

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 5th May 2026
7 pm Zoom Meeting**

Attendance

Adrian Essex, Oonagh Gormley, Hilary Britton, Gita Sootarsing, Leonora Williams

Visitors included

Roda Hassan, Ameera Hassan

0.1 Welcome / Apologies for absence

Gloria Obilana, Omar Villalba

Section 0 - Introduction

1. Minutes of meeting 7th April 2026:

1.1. The Chair amended paragraph 2.3 that he did not volunteer to go through the leases and the Executives proposed for Georgie would volunteer. The paragraph should state that "A group of interested residents are gathering information on lease agreements to collate".

2. Matters Arising / Action Tracker:

2.1. The Chair submitted a description on the role of MHDT trustees and has not received the variation yet.

2.2. Roda has been in contact with residents in Phase 3a and 3b social rented blocks who are potentially setting up an RA and will be able to address issues with R&R. Once they are available, Roda will put them in contact with Deji.

2.3. Roda circulated leaflets for community forum. The Executives regarded the community forum a success.

2.4. Mat Jenner, Sarah and Lewis will provide a verbal presentation at the May Board. The Executives plan to discuss the £300,000 community art programme

2.5. Roda circulated the updated schedule for future Executive Committee meetings

2.6. Roda followed up with Francis on the breakdown of data by phase and requested additional information.

2.7. The Finance Committee was held at the April Board.

Major Topics

3. Public Forum outcome

3.1. The Executives regarded the Public forum a success. The Executives noted that this is a reflection of techniques used for getting hold of people and that WhatsApp is effective.

- 3.2. Roda raised that WDCO needs to consider a different method to promote to the old blocks, noting that there was only one resident from the old blocks.
- 3.3. Roda stated that some residents provided feedback on Board meetings on jargon being used and assumptions made that everyone understands and suggested explaining jargon. The Chair responded that he has started a jargon buster on the website to address this.
- 3.4. The Chair provided comments from Mike Price on the WDCO meeting that:
 - It would be helpful to hold meetings periodically during the year to invite new residents and help to bring an intersection of tenures together, cross-RA sharing and a sense of "community".
 - To have one slide shown each time positioning ITLA, WDCO, RAs.
 - Would be useful to have quick updates from RAs each time to a standard format
 - Would be help to have quick update on developments in the area, WDCO key themes, and forthcoming events.
 - Mike Price also proposed a more transparent agenda
 - Marketing is a widespread problem across WD.
- 3.5. WDCO lack a 'key stone' in the community to facilitate the efforts of numerous community volunteers and proposed this should be either the Redmond Centre/MHDT or R&R.
- 3.6. Hilary proposed having RAs send out newsletters to increase communication.

4. Proposal for workload distribution

- 4.1. The Chair proposed distributing workload with Vice Chairs and Treasurers on a range of topics, such as affordability and NHG, Hackney, Berkeley, RAs.
- 4.2. Hilary added that this should include Board members who are not on the Executive Committee.

5. EMB and commercial representative 'elected member

- 5.1. Gita mentioned the review of EMB terms of reference. Gita asked whether the commercial representative would have to be an elected member of WDCO and proposed a change in the constitution for electing a commercial representative to the EMB, noting that the constitution states somebody who owns a business can be on the Board on an individual basis as a co-optee, but not as a representative basis. Roda clarified that the EMB vacancy is not just for a WDCO member and is specifically for the role of local businesses.
- 5.2. Roda responded that the idea was the commercial businesses would have some form of representative of the board but they have not organised themselves in a way to elect someone, and that co-opting Necdet was a way to create a link between local businesses and WDCO to understand their issues.
- 5.3. Gita proposed for local businesses to organise themselves following Phase 4 works, noting that there is no elected business person to attend EMB meetings.

6. Preparation for the May Board

- 6.1. The hybrid format will be used for the Board meetings. The Chair proposed discussing a change in the constitution, to allow for Board members to attend the meetings virtually and to be able to vote.
- 6.2. Oonagh raised that Simon Donovan potentially needs a longer slot to provide a response on the letter from WDCO.

ACTION: Roda to contact Simon Donovan to clarify time needed for update on WDCO letter.

7. AOB:

7.1. Oonagh raised that a resident in the service charge group intends to pursue legal action on service charges and take this to first-tier tribunal. Oonagh expressed concern that, if costs are awarded against the resident, other residents would also bear the financial cost. The resident declined to provide details on the building. Oonagh proposed reviewing the tribunal submission and, if considered bad, request that the resident withdraws.

7.2. The Chair updated that Ruth Connick volunteered to handle social media with plans such as posting three weekly themes: 'Friendly Face Mondays', featuring community members, 'Growing Friday' on plants and wildlife, and 'What's On Wednesday' promoting upcoming events.