

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 7th April 2026
7 pm Zoom Meeting**

Attendance: Adrian Essex, Oonagh Gormley, Omar Villalba, Hilary Britton, Gita Sootarsing, Leonora Williams

Visitors included: Roda Hassan, Ameera Hassan

0.1 Welcome / Apologies for absence

Gloria Obilana

Introduction

1. Minutes of meeting 3rd March 2026:

- 1.1. The Executive amended paragraph 2.1 to read: "*Roda noted that a summary of discussions from the RA meeting had been provided by Jada.*"
- 1.2. The minutes were reviewed for accuracy and approved.

2. Matters Arising / Action Tracker:

2.1. Roda emailed the existing RAs and residents who are interested in forming a RA at Pewsham on arranging a meeting with Deji. The Chair raised that the Town Hall meeting recognised the importance of RAs and that more effort should be made towards forming RAs in the new blocks. Omar suggested highlighting WDCO's tangible successes, such as the parking at Maplewood and Birchwood and actively promoting other people in Phase 3 on the website/blog to inspire more participation from residents. Roda proposed adding this to the Public Forum agenda for Hilary, Oonagh and Omar to share the positives of having a resident association.

ACTION: Roda will send a follow-up email to Deji to reach out to resident RAs at Maplewood, Birchwood and Rowan and Hornbeam.

ACTION: Roda to include update on RA successes to the Public Forum agenda.

2.2. The Chair updated that he submitted a description on the role of MHDT Trustees and Simon will come up with a variation on this to promote.

2.3. The Chair confirmed that he had spoken to Giorgia Woolveridge (BH) regarding the water feature and the need to review the relevant lease at KSS1. Hilary noted that there is currently a lack of clarity regarding estate responsibilities and proposed that this be explored further. She suggested reviewing lease agreements to better understand which green spaces/areas are funded by residents, as well as assessing the extent to which these spaces are used by non-residents, with a view to reducing costs for residents where appropriate. Hilary also proposed reviewing previous Design Committee plans relating to the four green corridors across the estate.

ACTION: The Chair to gather information on lease arrangements and maintenance responsibilities for the spaces and public realm, and to liaise with residents from Kingly and Hartington.

3. Minutes of meeting 26th March 2026

- 3.1. The Chair confirmed that he has forwarded Grace's email to Gita and Jackie, requesting input from WDCO on the scoring for a tender issued to companies to manage events in July, September, and a 'tree lighting' event in December. The three development partners have prepared a brief for event management companies to submit quotations, one of which includes MHDT.
- 3.2. The Chair advised that Grace intends to commission the Pavilion design team to develop a trolley for notice boards.
- 3.3. Omar confirmed that the allocation for newly available parking spaces will be released on 8 April.
- 3.4. The development partners have now agreed the Commercial and Community Assets Strategy. Roda will discuss with the Chair the circulation of the strategy brief to Board members.
- 3.5. The Chair provided an update on the Hackney Town Hall meeting regarding the future of WDCO, attended by Guy Nicholson, Suzanne Johnson, and Gareth Crawford. Oonagh noted that Board members are broadly aligned and that WDCO has been making positive progress. Gita highlighted discussions around the size of the Board and the need to ensure balanced representation, suggesting a potential reduction in the number of co-opted members. Roda clarified that co-optees currently contribute across a range of working groups, including Block D and the Design Committee. The Executive discussed the importance of maintaining balanced representation while ensuring that minority voices remain strong.
- 3.6. The Chair has prepared a note outlining potential future options for WDCO, with input from Omar.
- 3.7. Sarah has not yet provided a more detailed response regarding the Citizens Advice Bureau.
- 3.8. The Chair emailed Roda and Kristina regarding the promotion of Community Forum leaflets via WhatsApp, Facebook, and other platforms. Roda has drafted a version including key agenda highlights for the meeting and will consider adding further items.

ACTION: Roda to review the Community Forum leaflet with Kristina and Ekaterina and include any additional agenda items.

- 3.9. Mat Jenner will not be attending the April Board to provide an update on the delivery of the cultural strategy. Hilary suggested that he be invited to the May Board to discuss the £300,000 community art programme.
- 3.10. The updated schedule for future Executive Committee meetings will be circulated to members.

ACTION: Roda to circulate the updated schedule for future Executive Committee meetings.

- 3.11. The Chair and Roda will discuss arrangements for covering the May Board meeting and preparing the necessary supporting documentation.

ACTION: Roda and the Chair to prepare the required documentation.

3.12. Roda confirmed that Francis has provided a breakdown of data by phase. Following Omar's request, Roda has requested further information on the number of secure tenants, residents receiving full or partial housing benefit, and those in temporary accommodation. Hilary noted that while the chart shows a total housing stock of 799 units, the number of secure and temporary residents only totals 584. She queried whether the remaining 215 properties are void or leasehold. Roda clarified that there are currently 95 lettable void properties and 8 unlettable units where it is not cost-effective to bring them back into use, totalling 103 voids. She also noted that some residents have moved to Phase 3b, and these properties are being repurposed for temporary accommodation. Additional void properties are also being brought forward as part of this process.

3.13.

4. Public Forum

4.1. The Executives will circulate the agenda and information for the Public Forum and arrange refreshments.

ACTION: The Executives will circulate the agenda and information for the Public Forum and arrange refreshments.

5. Preparation for the April Board

5.1. **Agenda:** The Executive proposed inviting Anchor Hanover to attend the April Board to introduce themselves and outline their plans for the new homes at Goldfinch. This would include understanding the facilities available, the expected timeline for residents moving in, and how Anchor Hanover intends to engage with and become part of the Woodberry Down community. Oonagh suggested that the invitation should also include a discussion on how WDCO can work collaboratively with Anchor Hanover, including sharing information on their current activities and community initiatives, such as coffee mornings.

ACTION: Roda to invite Anchor Hanover to attend the April Board.

5.2. Omar proposed including a discussion on Board participation.

5.3. The Executive proposed holding the Finance Committee meeting during the April Board.