

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 11th March 2025
7 pm Zoom Meeting**

Attendance

Adrian Essex, Andrea Anderson, Oonagh Gormley, Kalu Amogu

Visitors included

Roda Hassan, Ameera Hassan, Omar Villalba

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Leonora Williams, Jackie Myers, William Sheehy

1. Minutes of meeting 25th February 2025

- 1.1. The minutes were checked for accuracy and agreed.
- 1.2. Kalu mentioned that for Leonora to manage the account independently, she needs to obtain a copy of the Board minutes from when she was elected as Vice Treasurer. He also noted that he has not yet contacted Leonora regarding the next steps. Roda provided an update that Leonora has reached out to Kalu to discuss gaining access to the accounts. While Kalu has provided the account numbers, the passwords have not been shared. Leonora intends to meet with Kalu next week to discuss obtaining the passwords and arranging the finance committee meeting. Additionally, Leonora informed Roda that, as Vice Chair, she should have access to the accounts to step in when needed, and she would like this set up for the new financial year. Leonora suggested that monthly reports be provided to the Board and Executive Committee, in line with the constitution. Leonora also announced that she will return next week and will contact Kalu to discuss the accounts, dates, and other items. Adrian requested that Kalu provide Leonora with access to the accounts, arrange the meetings, and ensure monthly reports are submitted by the next Executive Committee meeting.

ACTION: Leonora and Kalu will discuss providing access to the accounts, arranging the upcoming finance committee meeting, and sending monthly reports on the accounts by the next Executive Committee meeting.

- 1.3. An update was given on the decant process during the Hackney operational meeting. Francis Kwarteng, LBH decant manager, stated he would follow up with an email. Roda will follow up with these figures from the Hackney operational meeting and, moving forward, will request these figures for every Hackney operational meeting and share them with the Executive Committee.

ACTION: Roda will share the figures from the Hackney operational meeting with the Executive Committee.

- 1.4. Roda provided an update that the Resident Association meeting has not yet taken place. She will invite representatives from KSS3, along with Oonagh and Hilary, to share their experiences and knowledge on how to formally set up a Resident Association and ensure its strength. Adrian requested that Roda arrange a meeting with Andrea. Andrea clarified that the meeting was specifically regarding the seven blocks, as there did not appear to be a Resident Association in this group. When Roda and Andrea initially discussed this, it was about supporting the seven blocks, since Hartington Court had a Resident Association, but the other old Hackney blocks did not. Roda explained that Oonagh's role pertains to setting up Resident Associations in the private blocks, whereas Andrea, as the Executive Vice Chair, focuses on the wider Resident Associations. Roda added that the first step for this action is to engage with residents interested in establishing Resident Associations in both the old Hackney blocks and the new ones.
- 1.5. Omar, Hilary and Shifra discussed the performance of NHG and decided to assess how NHG handles Phase 3B in June 2025. If NHG's performance is unsatisfactory, they have agreed to take firm action and hold them accountable.
- 1.6. Omar updated the group that the Phase 3 rents letter has been issued, bypassing the councillors and directly addressing it to the Executive Director of Housing and the Chief Executive. WDCO is now awaiting a response regarding the rents. Omar requested that the Chair follow up with the Executive Director of Housing and the Chief Executive to confirm receipt of the letter by Thursday, which will mark two weeks since it was first sent.

ACTION: The Chair will send a follow-up email to Hackney's Executive Director of Housing and the Chief Executive.

- 1.7. Roda sent the actions to the partners and provided the February Board actions at the Liaison meeting. Three lists were sent to individuals: Berkeley provided a detailed response to every point, Hermione gave a verbal response to Hackney's actions and promised to follow up with a written response. Adrian requested the Block D timeline and details of the interaction between MHDT and Matt Jenner. He raised the point that they are entitled to have a third person attend the Block D meeting and requested that an agenda item be added to the March Board meeting to elect a volunteer for the Millco working group, notifying partners accordingly. Adrian also noted that Hermione has issued papers and asked if these can be shared more widely, as the third paper is marked as confidential. Roda responded that she can share this paper with the Executive.

