

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 19th February 2026
7:15pm Redmond Community Centre

Attendance: Kalu Amogu, Hilary Britton, Barbara Panuzzo, Adrian Essex, Ekaterina Andreeva, Phil Cooke, William Sheehy, Ann Hunte, Dulce Laluces, Andreea Stoica, Gita Sootarsing, Jackie Myers, Necdet Ozturk

Partners: Sarah Fabes, Hermione Brightwell, Sarah Moore, Jada Guest, Julian Rodriguez, Phoebe Duverger, Cllr Caroline Selman

Visitors: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Oonagh Gormley, Simon Donovan, Donna Fakes, Tina Parrott, Mina Faragalla, Geoff Baron, Liva-Jeanne Lupumba, Gloria Obiliana, Francis McDonagh, Gareth Crawford, Tom Anthony

Section 1 - Introduction

Acceptance of minutes 15 January 2026

- 1.1. Hilary corrected paragraph 1.3, noting that she is not responsible for convening the DHN meeting.
- 1.2. Hilary noted that paragraphs 1.4 and 1.5 are identical.
- 1.3. The Chair corrected the spelling of 'louvres' in paragraph 3.1.
- 1.4. The Chair amended paragraph 4.1 to note that the olive trees have been relocated.
- 1.5. The Chair noted that the first sentence under 'The Future of WDCO and Feedback from the Estate Management Board' is ambiguous.

Matters arising/Action/Action Tracker

- 1.6. Berkeley will confirm with the members of the DHN Working Group at the end of March.
- 1.7. Hackney has circulated responses regarding affordability and equality, and the Executives are due to discuss these at the next Executive Committee meeting.
- 1.8. The Chair noted that the purpose and leadership of the 'Meet Your Neighbour' event remain unclear, and that R&R and NHG have traditionally led these events.
- 1.9. Sarah Connelly provided a breakdown of the data relating to the role of the Citizens Advice Bureau (CAB) in the NHG report.
- 1.10. Berkeley confirmed that 33 windows have lost their 'openability' as a result of the NMA. William raised that windows should remain openable so that residents can clean them themselves, noting that alternative arrangements could increase service charges. Sarah Fabes responded that Berkeley is balancing new regulations relating to overheating, which

is why the windows have been reduced in size. Sarah will take William's feedback away and consider how Berkeley will address the window cleaning strategy.

ACTION: Sarah Fabes to follow up on William's feedback regarding the openability of windows and the cleaning strategy.

- 1.11. Berkeley reported that investigations undertaken by them in advance of the demolition of Phase 4, did not identify any pigeons. They also noted that poison cannot be used to address rodent issues due to wildlife protection considerations.
- 1.12. The Chair noted that MHDT is continuing to explore the feasibility of keeping the Redmond Centre open over the Christmas period.
- 1.13. NHG will keep Roda informed regarding arrangements for a follow-up meeting with NHG consultants, and Jada will provide an update on the project once information has been shared by the wider organisation.
- 1.14. The Hackney report includes dates and timelines for the West Reservoir works.
- 1.15. Hackney will present the Phase 5 decant strategy to the WDCO Board ahead of the Cabinet meetings in May/June. This action has been carried forward.
- 1.16. The Chair will represent WDCO as a proactive community body both during and beyond the completion of the regeneration project, and will discuss this further with Cllr Guy Nicholson. Roda has asked WDCO Board members to provide their preferred dates and times for this discussion.
- 1.17. Roda arranged a meeting for the Public Forum subgroup. The Chair reported that the meeting was productive and that the group has developed a proposal.
- 1.18. WDCO Board members have provided ideas for blogs, including topics relating to the Culture Club and construction progress.
- 1.19. The service charge budget spreadsheet for the 2026/27 estimates relating to NHG-managed blocks has not yet been finalised. In the meantime, Roda has circulated notes from the meeting.
- 1.20. The window report has now been closed, and Roda will incorporate relevant actions into the action tracker.

Presentation - Phase 5 Consultation Feedback, Berkeley Homes

- 2.1. Sarah provided a summary on the first round of consultations in November and December 2025, outlining Berkeley's strategy, material and feedback to questions.
- 2.2. The first round of consultations provided a recap of the 2025 Masterplan which was approved in October, what that was looking at for Phase 5 and how this phase could come forward. The consultant focused on landscaping concepts for Phase 5, understanding how residents use Phase 5 at the moment, what they would like to see going forward and what is currently working/isn't working, which they would take to Berkeley Homes Design Team.

2.3. Berkeley outlined the revised consultation approach for Phase 5, including pop-up events, webinars and local leafleting, which aimed to engage a wider range of residents.

Berkeley reported that more than 380 people were engaged across a series of events and 114 feedback forms were received. Key themes from feedback included preferences for quiet open space, improved lighting and safety, play areas for different age groups, and opportunities for social interaction.

Berkeley confirmed that the feedback will inform the ongoing design development for Phase 5, with further consultation on emerging proposals planned for mid-March.

The full presentation can be seen here <https://wdco.org.uk/wp-content/uploads/2026/02/Engagement-Presentation-Sub-Committee.pdf>.

