

WOODBERRY DOWN COMMUNITY ORGANISATION

EXECUTIVE COMMITTEE

AGENDA

Tuesday 21st October 2025
7pm Zoom Meeting

Section 0 - Introduction

- 0.1 Welcome / Apologies for absence
- 0.2 Minutes of meeting 14th October 2025

Section 1 - Major Topics

- 1.1 October Board outcome
- 1.2 WDCO Instagram account
- 1.3 WDCO speech at Winterfest
- 1.4 Skinners
- 1.5 Business and EMB
- 1.6 NHG related issues:
 - **NHG Service Charge Review** – Confirmation on whether the NHG service charge figures have been independently reviewed and whether the reported refund amounts are accurate.
 - **Rent Increases and Equalities Impact** – Discussion on the impact of recent rent increases, the need for a proper Equalities Impact Assessment, and the potential risks this poses to the CPO process if Hackney has not followed affordability guidance.
 - **Parking – Maplewood & Birchwood** – Social housing residents have been prevented from using the vacant underground car park due to supposed Section 106 restrictions. A legal review has found no such restriction exists. This is causing ongoing parking pressure and local traffic issues. Both local schools have expressed support for opening the car park to residents.
 - **NHG Communal Maintenance – Social Homes** – Ongoing issues with the condition of communal areas in social housing blocks and the lack of a clear cyclical maintenance plan.
- 1.7 Prep for November Board
 - Presentations
- 1.8 AOB