ACTION: Roda will follow up with Hermione to request a written response regarding LBH actions.

ACTION: An agenda item will be added for the March Board meeting to elect a volunteer for the Block D working group.

ACTION: Roda will share the Block D papers issued by Hermione with the Executives.

- 1.8. Adrian updated that WDCO has now added items to the newsletter.
- 1.9. WDCO has not yet received detailed plans for the West Reservoir.

1.10. Adrian requested that WDCO ask MHDT for an update on the Culture Strategy at the March Board.

ACTION: WDCO will request an update from MHDT on the Culture Strategy for the March Board meeting

1.11. The Ground Floor Strategy is still with Hackney, and WDCO has not yet received a response on this.

1.12. Adrian asked whether NHG circulated the confirmation of charges to WDCO. Roda confirmed that NHG issued the confirmation of charges letter on Thursday, with amendments made. The final version of the confirmation of charges letter was sent today. Roda mentioned that other concerns raised by residents in Phase 3A include receiving the notice of new rents and service charges from 7th April 2025. Roda sent an email to NHG asking whether they had amended the service charge budget, as it was previously agreed at the service charge working group meeting that the 2025/26 budget would remain the same as the 2024/25 budget. Omar expressed that there is a lack of respect and competence from NHG towards WDCO. Oonagh stated that NHG did not consider the National Insurance (NI) and feels they have changed their stance. Roda added that WDCO members and the ITLA were aware that NHG intended to apply a rent increase from April and are legally required to notify residents one month in advance. Roda sent an email yesterday and raised this at the operational meeting today, where Nikola from NHG attended but appeared unaware of what had been sent out. Oonagh highlighted that NHG contradicts itself by stating that the budget will remain the same while it is still being finalised. Oonagh suggested repeating what they stated at the upcoming March Board meeting. Roda sent an email asking for: confirmation of the new April rents and what is happening with service charges. Once Roda receives a response to the email and NHG confirms the new rents for April, as well as the situation with service charges and the working group's statement, Oonagh and Omar will meet with Roda to discuss the next steps.

ACTION: Roda will discuss next steps with Omar and Oonagh following NHG's response to her email regarding the confirmation of new rents and service charges for Phase 3 from April.

1.13. Roda reported that no extra funding had been provided to cover the convergence, which was included in NHG's initial bid and proposal for Woodberry Down.

1.14. Regarding the WhatsApp community, Adrian asked if there had been any progress on the Signal App discussed at the February Board meeting.

ACTION: Omar will chase up Mina regarding the Signal App.

1.15. Roda raised the issue of affordability assessment numbers with Nick during the operational meeting, where they discussed updates on Phase 3. Nick indicated he would look into this but has not yet provided a response. Roda mentioned that WDCO's recommendation would be to apply estimated costs based on Woodberry Down's usage across all their sites, rather than using generic costs, as several blocks are managed directly by WDCO. Adrian raised that the Awayday report is ready. Roda responded that WDCO have not sent any

comments but will speak to Carleen from Hackney Council if the Awayday report can be circulated as part of the Board papers.

- 1.16. Adrian raised that the Awayday report is ready. Roda responded that WDCO has not yet sent any comments but will speak to Carleen from Hackney Council about whether the Awayday report can be circulated as part of the Board papers.

ACTION: Roda will confirm with Carleen from LBH whether the Awayday report can be circulated alongside the Board paperwork.

- 1.17. Roda sent the revised list of actions to the partners and requested updates to be provided at the Liaison meeting.
- 1.18. Omar produced a comparison of the 2014 masterplan application and the current one and sent the RTPI Planning Aid link. Omar suggested emailing the summary and the links to the planning sites to RTPI. Adrian requested that Omar's summary be added as an agenda item for the March Board.

ACTION: Adrian will send Omar's document and planning site links to RTPI.

ACTION: Omar will simplify the document for the March Board, with ITLA assistance.

