



February and March Board Updates from the working group and other meetings

NHG Woodberry Down Resident Association Meeting 17th February:

Attendees from WDCO: William Sheehy, Phil Cooke and Donagh Gormley

The meeting provides an update on discussions regarding the formation and support of Resident Associations (RAs) across the estate.

NHG has proposed establishing two formally recognised Resident Associations:

- North Estate
- South Estate

Formal recognition would require:

- a constitution and elected committee;
- AGM minutes;
- open membership;
- a bank account in the RA's name; and
- at least 50% household membership within one year

The intention is to strengthen communication, governance, and access to training and funding opportunities for residents.

Concerns Raised

A number of concerns were raised regarding the proposed structure and requirements:

- **Level of Formality:**
The requirements, particularly the 50% membership threshold and need for a bank account, may discourage residents from forming RAs.
- **Resident Engagement:**
Residents often engage at a block level, rather than across wider estate areas, making large combined RAs potentially less effective.
- **Flexibility of Boundaries:**
There was strong support for allowing residents to determine the scope and structure of their associations, rather than imposing fixed geographical groupings.
- **Risk of Alienation:**
Forcing mergers between existing groups could reduce participation and disengage active residents.

Financial and Governance Considerations

- **Bank Accounts:**
While there was discussion about NHG supporting the setup of bank accounts, it was confirmed that accounts must remain in the RA's name to mitigate fraud risks and meet funding requirements.
- **Funding Access:**
Informal groups can continue to operate but will not be eligible for grants or formal recognition without meeting the required criteria.

Support and Engagement Gaps

- There is currently a lack of awareness among residents regarding the support available from NHG's Resident Involvement Team.
- Existing informal support (e.g. from ITLA) is being utilised, but NHG's offer is not widely understood.
- More proactive, face-to-face engagement is required from NHG to:
 - explain the process of forming RAs;
 - provide practical assistance; and
 - build confidence among residents.



NHG has committed to:

- producing an FAQ document outlining available support;
- attending resident meetings; and
- offering training on governance, meetings and funding processes.

Resident Capacity and Practical Challenges

- Residents highlighted time constraints and limited capacity to manage formal RA responsibilities.
- There is a need for support that goes beyond training, including hands-on assistance with organising meetings and administrative processes.
- Some existing groups are operating effectively on an informal basis, demonstrating the value of resident-led and flexible approaches.

There was broad agreement on the need for a flexible and enabling approach, including:

- Supporting both formal and informal resident groups;
- Avoiding overly rigid requirements where possible;
- Encouraging, rather than enforcing, formalisation; and
- Focusing on the benefits of RAs to build momentum and participation.

The following actions have been agreed:

- Targeted outreach to existing and emerging resident groups across the estate.
- NHG to engage directly with RA representatives to understand their needs and provide tailored support.
- Exploration of flexibility in formal requirements, including membership thresholds where appropriate.

Overall, the discussion highlighted the importance of adopting a resident-led, flexible approach, supported by clear communication and practical assistance, to successfully develop Resident Associations across the estate.

Meeting with Youngs 19th February

Attendees from WDCO Adrian Essex and Hilary Britton

With Stuart Gallyot and Michelle Atkins of Youngs

- **Naturalist Pub Closure:** The pub closed due to financial losses; Youngs seeks to sell the lease but sees no viable option for reopening.
- **Market Demand Issues:** Community would welcome a pub, but patronage is low; alternative uses are possible for the property.
- **Exploring New Uses:** Youngs suggest a nursery as an alternative, requiring a planning application.
- **Ongoing Maintenance:** Youngs maintains the property for safety and security; regular checks include fire alarm tests.
- **Community Engagement:** Youngs commits to regular updates with the community to explore ideas and maintain open communication.
- **Future Collaboration:** Both parties aim for ongoing dialogue to ensure the site benefits the Woodbury Down community.
- **Curb Appeal.** Youngs plans to consult with Savill's their agent on the best approach to maintain or improve the site's curb appeal.
- **Follow up.** Following the online meeting, Stuart Gallyot has requested a face-to-face meeting with Adrian Essex.