And a summary of the accompanying words can be seen here <https://wdco.org.uk/document/20230219-berkeley-presentation-notes/>.

2.4. Necdet asked if there are any new protections to address the wind situation? Sarah responded that modelling and analysis shows that when Phase 4 is built, there will be physical measures implemented to break up the wind and improve current wind conditions and this will improve skylines and Residence Tower. This will be monitored through construction.

2.5. Caroline Selman asked if Berkeley will be engaging with nearby residents outside the estate who are adjacent to Phase 5. Sarah responded that Berkeley will be sending them information so they are aware of consultations.

ACTION: Sarah to follow up on providing nearby residents outside the estate who are adjacent to Phase 5 with information about the consultation events, and to arrange a pop-up session.

2.6. William asked if there are any plans to get a pub for Phase 4 or Phase 5. Sarah responded that there is no commercial floor space in Phase 5 but as the commercial asset team goes into market for Phase 4, there will be a commercial space.

2.7. Gita noted that the Block D reports mentions there are now bids for more yoga and pilates, and requested for there to be less yoga and pilates spaces in Phase 4.

3.Partner Updates:

3.1. Hackney: Hermione updated that the next step for Phase 5 is to develop a decant strategy and programme in preparation for bringing Phase 5 into development. Prior to this, Hackney will engage with residents currently living in Phase 5 to better understand their needs and inform the approach before the proposals are taken to Cabinet.

ACTION: Hackney to introduce the developing decant strategy at the next forum meeting.

3.2. Residents are continuing to move into Phase 3b. Hackney has a breakdown of residents who have already moved and the Housing Team is progressing further nominations to move additional households in. Some

properties that have not been matched with Woodberry Down tenants have been advertised through Choice Based Lettings.

- 3.3. Hackney will be reviewing the split household policy and will provide updates later this year.
- 3.4. Hackney will address activities in non-residential/commercial and community spaces through the strategy. A brief has been developed and a consultant will be appointed to take this work forward. The Chair noted delays to the Ground Floor Strategy; Hermione confirmed that the work will now progress.
- 3.5. Information relating to Block D, including the lease, social commitments and MillCo advertising the space to potential sub-tenants, has been shared with the Block D Working Group. The update outlines several frontrunners currently expressing interest in the space, including a café, an art-framing company and a food charity, although no final decision has yet been made. Hackney will discuss this further with the Block D Working Group.
- 3.6. Hermione reported that TfL has proposed two new pedestrian crossings on Seven Sisters Road.
- 3.7. The Hackney report provides dates and a timeline for the West Reservoir projects.
- 3.8. Caroline asked whether the newly appointed consultants for the Commercial and Community Asset Strategy would build on the work of the previous consultants, who had structured the project into three phases but only completed the first two. She also asked how the timeline for developing the new strategy aligns with actions relating to Phase 4 commercial space, and how the strategy will be informed by this work. Hermione responded that the brief will differ from that given to the previous consultants, and that Hackney is seeking to better understand activities and needs across Woodberry Down to inform the use of Phase 4 spaces.
- 3.9. Caroline asked whether Hackney will take the library space into account.

ACTION: Hermione to confirm whether the library space will be considered as part of the Ground Floor Strategy.

- 3.10. **NHG:** Julian noted that the breakdown of data relating to residents benefiting from the Citizens Advice Bureau (CAB) is provided on page 2 of the NHG report.
- 3.11. Jada provided an update on service charges, confirming that NHG will issue the outstanding accounts for 2023/24 and 2024/25 at the end of April 2026. Hilary asked whether, if these accounts show deficits, adjustments would be made to payments. Jada responded that a previous year's balance would be applied and that she would follow up with the Service Charge Team regarding how this will operate.

ACTION: Jada to confirm with the Service Charge Team whether payment adjustments will apply if outstanding accounts show deficits.

- 3.12. NHG has circulated FAQs to residents and will arrange a drop-in session once these have been delivered.

3.13. NHG has until 30 September to issue the 2025/26 outstanding accounts. Service charge estimates for 2026/27 have already been shared with WDCO in advance, and new rent and service charge booklets will be issued to residents in March 2026.

3.14. NHG carried out an estate-wide CCTV audit in January. The contractor has developed a plan outlining repairs, upgrades and remedial works, which will be shared with WDCO by the end of the month. NHG has also replaced the damaged NVR at Watersreach and Reservoir, and will install an additional camera on the top floor of 40 Watersreach following previous ASB incidents.

ACTION: The CCTV audit report and plan for remedial works will be shared by end of February.

3.15. NHG addressed ongoing issues with lifts at Maplewood and Birchwood, which are scheduled to be replaced. The M&E Team is developing a proposal with the Building Safety Regulator. In the meantime, NHG is working to keep the lifts operational and continues to carry out regular monthly maintenance. Of the 26 lifts across the estate, 16 are located in buildings over seven storeys and fall under the Building Safety Regulator's remit. Lift modernisation works at Maplewood and Birchwood are scheduled for the 2027/28 financial year. Hilary suggested that future lift design in Phase 5 should consider vandalism, include CCTV, and ensure interiors are more resilient.