- 1.19. Regarding temporary accommodation, Omar raised that there is a meeting with the councillors and lead member for temporary accommodation and homelessness on Monday, where they acknowledged this as an issue. One of the key concerns is the 147% increase in rents for some residents. They will also highlight issues such as mould, poor treatment, lack of publicity, and inadequate support. Omar asked Roda to gather statistics on the number of temporary accommodation homes and unit sizes per phase, as there are many families on the estate living in temporary accommodation who need an escalation process to address their issues.
- 1.20. Adrian asked whether WDCO should get assistance from Clare Devine, the Independent Design Advisor and Facilitator, regarding the masterplan. Omar suggested getting someone else, as her role is to mediate between WDCO and Hackney, Berkeley which may not be the most effective way to represent WDCO's position.
- 1.21. Adrian stated that the Chair agreed to contact local conservation and historical societies.

ACTION: Roda will remind Jackie to contact local conservation groups, charities, and historical societies.

- 1.22. The Awayday priorities have been added as an agenda item for the March Board. One of the priorities is the proportion of affordable housing, which Geoff Baron is working on. Adrian asked whether there has been any feedback from Geoff on this priority. Roda updated the group that Geoff has been working on this priority and has met with him twice to review documents. Geoff is also looking at the statement of affordability included in the masterplan, some of the presentations on affordability that were presented to the Board, and the social housing components.

ACTION: Geoff Baron will provide a progress update on the affordable housing Awayday priority at the March Board.

- 1.23. Adrian updated on the Awayday priority on Block D that a meeting has been arranged on Block D. Roda added that the Board had requested for Kristina to lead on Block D. Roda emailed Kristina and updated that she is happy to lead on this. There is a meeting on March 24th and but will have more to update following the meeting.
- 1.24. Regarding the use of the Redmond Centre, Adrian has been told that the London Development Trust is looking to consolidate its financial reporting and received a statement which MHDT agreed to share with the WDCO Board. MHDT might be looking at a complete restructure from the London Development Trust. MHDT will submit a report to the March Board.
- 1.25. Adrian stated that the request for comments and contribution has gone out and asked if anyone has spoken to Geoff Bell regarding March 17th. Roda responded that nobody has been in touch with Geoff and suggested having Simon call Geoff and invite him. Oonagh asked what will be done with money as there have only been 9 comments and 8 contributions totalling £100. Roda will send a reminder email to encourage WDCO members and partners to provide comments by Friday.

ACTION: Roda will coordinate with Simon to invite Geoff Bell for the 17th March event.

ACTION: Roda will send a reminder email tomorrow to WDCO members and partners for Geoff's collection.

- 1.26. Adrian asked if Hackney have supplied the funds from the grant. Kalu informed the Executives that Hackney has still not supplied the missing funds. Kalu sent an email but it was returned back to him and checked to see if there was a mistake in the email address but did not find one. Kalu asked Roda to cross-check if there were any mistakes in the address. He spoke to Hermione last week and told her he sent an email which was returned and has still not receive anything regarding the funds.

ACTION: Roda will forward Kalu's email to Hermione regarding the funds from the grant.

- 1.27. There were no objections to representatives nominated for the out-of-phase split household meeting.

Section 1 - Major Topics

2. Round Table Update:

- 2.1. TfL TfL attended the last Round Table meeting and provided a presentation, which Roda has circulated to the Board. Adrian asked if there is a Seven Sisters Road working group, as the WDCO Board should also have a say in this. Roda responded that there is a Seven Sisters Road steering group run by TfL, but neither WDCO nor NHG are involved. Roda mentioned that many were surprised by the emphasis on the cycle lane, as it seemed that improving Seven

Sisters Road itself was not a priority. Adrian suggested adding an agenda item for the March Board to discuss the Board's thoughts on TfL's presentation.

ACTION: The TfL presentation will be added as an agenda item for the March Board.

ACTION: Roda will send the March Board agenda to the Executives to discuss and allocate times for each item.

