

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 16th April 2026
7:15pm Redmond Community Centre

Attendance: Andrea Anderson, Hilary Britton, Adrian Essex, Ekaterina Andreeva, Phil Cooke, William Sheehy, Ann Hunte, Dulce Laluces, Andreea Stoica, Gita Sootarsing, Jackie Myers, Necdet Ozturk, Oonagh Gormley, Donna Fakes, Mina Faragalla, Geoff Baron, Livia-Jeanne Lupumba, Leonara Williams

Zoom: Barbara Panuzzo, Omar Villalba

Partners: Hermione Brightwell (LBH), Sarah Moore (LBH), Nik (NHG), Julian Rodriguez (NHG), Cllr Caroline Selman

Zoom: Sarah Fabes (BH), Phoebe Duverger (BH)

Visitors: Diane Akuamoah-Boateng, Jess Mann, Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Gloria Obiliana, Kalu Amogu, Tina Parrott, Francis McDonagh

Introduction

1. Acceptance of minutes 19 March 2026

- 1.1.** The WDCO Board thanked Caroline for her contributions to the Woodberry Down ward as she steps down as a councillor.
- 1.2.** Hilary noted that the last sentence of paragraph 1.5, page 2, should be amended to refer to the recovery of 'surpluses', not 'deficits'.
- 1.3.** The minutes were reviewed for accuracy and approved.

Matters Arising / Action Tracker

- 1.4.** William confirmed receipt of Berkeley's update on the window cleaning strategy for future phases, presented at the Liaison meeting.
- 1.5.** Jada confirmed that leasehold service charges may be adjusted once actual accounts have been issued.
- 1.6.** No updates were provided regarding arrangements for the Christmas dinner.
- 1.7.** Sarah Fabes confirmed that a summary of unit numbers by tenure was included within the consultation materials.
- 1.8.** Anchor Hanover confirmed that, at the point planning permission was granted (April 2022), 16 residents remained in situ. Of these, four intend to return and two have already moved back into the new building.
- 1.9.** Following discussions with RWDI, Sarah confirmed that wind assessment criteria take elderly people into account. Berkeley will present the findings to the Design Committee, with RWDI in attendance.
- 1.10.** Gareth advised at the April Liaison meeting that he has not yet been contacted and understands that Cllr Nicholson will lead on reviewing the

impact of social housing rent increases on affordability. Roda will follow up.

ACTION: Hermione and Roda to seek an update from Cllr Nicholson and Gareth on the affordability review, including cost pressures and potential mitigation measures.

- 1.11.** Berkeley confirmed that Phase 4 hoarding lights were temporarily switched off during installation of new graphics and reinstated in the week commencing 6 April. Measures are being implemented to reduce light spill into neighbouring properties.
- 1.12.** Sarah Fabes is convening the District Heat Network meeting in Tom's absence. Roda has confirmed WDCO representatives.
- 1.13.** Sarah Fabes to circulate availability for the District Heat Network Working Group meeting by the end of April.
- 1.14.** Hackney will provide an update on the split household review in the summer, including the scope of the Local Lettings Policy review, prior to commencement.
- 1.15.** Hilary is liaising with Giuseppe on arrangements for the 'Meet Your Neighbours' event and has raised this with R&R.
- 1.16.** Hackney has completed consultation on the Phase 5 decant strategy and will report back on the outcome prior to Cabinet consideration. The strategy is expected to be presented to the May Board.

ACTION: Hackney to provide an update on the Phase 5 decant strategy at the May Board, ahead of Cabinet.

- 1.17.** William confirmed he received update on window cleaning strategy for future phases which Berkeley delivered at the Liaison meeting.
- 1.18.** Jada confirmed that leasehold service charges can be adjusted once the actual accounts have been served.
- 1.19.** There are no updates at the moment on arrangements for the Christmas Dinner.
- 1.20.** Sarah Fabes updated that a summary on the number of units for each tenure was provided in the consultation.
- 1.21.** Anchor Hanover confirmed that at the point planning permission was granted in April 2022, there were 16 residents remaining in situ. Of these, four intend to return to the new building, and two have already moved back in.
- 1.22.** Sarah spoke with RWDI and confirmed the criteria for wind assessments does take elderly people into account. Berkeley will present the wind assessment results to the Design Committee, and RWDI will be present to explain the results further.
- 1.23.** Gareth updated at the April Liaison meeting that he has not been contacted yet and suspects Cllr Nicholson will progress on reviewing the impact of social housing rent increases on affordability for residents and addressing cost and affordability challenges. Roda will chase this up.

ACTION: Hermione and Roda to follow up with Cllr Nicholson and Gareth to request an update on reviewing the impact of social housing rent increases on affordability for residents, addressing cost and affordability challenges, and exploring potential options.

