

**WOODBERRY DOWN COMMUNITY ORGANISATION
LIAISON MEETING WITH PARTNERS**

Woodberry Down Community Organisation Liaison Meeting with Partners

3rd February 2026

6pm – 7pm

Residents (WDCO members): Hilary Britton (HiB), Adrian Essex (AE), Oonagh Gormley (OG), Gita Sootarsing (GS), Omar Villalba (OV)

Partners: Gareth Crawford (GC), Sarah Moore (SM), Giorgia Woolveridge (GW), Hermione Brightwell (HB), Nikola Popovic (NP), Tom Anthony (TA), Julian Rodriguez (JR)

Apologies: Leonora Williams (LW), Gloria Obilana (GO), Ameera Hassan (AH)

ITLA: Roda Hassan (RH)

Items	
1.0	Minutes of November Liaison Meeting
	<p>HiB noted, in paragraph 6, that her comment should be divided into two sentences, with the first sentence ending at “the importance of concierge locations”. She also made a separate comment regarding the need to ensure effective CCTV coverage over Spring Park.</p> <p>TA added that the Design Committee is confidential and that matters discussed within it should not be shared outside that forum. HiB clarified that her remark was a general observation and that she had previously discussed the location of the concierge facilities prior to any Phase 5 meetings.</p>
2.0	Matters Arising
	<p>The Chair noted that NHG did not include an update on ground rent for shared equity in the January report. JR confirmed that NHG will provide an update and proposed resolution in the Board report to be submitted by 12 March.</p> <p>ACTION: NHG to provide an update and proposed resolution on ground rent for shared equity in the Board report by 12 March.</p> <p>RH confirmed that the meeting to review inconsistencies in medical assessments took place on 21 January, and that GC and HB attended with the DART team.</p> <p>GC advised that the handover of Block D to Hackney is taking place on 11 February. Hackney is also progressing the lease with Millco and will provide a further update to the WDCO Board.</p> <p>ACTION: Hackney to provide an update on Block D to the WDCO Board.</p> <p>RH confirmed that the transition back to Insite for heat billing has now concluded. Jada is planning to arrange a further drop-in session for residents to address billing issues.</p> <p>ACTION: Jada to arrange additional drop-in sessions for residents to address billing issues.</p> <p>AE confirmed that Cllr Nicholson provided a statement regarding the split household policy.</p>

	<p>AE passed residents' comments on the heat network upgrades at Watersreach and Reservoir to Jada, noting that not all residents are satisfied with the upgrades. NP will follow this up with Jada and provide relevant feedback to the contractors.</p> <p>ACTION: NP to follow up on feedback regarding the heat network upgrades at Watersreach and Reservoir with Jada and provide relevant feedback to contractors.</p> <p>HiB decided not to circulate a set of questions on the District Heat Network at this stage and will await further updates before raising any queries. TA confirmed that he will provide an update on when the DHN Working Group will meet by the end March.</p> <p>ACTION: TA to provide an update and set a meeting date for District Heat Network by the end of March.</p> <p>LBH provided responses to WDCO's questions regarding affordability, equality and accountability, which will be discussed at the Executive Committee meeting.</p> <p>GC clarified that the split household review is likely to take place in late summer/autumn. Hackney will provide an update on the scope of the review by July, to be included in the Hackney report.</p> <p>JR confirmed that one of the six unoccupied shared ownership homes has been checked and is classified as intermediate housing. As such, it does not have to be reserved exclusively for shared ownership and could be offered under another intermediate product. However, NHG would prefer not to pursue this option, as converting the unit would incur additional costs. JR confirmed that the homes continue to be marketed and sold as shared ownership.</p>
3.0	Action tracker and January Board actions
	<p>TA has not yet provided an update on the number of openable windows for William and will obtain this information.</p> <p>TA responded directly to the residents' query regarding pigeons and rodents, advising that Berkeley's build and sustainability teams carried out a detailed survey of Phase 4 prior to demolition. He confirmed that the issues experienced in Phase 3 in relation to pigeons are not present in Phase 4, and Berkeley do not anticipate the need for additional cleaning at this stage.</p> <p>AE asked whether it would be possible to arrange a 'Meet Your Neighbours' event involving a greater number of partners.</p> <p>ACTION: AE to provide further clarification on the proposed 'Meet Your Neighbours' event by the next WDCO Board meeting.</p> <p>Hackney circulated responses to the draft paper on affordability, equality and accountability.</p> <p>AE noted some confusion regarding the dates for the West Reservoir works.</p>

	<p>ACTION: GC to provide further information at the February Board meeting, including a clear timeline for the West Reservoir works.</p> <p>AE noted that WDCO had not received the data breakdown relating to the role of the Citizens Advice Bureau (CAB) from Sarah Connelly. JR will follow this up.</p> <p>ACTION: JR to follow up on the data breakdown relating to the role of the Citizens Advice Bureau (CAB).</p> <p>GC has not yet followed up on the potential use of surplus homes in Phase 3B for split households as a means of addressing demand.</p> <p>RH is still awaiting the revised/finalised version of the service charge budget spreadsheet for NHG-managed blocks and will circulate it to Ekaterina once received.</p> <p>ACTION: RH to circulate the finalised version of the service charge budget spreadsheet for NHG-managed blocks.</p>
4.0	Preparation for February Board Meeting
	<p>TA confirmed that Berkeley will provide a presentation at the February Board meeting on feedback from the first round of consultation. However, it is unclear whether there will also be an update on progress at the Design Committee.</p> <p>AE noted that The Naturalist closed on Saturday 31 January, leaving two large groundfloor units vacant. A brief is expected to be issued to a consultant to undertake a commercial and community space study. GC clarified that Hackney are still in discussions with Berkeley regarding the scope of the brief and hope to reach agreement shortly.</p> <p>OV asked whether the former Naturalist unit could be considered for community use rather than commercial use. GC clarified that there is no scope for Hackney to change the permitted use of the space. TA added that the entire unit was sold to Young's and that Berkeley no longer have any involvement with it. GS mentioned that a community chat group had suggested approaching a developer to convert the space into a small retail mall with individual units and asked who at Young's could be contacted.</p> <p>AE advised that the CCTV report has now been completed and should be presented to WDCO shortly at the Ops meeting. AE further noted that the timetable for lift replacements is subject to the necessary permissions and is therefore unlikely to change. NHG will also be reviewing and addressing the plan relating to parking allocations at Woodberry Grove North.</p>
5.0	Brief Partner Updates – Key Issues and Changes
	<p>Berkeley: TA updated that hard demolition has started and Berkeley have put hoarding up.</p> <p>NHG: NP updated that there are small changes within the team as housing officers have progressed to other roles and new officers have joined.</p> <p>ACTION: NP will send an email providing contact details and information on new housing officers by the end of the week.</p> <p>Hackney: GC sent his apologies for the February Board and noted that HB and SM will be attending.</p>
6.0	AOB

GS raised concerns regarding newer residents who had been meeting at The Naturalist for cultural activities. GS queried where such activities might now take place following its closure. It was noted that this work will link to Mat Jenner's cultural strategy.

GS further advised that, on a six-week trial basis, Nar is willing to open one evening per week to accommodate cultural activities for residents. Discussions are underway with Toastmasters regarding a taster public speaking event. GS has also been in contact with a local band at the Wetlands and is checking whether Nar's lease permits acoustic music performances. Micro funding for these activities will be drawn from Mat Jenner's budget. GS asked partners what support might be available to local businesses over the next two years during the demolition period. GS requested to meet with LBH and BH to discuss this.

ACTION: TA and GC will meet with GS to discuss this further.