ACTION: Berkeley Homes to confirm whether the lifts installed in each KSS or phase are uniform, and not varied between different blocks or tenures. For example, are the lifts across all KSS1 buildings of the same specification and design?

3.16. NHG has nearly completed the heat network upgrades at Watersreach and Reservoir, including upgrades to HIUs and radiators. Some cases may require legal action to gain access to properties. The plant room upgrade works are now 99% complete, with the final inspection carried out on 18 February by NHG, Vital and FairHeat. The actuator replacement at the Redmond Centre has also been completed.

3.17. WDCO and residents raised feedback regarding the new heating system, particularly that radiators now take longer to heat up. NHG has circulated a fact sheet explaining how the new system operates compared with the previous one.

3.18. NHG provided a workstreams table, including a legal review of the regeneration documentation to clarify NHG's roles and responsibilities. This has been shared with an external solicitor, who is expected to provide feedback in March. Ekaterina asked whether the heat network upgrade was designed to integrate with the future district heat network or whether it was required due to issues with the original system design.

ACTION: Jada to follow up and provide explanation of heat network upgrade rationale and how it is linked to future network plans.

- 3.19. **Berkeley:** Demolition works for Phase 4 are underway, with piling works scheduled to begin in the summer. Hoarding graphics are currently being installed and will be completed before the end of the week.
- 3.20. Berkeley will provide a Phase 5 design update at the March WDCO Board meeting.
- 3.21. A written question was submitted regarding the number of single-aspect homes in Phase 4. Sarah confirmed that there are 8 single-aspect homes out of a total of 511 dwellings.

Board discussion without partners:

4. Culture/arts pilot project

- 4.1 Gita reported that 22 people attended the launch event, including Sarah, Community Engagement Officer at Hackney, and Roseline, Community Engagement Co-ordinator at Berkeley Homes. The project is now promoting a photography workshop for next week and a book club the following week. Gita added that the group is using digital display screens in lifts within some of the new social housing blocks to reach the community. A review of the pilot programme will take place after Easter.
- 4.2 Gita has approached Sublime to explore whether the book reading and crafts group could meet there during the review period or any gap in programming. Giuseppe will place flyers in the lifts and on display boards in the lobbies of the KSS3 blocks.
- 4.3 Anne asked whether there would be a clear timeline for the crafts group. Gita responded that the group will meet a second time within the six-week period and that she will ensure a venue is secured for the group to continue meeting after the cultural programme.
- 4.4 The full program for the Cultural Pilot is available on the WDCO website. For example: <https://wdco.org.uk/2026/03/the-woodberry-down-culture-club-quiz-and-jewellery-making/>. Hilary noted that £500,000 has been allocated for cultural events and suggested that the Redmond Centre should serve as a hub for cultural activities. The Chair responded that the MHDT Trustees have noted this comment.

5. The Public Forum

- 5.1. Roda reported that the volunteers organising the Public Forum are Ekaterina, Kristina, Phil and William. They met following the January Board meeting to discuss potential dates for the forum: 21, 22 or 23 March. The proposed time is 7.00 pm to 9.00 pm at the latest.
- 5.2. They also considered potential venues, including the Redmond Centre, The Edge, and the Skinners' Academy Theatre. Roda circulated email requesting feedback on what worked well last year and what could be improved. Suggestions included having a focused agenda, avoiding duplication with other meetings, ensuring the forum does not become a complaints session, encouraging forward-looking and strategic discussions, and limiting the agenda to a small number of meaningful topics.
- 5.3. The next steps are to agree the date, venue and draft agenda, which the WDCO Board will review. A flyer will also be prepared and approved for printing.

Ekaterina added that venues had been contacted in advance to check availability and facilities. Skinners' Academy was the only venue to respond with confirmation that it could provide the required equipment. Their booking window opens one month in advance, which would allow the space to be booked in March. The hire rate is £85 per hour, similar to the Redmond Centre. The Chair noted that The Edge hosts a youth club every evening, which may limit availability. The Chair commented that waiting until the March Board meeting to make a decision would be too late and that arrangements should be confirmed sooner.

ACTION: Roda to send a Doodle vote for the WDCO Board to indicate preference for Public Forum date and suggestions for agenda

ACTION: Ekaterina to follow up with Skinner's on whether alcohol and refreshments is permitted.

ACTION TRACKER

- **DHN:** Tom to confirm the timescale for convening the District Heat Network meeting.
 - February update from BH: BH will be reaching out for DHN Working Group availability w/c 23rd February, with a follow-up meeting likely to be held before end-March.
- **Spilt household:** Hackney will provide WDCO with an update on the split household review in the summer, before the review commences, including the scope of the Local Lettings Policy review.
- **Phase 5 Decant Strategy:** Hackney to present the Phase 5 decant strategy to the WDCO Board ahead of the Cabinet meetings in May/June.
- Simon to explore the feasibility of keeping the Redmond Centre open for residents over the Christmas period.
- **Meet Your Neighbours:** WDCO to follow up with Berkeley and NHG on organising a “Meet Your Neighbours” event.
 - February update from Chair: The purpose and leadership are still unclear. Traditionally these events are led by R&R and NHG.