- 2.2. Roda Roda raised that Hackney provided an update on the CPO objection. Hackney confirmed that they made a CPO for Phase 4 and served the notice in October. They received one objection and are currently working with the objector.
- 2.3. Adrian asked about the Round Table dashboard, which shows six milestones and six risks, all rated amber. He expressed concerns that the dashboard's predominance of amber ratings suggests the project is in a dire state and asked if the milestones and risks were discussed at the meeting. Roda responded that the dashboard was not discussed in detail, as the TfL presentation took up a significant portion of the meeting. Omar raised that the Block D opening is overdue and should be marked as red on the dashboard rather than amber. He suggested that WDCO should provide an honest appraisal of the report and challenge areas of the dashboard marked as amber. Adrian asked if the dashboard could be attached to the Board papers and included as an agenda item, as it constitutes feedback from the Round Table. Roda replied that she would seek confirmation from Hackney on whether it can be circulated to the WDCO Board.

ACTION: Roda will confirm with Hackney if the Round Table dashboard can be circulated to the WDCO Board before adding it as an agenda item for the March Board.

- 2.4. The governance paper was also circulated to the Executive Committee, this was scheduled for the last Round Table meeting but has now been moved to the April Round Table meeting. Roda suggested that WDCO members attending the meeting could lead on this, with the WDCO Board providing comments. Adrian and Oonagh requested that this item not be added to the March Board agenda.

ACTION: Roda will share the governance document from the Round Table with the Board for information only.

1. Proposals for March Board Agenda:

- 1.1. Update on WDCO Awayday priorities: Omar proposed promoting areas of leadership to Board members by asking if anyone has a particular interest in taking on specific agenda items. He also proposed framing this as a question rather than an area of responsibility. Roda suggested reviewing the rest of the Awayday priorities in May to gauge interest in other areas.
- 1.2. Adrian requested that the AGM be held in June, as stipulated in the constitution. Roda clarified that the AGM had been postponed/changed from June to September due to the pandemic in 2021. Adrian requested that this be added as an agenda item to ensure the AGM takes place before people go on their summer holidays.
- 1.3. Masterplan: The Executives agreed to submit an anonymous summary of the documents alongside the masterplan application.

ACTION: Holding the AGM meeting in June will be added to the March Board agenda.

2. AOB

- 2.1. Kalu also raised the issue of the resident invoice and mentioned that the ITLA does the resident invoices.
- 2.2. Omar raised that the cleaning services in the social housing blocks are trying to be reduced from 5 to 3 days and Omar will be attending a meeting on Wednesday on this issue. Adrian requested for Andrea to assist Omar and inform the Resident Associations of the meeting.

ACTION: Andrea and Omar will inform Resident Associations on the meeting regarding cleaning services in the housing blocks.

- 2.3. Adrian enquired on whether the ITLA contract will be going out to tender after the end of March. Roda confirmed that the ITLA contract will be coming to an end in March but suspects that the tender process will start later and will likely have an extension before going out to tender. Roda has asked Hermione if Hackney could update WDCO on the process.

ACTION: Roda will confirm the ITLA contract tender process with the Executives once Hackney have confirmed it.

- 2.4. Roda updated that Hackney sent an email proposing to organise a meeting in preparation for Phase 3b looking at the process, what went wrong, what was learnt from Phase 3a and how to improve communication. Roda suggested for Hackney to have a programme for residents so they know what to expect at what point. Hackney have asked for 3 WDCO 3 Board members to attend the meeting. Roda suggested nominating those who are involved in the Phase 3 issue and proposed sending this to those involved in Phase 3 as opposed to the whole Board as this is within their remit.
- 2.5. Roda sent an email out two weeks ago and updated that Geoff Baron would be happy to attend some of the Design Committee meetings due to take place next week and the week commencing the 31st. The Board have not objected to this.

ACTION: Roda will send an email notifying partners that Geoff Baron will attend interviews at the Design Committee meeting while the process of adding a sixth WDCO member is underway.