Presentation

2. Update from Anchor Hanover on Goldfinch Point, Diana Akuamoah-Boateng:

- 2.1. Diana Akuamoah-Boateng works for Anchor Hanover as one of the area managers across five boroughs, including Hackney, and predominantly focuses on the home-ownership mixed tenures.
- 2.2. Anchor Hanover is a non-profit organisation and the largest provider for specialist accommodation for over 55s in England, covering 85% of local authorities private specialist accommodation.
- 2.3. Newton Close is one of Anchor Hanover's mixed tenure locations, a combination of rented and home-ownership accommodations. There are 76 properties at Newton Close across two 'north' and 'south' blocks. 40 of the 76 properties are affordable housing.
- 2.4. All of the affordable rented properties are expected to be taken up by May.
- 2.5. In terms of facilities available, this includes resource rooms, communal lounges and guest rooms to book.
- 2.6. Jess Mann from Anchor continued the update, explaining that she is overseeing the 36 shared ownership units. These properties are available to individuals aged 55 and over, who can purchase a share ranging from a minimum of 10% to a maximum of 75%, depending on affordability. Prices start at £480,000 for one-bedroom properties and from £575,000 for two-bedroom properties.
- 2.7. Anchor Hanover have had 12 sales out of the 36 units in older persons shared ownership and Board members can call to view show flats.
- 2.8. Jackie asked how Anchor Hanover and its residents will engage with the wider estate. Diane responded that communications would be shared via notice boards and included in residents' newsletters. Jackie proposed inviting residents to participate in the communications group. Diane noted that she would inform Anchor Hanover's location manager regarding opportunities for input and engagement with the wider community.
- 2.9. Diane clarified that Anchor Hanover provides independent living only. Other services, such as yoga or meal provision, would be resident-led and arranged through third-party providers. Ann asked how less able residents are supported. Diane responded that Anchor Hanover considers accessibility and would signpost residents to additional support, such as social services. She also noted that Anchor Hanover provides other forms of housing, including extra care and care homes. Jackie asked, given there is no option for full ownership, what happens if an owner passes away. Jess responded that the inheritor would inherit the 75% share and, if they are under 55, would be required to sell the property.

3. **Partner Updates**

- 3.1. **Hackney:** Hermione updated that Phase 5 will be brought in-phase at the end of June. This has been published on the Council's forward plan on the website. Hackney has undertaken detailed engagement and surveys with residents in Phase 5 and is now considering options for the decant strategy based on the survey results.
- 3.2. Moves to Phase 3 are drawing to a close. There are 42 new homes in Phase 3b, of which 36 have been let. Of these, 27 have been allocated to Woodberry Down tenants. The remaining six properties are being held for split household accommodation and will also be allocated to Woodberry Down tenants.
- 3.3. There are no changes to the previous update on the split household review; the policy review remains pending.
- 3.4. The Commercial and Community Assets Strategy is currently out to tender. Hackney will appoint a consultant to undertake this work. WDCO will be invited to sit on the evaluation panel for the consultant selection. The tender deadline is 1 May.
- 3.5. The Block D handover is scheduled for the week commencing 23 April. Hackney is continuing to progress lease negotiations. A written update from Hackney provides details on the likely occupiers of the space. Millco has also scheduled pre-opening activities on 25th and 26th April, and 2nd and 3rd May.
- 3.6. Two pedestrian crossings on Seven Sisters Road have been proposed by TfL. Hackney is seeking further commitment from TfL regarding delivery.
- 3.7. Improvements to the West Reservoir are currently underway and remain on track for completion in May.
- 3.8. Jackie asked whether the remaining Phase 3 properties would be held for split households or allocated through Choice-Based Lettings. Hermione confirmed that both approaches will be used and that nine properties have already been allocated through Choice-Based Lettings.
- 3.9. Jackie raised concerns regarding the potential for double decants in Phase 5. Hermione explained that Hackney had initially intended to move Phase 5 residents into Phase 3; however, some residents have not taken up this option. Hackney is therefore reviewing its approach and considering double decants as a potential option. Jackie highlighted the cost implications and the stress caused to residents. Hermione confirmed that Hackney is engaging with residents to understand their circumstances, preferences and options, and will report back on the proposed decant strategy.

ACTION: Hermione to respond to Jackie's query regarding the Phase 5 decant strategy, including the potential use of double decants.

- 3.10. Roda requested an update on the squatters at the Community Club on Woodberry Grove North. Hermione confirmed that Hackney is progressing legal action and is currently going through court proceedings.

ACTION: Hermione and Sarah Moore to follow up on the community club court proceedings.

- 3.11. **Berkeley:** Sarah Fabes updated that Berkeley is nearing completion of demolition for Phase 4 and will begin groundworks in the summer.
- 3.12. Berkeley will meet with the Design Committee on Monday to review Phase 5 design matters and feedback from the March consultation. Sarah will present an update to the WDCO Board following the Design Committee meeting.
- 3.13. Berkeley has six properties remaining for sale in Phase 3.
- 3.14. Sarah is awaiting an update from the graduate apprentice lead regarding when Berkeley will host sessions at the Redmond Centre.

