Phase 4 blocks has been approved.

Update from BH: Alpine (Demolition Contractor) have been made aware and will be doing their best to retain the tiled building names. However, they have been in situ for some time, so it is likely some will suffer damage when being removed.

4.7. Elaine asked about the older persons block advertised in Seven Sisters Road and what proportion of this development is social housing? Cllr Sarah Young responded that Goldfinch is 100% affordable, split between 40 social housing rented units and 36 older person/shared ownership units. Gloria raised that they will be having a consultation on 10th December.

5. Board discussion without partners:

5.1. Adrian proposed securing additional support for the role of Chair and for other Board members to share responsibilities, such as managing emails and assisting with tasks alongside Omar. Hilary added that WDCO Board members should attend the Board meetings and be prepared to help with tasks.

ACTION: WDCO Board members will contact Adrian on volunteering and supporting tasks, such as emails and WhatsApp groups, and improve overall efficiency for the

Board.

- 5.2. **Update on WDCO priorities: NHG performance - Adrian Essex:** Adrian, Oonagh, Roda and Simon had a meeting with NHG and presented the document which set out NHG's problems over the last 10 years. James Glass wrote a letter in response to WDCO which addressed that NHG cannot defend its position. Adrian provided six work streams to address NHG performance:
- 5.3. NHG Regulatory Compliance will be managed by the Partnership Board.
- 5.4. Adrian proposed for WDCO to receive reports on service charges and that WDCO will be discussing service charges, operational systems and data integrity with NHG consultants.
- 5.5. Simon suggested a contractual obligations audit.
- 5.6. Adrian proposed addressing the heat network billing transition from Insight and Vital Energy. He also proposed that NHG should provide reports on operations to the WDCO Board.
- 5.7. NHG commitments include: having senior leadership attendance to the Estate Management Board; maintaining attendance to the partnership board attendance; Contractual obligations audit; and detailed timelines for the six work streams.
- 5.8. Roda received an update from Jada on how the heat network billing transition went and how many residents were able to get actual readings rather than estimates. NHG will be holding a drop-in session on Monday 24th November to address outstanding questions.

ACTION: Roda to feed back to Jada the Board's concerns that the drop-in session times (2–5 p.m.) may prevent working residents from attending.

Update from ITLA: Jada has noted the feedback and will pass this on to Wayne from the billing team as a recommendation to adjust the timings for the next drop-in.

- 5.9. WDCO will address de-escalation and governance by requesting for all the work streams to report back to the WDCO Board.
- 5.10. Hilary raised that WDCO should not have to wait 3 months to meet with the Partnership Board and that the Partnership Agreement should be renewed every 3 years but has not been reviewed since 2019.
- 5.11. WDCO's current strategic position is to maintain necessary forcefulness while being collaborative with NHG and to maintain WDCO's position as a solution-focused governance partner.
- 5.12. **Residents Associations:** NHG proposed dividing the estate into two areas on opposite sides of Seven Sisters Road and creating two Resident Associations, each focused solely on the NHG-managed blocks within their area.
- 5.13. WDCO will address what they want RAs to do across tenures and buildings.
- 5.14. Roda added that NHG's proposal is for the blocks they own and directly manage and did not include shared owners in blocks managed by R&R. The ITLA flagged this with NHG as there are other RAs that NHG recognise which do not fit into the Estates and Places team and that NHG should look at the wider Residents Associations across the estate.

ACTION: WDCO to collectively consider how Resident Associations (both NHG informal and formal models) should function for the community before discussing this further with NHG.

Update from ITLA: Oonagh has emailed all the RA representatives, and she and Hilary are in the process of setting up a meeting. They have sent out some suggested dates for this.

Updates on actions from the action tracker

1. Window report

BH Response

Following the incident in Residence Tower, an independent specialist façade contractor inspected the condition, fixing and operation of the several hundred windows across Residence Tower, Riverside Apartments, Waterside Apartments and Parkway Apartments, comprising windows of the same type as the one that detached. No other buildings across the development have the same window type. The limited number of windows that required initial remedial/repair work that could not be undertaken on the day of the inspections were secured and locked off, pending completion of that remedial work, and later put back into use.

Berkeley Homes also appointed a specialist façade consultant to advise investigate and advise on any recommended remedial solution to any issues identified with the KSS1 windows. Further to the inspections and initial remedial work being completed, the façade consultant's advice was, and still is, that the windows are safe to use, providing the windows are not opened or left open or unattended in windy conditions. This advice is not specific to the KSS1 windows and applies in principle to all opening windows.

Since then, the windows in the four buildings referred to above have also been subject to maintenance inspections, to check that the windows are in good condition.

Berkeley Homes will be carrying out further remedial work to the windows in the four buildings, not because the windows are unsafe but because it will further enhance the operation, use and ongoing maintenance of the windows. Berkeley Homes has taken the matter incredibly seriously and has taken extensive steps to ensure this matter is dealt with properly. In light of possible and contemplated litigation with original contractors and consultants in relation to the matter, Berkeley Homes will not be in a position to share its façade consultant's report as it must retain legal privilege. As per earlier updates, there were a number of factors that led to the detachment of the window, with no one factor being wholly determinative. The remedial strategy to date deals with all of the factors.

In terms of next steps, there is one final test to be carried out on the proposed new fixings. The façade consultant has advised that the testing work should be completed in four weeks. Thereafter, a summary of the remedial works programme will be shared. Procurement has been progressed so that the instruction of the works can take place as quickly as possible once the final test is complete and the final remedial scope is agreed. Once those two matters are complete we will be able to update you directly on the timeline to engaging contractors and commencing the remediation.

2. Split household LLP

LBH update

The current Woodberry Down policy on split households is still due to be reviewed. This review will now be considered alongside the borough-wide allocations policy and will not, therefore, commence until summer 2026 at the earliest. Any proposed changes to the current policy will be subject to consultation with residents before any amendments are made to the policy.

As soon as available in 2026, more details on the split households policy review and consultation plans will be shared with WDCO, ahead of any formal consultation. In the meantime Split household moves on Woodberry Down are available (i.e they are not frozen or on hold), but any split household moves are subject to availability (as set out in the current Woodberry Down Local Lettings Policy), and the Council will also consider the specific circumstances of the move, the availability of suitable homes on the Woodberry Down estate', and the need for the move, alongside the wider housing need and housing issues in the borough generally.

3. **District Heat Network:** No date for the meeting has been scheduled yet.