Governance Review Catch-Up (ITLA Attendance)



Roda attended a recent governance review catch-up meeting with LBH and the following key points were noted:

- Overall Governance:
The new governance structure appears to be working well, with no major concerns raised.
- Areas for Improvement:
There is a need to strengthen the Partnership Board, particularly in ensuring that dashboards accurately reflect the current position. The role and remit of the Estate Management Board remain unclear and require further clarification.
- Estate Management Board (EMB):
It was agreed that the EMB would benefit from a clearer purpose and escalation route for unresolved issues. A dedicated discussion with EMB members is proposed to address this. There was also a suggestion to broaden representation.
- Working Groups:
 - Service Charge Working Group: Limited progress to date; Terms of Reference still need to be developed, with an opportunity to align this work with Phase 4 and lessons learned from Phase 3.
 - Design Committee: Functioning as intended, though there is a request for broader participation beyond WDCO representatives.
 - Block D Working Group: Will continue and is expected to evolve into a Steering Group.
 - District Heat Network: A meeting is to be scheduled before the end of March to re-establish the group.
- Task and Finish Groups:
These remain necessary for progressing specific pieces of work and are considered manageable, despite fluctuating levels of activity.

Overall, while governance arrangements are broadly working well, further clarity around the role of the EMB and progress on key working groups will be important going forward.

Hackney Operation Meeting 26th February

Attendees from WDCO: William Sheehe and Phil Cooke

The decant process for Phase 3B is progressing, although several challenges remain.

- Tenant Progress:
 - 34 out of 42 tenants have been identified.
 - Some moves remain unconfirmed or incomplete.
 - Eight properties are currently being advertised via Choice Based Lettings.
- Delays and Challenges:
 - Outstanding split household cases are delaying allocations across multiple phases.
 - Allocation dependencies between households are creating additional complexity.
- Phase 5 Engagement:
Phase 5 residents remain a priority for relocation. Further engagement is planned through drop-in sessions and door-knocking to better understand preferences and reduce refusals.
- Sheltered Accommodation:
Uptake remains low, largely due to the one-bedroom policy and residents' preference to remain in adapted homes. Further engagement will aim to clarify available options.

There continue to be delays in responses from key departments regarding resident concerns, which are impacting progress and require escalation.

- Damp and mould issues continue to be a recurring concern. Surveyor managers have been asked to attend the Ops meeting.



Follow-up has been delayed as the Building Surveyor is on leave until 10th March, alongside wider service restructuring.

- ASB (Anti-Social Behaviour) Representation
There has been no response from the ASB Manager, and previous representation has been disrupted due to staffing changes. This creates a gap in Safer Community meeting_input. Further escalation is required to ensure attendance from the ASB team at future meetings.
- Community Garden Security:
The removal of the padlock has left the garden unsecured, increasing the risk of fly-tipping. A **coded lock** will be installed to improve access control. Coordination is required to ensure knotweed removal is completed prior to securing the site.

Safer Community Meeting 6th March

Attendees from WDCO: William Sheehy and Phil Cooke

The meeting focused on community safety, policing, and engagement activity across the estate.

Crime and Policing Updates

- Recent Incidents:
Two bike thefts were reported in late February, alongside a number of phone snatch incidents, primarily occurring in the evening (after 9.00 pm).
- Police Response:
 - Patrols have been increased and adjusted to avoid predictable patterns.
 - Stop-and-search activity has taken place in response to incidents.
 - A phone marking and awareness event was scheduled for 7 March (4.00 pm – 6.00 pm) near Finsbury Park.
- Reporting and Safety:
Residents are encouraged to report incidents, including anonymously via Crimestoppers, particularly in cases where individuals may feel reluctant to come forward.

Community Safety Concerns

- Old Community Club (ASB):
Ongoing issues with late night gatherings and noise disturbance have been reported. Police have increased patrols and engaged with individuals, although access to the building itself remains restricted.
- Bench in Phase 3:
Concerns have been raised by a resident regarding a bench potentially attracting anti-social behaviour. The situation is being monitored, with a review planned in the spring.

CCTV and Infrastructure Improvements

- CCTV Programme:
 - Phase 1 mapping has been completed.
 - Phase 2 is nearing completion and will enhance surveillance coverage and management.
 - Future phases will focus on e-bike management, including designated parking areas and speed-restricted zones.
- These measures aim to improve estate safety, reduce clutter, and maintain overall environmental quality.

Community Engagement

- Met Engage Platform:
Over 115 residents have signed up to the Woodberry Down Met Engage platform, supporting



improved communication between police and the community. Further promotion is encouraged to increase participation.

Meeting with WDCO members and BH and LBH

Attendees from WDCO: Adrian Essex, Gita Sootarsing and Necdet Ozturk

Adrian, Gita and Necdet met with Gareth and Tom to discuss business challenges. Hackney provided information and links on how to apply for business rate relief in relation to regeneration, as well as details on business networks and other available support resources.

They have also requested a review of rents for the next two years for the three hospitality businesses affected by the demolition and construction works.

This matter is complex, as the businesses do not share the same landlord: one is leased through Hackney, while the other two are with Berkeley Homes.

Block D Meeting Scheduled for Friday 20th March

Update will be provided in the April report