- 3.15. **NHG:** Julien provided an update on shared ownership sales. NHG has sold 72 properties in Phase 3a and 19 properties in Phase 3b.
- 3.16. John, a resident in the NHG blocks, raised concerns regarding the lifts and billing. He noted that he has contacted Insite and Vital Energy but has only received one bill since December based on an actual meter reading. John stated that he will not pay the bill until the meter has been checked. The Chair noted that similar issues have been raised with the ITLA office by residents in NHG blocks. Roda added that Simon is currently collecting issues, which are being fed back to NHG.
- 3.17. Jada confirmed that there is an issue with the remote meter reader in John's building, with 198 out of 220 properties currently being billed on estimated readings rather than actual usage. Jada has been advised that NHG's heat network team is working with Vital Energy, to resolve the issue. Jada is escalating the matter and awaiting confirmation of when the reader will be repaired. Roda emphasised that further action is needed from the billing team, noting that issues have worsened since December and that the ITLA has received a significant increase in enquiries from residents who are submitting readings but not receiving accurate bills.
- 3.18. John asked when the lifts will be fully operational. Jada provided an update on the lift replacement programme, noting that a key component for the Maplewood lifts is due to be installed next Wednesday, which should reduce outages.

ACTION: Jada to follow up with the NHG heat network team regarding meter reading and billing issues and provide an update to the Board.

- 3.19. Hilary enquired about CCTV works and suggested liaising with R&R regarding coverage across buildings, particularly in areas between blocks.

ACTION: NHG to liaise with R&R to clarify CCTV coverage across the different blocks.

- 3.20. **MHDT:** Simon updated that MHDT is awaiting a response from the Council regarding proposed changes to the Phase 3 community space

building. MHDT is also seeking new trustees, with a recruitment advert to be issued shortly.

ACTION: Roda to speak with John regarding service charges.

Board discussion without partners:

4. WDCO Finance:

- 4.1. Leonora has cleared the backlog of invoices for the rental of the Redmond Centre space and has settled all outstanding payments.
- 4.2. The budget for the previous year was £9,775. WDCO spent £7,107, resulting in an underspend of £2,668.
- 4.3. A new policy across Hackney means that Board refreshments will no longer be provided at meetings. This cost will therefore be removed from next year's budget.
- 4.4. Venue hire was overspent at £670, which includes a previously missed backdated payment for 2024/25.
- 4.5. The website budget was underspent, with expenditure of £76.62 against a budget of £600.
- 4.6. Wider community engagement was underspent by £91.23.
- 4.7. Total income was £5,213.46, including the partners' grant of £872.38.
- 4.8. WDCO operates two accounts: all grants are paid into the Community Account, which earns interest, and funds are then transferred to the Business Account.
- 4.9. The combined closing balance was £3,563.92.

5. 2026/2027 Budget:

- 5.1. The budget for recurring expenditure is £10,068 and the budget for one-off projects is £1,400.
- 5.2. The total proposed budget is £9,118, comprising £7,668 for recurring expenditure and £1,450 for one-off projects.
- 5.3. The budget for wider community engagement is £936.
- 5.4. The budget for venue hire is £1,800, covering 11 Board meetings and community forums.
- 5.5. The budget for Board refreshments has been reallocated to "People and Engagement Costs", totalling £1,500.
- 5.6. There is no allocation for an Away Day, Fun Day or childminding. HSBC has also ceased charging fees on the bank account.
- 5.7. The website budget is £700, allocated for improvements and analysis of issues.
- 5.8. A budget of £700 has been allocated for social media, including an audit/review of accounts and completion of profiles.
- 5.9. Omar raised the need to improve communication with the community regarding regeneration, noting the difficulty in accessing up-to-date information on estate developments, including explanations of different phases. Roda responded that each partner maintains their own website, which is not currently coordinated. Hilary suggested including individual phase planning applications. Board members agreed to allocate £2,400 to fund an Away Day next year.
- 5.10. The budget was approved by the Board.

5.11. The Chair has requested that MHDT provide screens, touch-screen computers and guidance on connecting devices to support hybrid meetings.

6. **Preparation for Public Forum:**

6.1. Public Forum flyers were distributed across most parts of the estate. Roda asked whether Board members could volunteer to assist with leafleting the remaining blocks ahead of the Public Forum.

6.2. Roda called for volunteers to support with refreshments.

6.3. Roda circulated the agenda items for feedback and suggested that Omar, William, Andreea and Hilary prepare a presentation outlining the benefits of having a Residents' Association (RA), to encourage residents to establish one.