Title: Minutes of the Estate Management Board (Woodberry Down)
Date: 13 October 2025
Venue: Virtual

Present:

Gareth Crawford (GC) - Hackney Council (Chair)
Faizah Mulla (FM) - Hackney Council (Minutes)
Tom Anthony-Morgan (TAM) - Berkeley Homes
Roda Hassan (RH) - ITLA Public Voice
Tyler Lynton (TL) - Hackney Council
Giorgia Woolveridge (GW) - Berkeley Homes
Gita Sootarsing - WDCO
William Sheehy - WDCO
Jada Guest (JG) - Notting Hill Genesis
Julian Rodriguez - Notting Hill Genesis
Sarah Moore - Hackney Council

Apologies:

Carlene Liverpool (CL) - Hackney Council
Adrian Essex (AE) - WDCO
Jackie Myers (JM) - WDCO
Trevor Hughes (TH) - Berkeley Homes
Simon Slater (SS) - ITLA Public Voice
Phil Cooke (PC) - WDCO
Lao Lee - Hackney Council
Ian Holland (IH)- Hackney Council
Sahena Begum (SB) - Hackney Council
Jeanette Evans (JE) - Rendall and Rittner
Sarah Fabes - (SF) - Berkeley Homes

Item	Minutes	Actions
Standing item	**Introductions** Formal introductions were made.	
Standing item	**Terms of Reference** No updates	

Standing item	**Previous Minutes - 12 June 2025** Gita referred to item 4.4 on the minutes, regarding excluding Business items. GC mentioned this meeting is to discuss the Housing Management assets of the estate. GS reported that Cllr Sarah Young advised that this meeting will include Public Spaces, the Community Centre, Business etc.. GC mentioned we need to think through this what the implications would be and would have to broaden the remit and membership group to accommodate this.. GC to discuss whether changes to the ToR are required at the next meeting.	
Standing item	**Action Log & Forward Plan** Action 5: TAM referred to the Lessons Learnt action and highlighted the Lessons learnt design committee Meeting including a site walkabout is due to take place on 29/10/2025. Action 5 can be closed after the walkabout has taken place. Action 6: GC highlighted the landscaping and Public Realm item will remain open. The Senior Leadership Team in Hackney needs to agree on a solution. Should this require a change in the Principal Development Agreement LBH would seek agreement with the other Partners. Action 10: TAM mentioned there are no updates required for the item regarding the MUGA / Artificial football pitch. Action 11: GC provided an update on the KSS3 transfer from BH to LBH. LBH is awaiting the documents to be signed by BH. TAM reported this has been signed. TAM will scan and send a copy to LBH. Action 11 to be closed once LBH has received a copy. Action 13: GC reported that the Library space is not feasible and LBH needs to agree with BH as to how the space will be used going forward. LBH have sent Partners a Draft Brief on the Commercial and Community Space Strategy. **Partners are expected to provide comments and suggestions by CoB Thursday 23 October.** Once the Brief is finalised LBH will procure an external consultant to produce a report. RH reports she is due to send this to the WDCO Board today and will request for feedback by next Monday. GS reported that there is an issue regarding the Post Office being small and the passport machine connectivity. GS questioned whether this space should be used as a Post Office, given residents' complaints regarding the connectivity in the area. GC mentioned this is an Operational question and Commercial consideration for the Post Office. Action 14: To be discussed at the next EMB Meeting.	**WDCO/NHG/BH**

1 1.1	**Ground Rent / Future Maintenance** Covered in Action log	
2 2.1	**Capturing Public Realm Lessons Learned** Covered in Action Log	
3 3.1 3.2	**West Reservoir Project** Apologies from Ian. Written Update: Works are currently taking place on site to deliver the improvement project and anticipated to be completed early Spring 2026.	
4 4.1 4.2 4.3 4.4	**Highways and Seven Sisters Road Update** TL highlighted the challenges around the Manor House Junction. TFL are working on traffic monitoring the junction and developing the scheme for Seven Sisters Road. TFL are due to provide their updates on Monday during the Seven Sisters Road Steering Group Meeting. TL mentioned TFL attended the Partnership Board Meeting on 01 October but TL had to send his apologies. GC mentioned there were no significant amounts of new information. TL reported that we are expecting to see some modelling results on Monday and there is a positive spending of their own money at this stage. The S106 money remains complete. WS reported that the hoarding around Phase 4 on the Seven Sisters Roadside is dangerous for children and residents. The pathway is too narrow. TAM mentioned that this was to do with the Phase 4 Site being hoarded following Vacant Possession in September. **BH have spoken to TFL and will be moving the hoarding slightly back this week. BH will arrange for the bus stop to be relocated further west. BH will put up a signage closer to the church informing people the footpath is narrowed to the end and to take alternative routes.** TL highlighted TAM and TFL are the best people to liaise with regarding Hoarding and Temporary Arrangements. The long term	**TAM**

4.5	aspiration as part of the SSR Section 106 scheme is to widen the pavements.	
5	**MoL2 Land Transfer Update**	
5.1	Covered in Actions log.	
5.2	RH reported that WS wanted to understand which land has been transferred and which are due to be adopted by Hackney? GC mentioned this has changed following approval of the revised masterplan. BH to provide a map or information on the Land Transfers.	**TAM**
5.3	WS mentioned there are some pathways in front of the Redmond Centre that are not in a very good condition. TAM mentioned some of these have been built for 10 to 15 years now and some of this has been wear and tear. BH are in arrangements for maintenance of the pathways.	**TAM**
6	**12 Month Workplan**	
6.1	GC invited the attendees to contribute to future agenda items to support forward planning. Attendees were reminded this meeting is to discuss any estate issues that need to be escalated.	
6.2	**Attendees to think and share items that need discussing for future meetings.**	**ALL**
7	**AOB**	
7.1	There were no other items discussed.	
8	**Date of next meeting**	
8.1	Monday 22 December - 11:00 to 12:00pm	