

**WOODBERRY DOWN COMMUNITY ORGANISATION  
EXECUTIVE COMMITTEE**

**Minutes  
Tuesday 3<sup>rd</sup> March 2026  
7 pm Zoom Meeting**

**Attendance** : Adrian Essex, Oonagh Gormley, Hilary Britton

**Visitors included:** Roda Hassan

**1. Welcome / Apologies for absence**

Leonora Williams, Gloria Obilana, Gita Sootarsing, Omar Villalba, Ameera Hassan

**1. Minutes of meeting 24th February 2026:**

1.1. The minutes were checked for accuracy and accepted.

**2. Matters Arising / Action Tracker:**

2.1. Jada provided a summary of discussions from the RA meeting. The Chair noted that there is a fund in Hackney that can help train people for RAs. Roda added that she contacted the Watersreach, Reservoir and Pewsham residents who had previously expressed interest and will chase up and ask if they would be interested in meeting with Deji.

**ACTION:** Roda to chase Deji on arranging a meeting with RA's and residents interested in forming a RA.

2.2. The Chair raised that Gita did not see how the Social and Economic Teams working with Active Within would benefit the community. The Executive agreed that the work with Active Within does benefit the community.

2.3. The Chair added that Gita had questioned the value of activities such as yoga sessions within the Social and Economic programme, and emphasised the importance of engaging local businesses through social initiatives.

2.4. The plans for the Public Forum is underway. Roda added that there were eight responses to the Doodle poll.

2.5. The next Board will be advertised as a hybrid meeting for Board members, and for partners to turn up in person.

2.6. The Chair updated that the MHDT Board meeting mentioned that they want to ask people to become trustees of MHDT at the WDCO Board.

**ACTION:** The Chair will follow up with Simon Donovan on promoting membership for the MHDT Board on the WhatsApp groups.

2.7. Gareth will provide an update on the considerations for decanting during Phase 5. The timetable for Phase 4 has fallen behind by 18 months due to the

requirement for additional staircases, and there is a proposal to recover this delay by commencing Phase 5 while Phase 4 is still under construction. Hackney will need to discuss this with residents, as it could potentially result in a double decant for some households.

- 2.8. Omar has come back to the Chair on how WDCO can make their successes known.
- 2.9. The Chair was due to write to the KSS1 RA to ask them to review the relevant lease. Hilary proposed arranging a meeting with Hackney to clarify which areas of land will be maintained by the Council, what costs Hackney will be responsible for, and what KSS1 will be required to pay. She also suggested discussing this further with Councillor Nicholson.

**ACTION:** The Chair will write to KSS1 on reviewing the relevant lease and addressing Hilary's proposals to discussing this further with Councillor Nicholson.

- 2.10. The Chair proposed holding a discussion in the second half of the March Board meeting on ways to improve attendance. Hilary noted that Board members have an obligation to attend meetings unless they are unwell or away, and that those unable to meet this expectation should reconsider their position on the Board. She suggested raising this ahead of the next elections. Oonagh also proposed including attendance expectations within the Constitution.
- 2.11. Hackney provided an update on MillCo's planned activities for the month.
- 2.12. The Chair spoke with Geoff Baron regarding the proceedings of the Design Committee. An update on the Design Committee will be provided at the March Board meeting.
- 2.13. Roda contacted Caroline regarding the Block D Working Group. Caroline is arranging a meeting and has requested availability from WDCO representatives.
- 2.14. The Chair suggested that Omar follow up with Tom regarding apprenticeship opportunities at Berkeley.
- 2.15. The Chair reported that work is ongoing to address the issue of squatters at the former Working Men's Club.
- 2.16. The Chair noted that there have been fewer recent reports of lift failures.

### **3. Major topics**

- 3.1. Cllr Sarah Young suggested that Mayor Caroline Woodley attend the March Board meeting. Roda has contacted the Mayor's office to confirm whether she intends to speak and will update the agenda once this is confirmed.
- 3.2. There will be an update at the March Board on Phase 5, including a presentation from Hackney on the Phase 5 consultation.
- 3.3. **Governance review update:** Roda reported that she attended a meeting with Gareth and Carlene from LBH to discuss the outcomes of the Governance Review following the 2024 Away Day.
- 3.4. Roda highlighted that the dashboard does not always accurately reflect the status of workstreams and is often overly optimistic. For example, Block D had been shown as green or amber when, in reality, it should have been rated red.
- 3.5. The Estate Management Board has undergone significant changes in terms of governance; however, Roda noted that it is still not being utilised to its full potential.

- 3.6. Roda added that there was agreement with Gita's suggestion to include a representative from the commercial units on the Estate Management Board. This proposal will be taken to the Estate Improvement Board for approval before being referred to the Partnership Board.
- 3.7. Roda raised the need to agree the Terms of Reference for the Service Charge Working Group.
- 3.8. Roda highlighted that WDCO reps have been waiting for a District Heat Network meeting to be convened for over two and a half years. Gareth acknowledged the frustration and responded that there is limited further action he can take to progress this at present.

#### **4. March Board agenda**

- 4.1. Presentation from Berkeley on Phase 5 update (20 minutes)
- 4.2. Hackney presentation on Phase 5 consultation and decant strategy (20 minutes)
- 4.3. Roda noted that Geoff would like to hear the Board's views on aspects of the Phase 5 design proposals, and proposed holding a discussion on this.
- 4.4. The Board will hold a discussion at the March meeting on ways to improve attendance.