

WOODBERRY DOWN COMMUNITY ORGANISATION

EXECUTIVE COMMITTEE

Minutes

Tuesday 9th December 2025

7 pm Zoom Meeting

Attendance: Adrian Essex, Oonagh Gormley, Omar Villalba, Hilary Britton

Visitors included

Roda Hassan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Leonora Williams, Gita Sootarsing, Gloria Obilana, Ameera Hassan

Section 1

1. Minutes of meeting 25th November 2025:

1.1. The minutes were checked for accuracy and accepted.

2. Matters Arising / Action Tracker:

2.1. Oonagh has written to NHG for further clarification on the definition of cyclical maintenance and what works it includes.
2.2. NHG have asked to deliver the presentation from the Social & Economic team in January.

ACTION: Roda to include presentation from the Social & Economic on the agenda for the Board meeting.

2.3. Jada produced a narrative for NHG's progress. The Chair attended NHG's operations meeting and spoke with Jada who confirmed she will include the grid in for next Board report with actual dates.
2.4. Oonagh and Steve Mullet received the email addresses of RA representatives who attended the Board. Oonagh has arranged a meeting with RA representatives to prepare for the upcoming meeting with NHG.
2.5. Jada is still preparing high level service charge figures for January.
2.6. The Chair received updates regarding the delayed installation of CCTV and the change of maintenance company and audits in January and February. Omar will be attending the NHG operation meetings to follow up.
2.7. Omar proposed for WDCO to have a walkabout on the estate.

ACTION: Roda to circulate an email that the Executives are arranging a walkabout on the estate and whether Board members are interested in joining and also being added to the WDCO Board WhatsApp group.

2.8. Omar circulated a ChatGPT analysis for the PDA related question and Hackney's response, using information from the WDCO website. Hilary proposed that the Executives read through the questions and related documents and work on reformulating Omar's questions.

ACTION: The Executives will review the questions and documents and reformulate Omar's questions regarding the PDA. They will also send the relevant documents to the Chair to add to the 'Defining Documents' library on the WDCO website.

2.9. Omar provided an update on temporary accommodation and noted that Shelter has contacted Councillor Sarah Young regarding the condition of accommodation in Phase 6.

2.10. The Chair provided a speech at the Winterfest.

2.11. The Executives are continuing to strengthen accountability from partners and have spoken with Jada to ensure she has provided the required dates. The Chair will attend the upcoming Partnership Board meeting to hold Jake Bradetsky to account for regulatory issues and lessons learned from Phase 3.

2.12. The Chair requested that Hackney include dates in their reports, particularly regarding the West Reservoir. Roda added that she has followed up with Ian Holland and Gareth, asking for a timeline for the specific works listed for the West Reservoir.

2.13. The Chair noted that remuneration for roles on the WDCO Board is unlikely.

2.14. He also highlighted continued improvements to Board papers, including task lists, action lists and dashboards.

2.15. Roda reported that she has followed up on the ITLA procurement, and Gareth confirmed this will take place in the new year, although no timeline has yet been provided.

2.16. The Chair reiterated his refusal to sign the lease for the WDCO office. He also noted that Matt Jenner had raised the possibility of WDCO holding funds for the Culture Club once developed; however, the Chair stressed this would only be feasible if WDCO were incorporated.

2.17. The Chair noted that the signing of the lease between Millco and Hackney for the bloc (Block D) has slipped to February. This has been marked as amber on the Partnership Board dashboard to reflect the delay.

Section 1 - Major Topics

3. **Preparation for the December Board:** There are no presentations for the December Board. The partners will be providing written updates. Hackney, NHG and MHDT will be attending, and Berkeley have sent their apologies.

3.1. The Executives discussed the dashboard prepared by Roda and the headings include: Block D (bloc), West Reservoir, split households and Phase 5 decant strategy. Hilary proposed that the first question to Hackney should be to seek assurance that the lease will be signed by Millco in February, noting that a draft should already be available and whether the sublease has been prepared on the basis of the draft lease. Omar suggested that the Executives follow up with the

person leading on the asset management from Hackney and responsible for drafting the lease as opposed to Gareth. The Executives agreed to pick up with Block D question at the Partnership Board and emphasise how long has this been vacant and the loss of revenue.

ACTION: The Executives to ask Gareth to confirm whether the lease will be signed by Millco in February and whether a draft lease has been produced.

ACTION: Roda will include a question regarding whether the Asset Management department is delaying the signing of the lease in the list of questions on the WDCO dashboard.

- 3.2. The Executives asked for a detailed set of dates on the West Reservoir and raised questions such as when the works to the new cafe building will finish and when the bridges will be installed in the new year.
- 3.3. The Executives were informed that the Split Household Policy remains live and is scheduled for review in summer 2026. While Hackney provided an update on when the review will take place, they did not respond to the specific questions that were emailed, including: confirmation of the original legal advice underpinning the Local Lettings Policy, clarification of the expected timeline and consultation process for the review, and assurance that clear communication will be provided to residents regarding the review.
- 3.4. Hilary asked whether there is any written confirmation stating that the Split Household Policy does not apply to anyone at present, and sought clarification on what Hackney has submitted for the detailed plan. Roda explained that the data submitted to Berkeley Homes is based on the assumption that the Split Household Policy remains live. She highlighted that any change or removal of the policy following the review would have a significant impact, as more larger properties would be required to accommodate families.
- 3.5. The Chair added that if the review is not completed by June, the figures for Phase 5 will already have been agreed, meaning the phase will be planned based on the current assumptions.

ACTION: The Executives will raise questions regarding the Split Household Policy with Cllr Nicholson at the Partnership Board, including its potential impact on internal and external layouts, the number of rooms, and the overall number of flats.

- 3.6. The Executives asked whether there is a clear timeline for when the Phase 5 decant strategy will be shared with the Board and when it is expected to go to Cabinet. Roda noted that Hackney had previously indicated an intention to take Phase 5 to Cabinet in the new year to bring phase 5 into decant, but no further update has been provided. She also highlighted that there are currently no shared equity properties available, meaning a leaseholder could challenge any CPO application on the basis that a reasonable offer has not been made, which may have significant implications.

ACTION: The Chair will raise the Executives' questions on the Phase 5 decant strategy at the Partnership Board.

4. **AOB:**

- 4.1. The Executives proposed requesting written submissions from Board members outlining their questions on how WDCO should operate.
- 4.2. The Executives also discussed recent crime incidents on NHG blocks, including building invasions, tailgating and phone thefts. The Chair suggested that WDCO should raise these concerns and provide any available footage at the upcoming meeting with the police, Hackney and NHG in January. Roda noted that Board members should be encouraged to inform their neighbours about the meeting on 15 January so they can raise concerns about crime and antisocial behaviour and receive an update from the police.