

**WOODBERRY DOWN COMMUNITY ORGANISATION
LIAISON MEETING WITH PARTNERS**

Woodberry Down Community Organisation Liaison Meeting with Partners

6th January 2026

6pm – 7pm

Residents (WDCO members): Hilary Britton (HiB), Adrian Essex (AE), Oonagh Gormley (OG), Gita Sootarsing (GS)

Partners: Gareth Crawford (GC), Sarah Fabes (SF), Sarah Moore (SM), Giorgia Woolveridge (GW), Jada Guest (JG), Julian Rodriguez (JR)

Apologies: Omar Villalba (OV), Leonora Williams (LW), Gloria Obilana (GO), Tom Anthony (TA)

ITLA: Roda Hassan (RH), Ameera Hassan (AH)

Items	
1.0	Minutes of November Liaison Meeting
	<p>SF attended the November Liaison meeting in place of TA. GC highlighted a correction to paragraph 3.0 of the minutes. RH clarified that the wording should be amended to: <i>“RH reported that Sarah Connelly sent her apologies and was unable to attend the November Board meeting.”</i> The minutes were then agreed and approved as an accurate record.</p>
2.0	Matters Arising
	<p>JR reported that Nic is on leave until Thursday and has been redeployed from his usual role to support a decant issue for another team. JR is following up on progress regarding shared equity, and NHG confirmed that an update will be included in the January monthly report to the WDCO Board.</p> <p>ACTION: NHG to include an update on ground rent progress in its monthly report to the WDCO Board. Chair’s comment: This update was not included in the January report. NHG has been requested to provide an update and a proposed resolution in the Board report to be submitted by 12 March.</p> <p>GC confirmed that a meeting has been arranged for 21 January to review inconsistencies in medical assessments. Councillors will not be attending. The meeting will be attended by GC, RH and Marcia. Chair’s comment: ITLA has a clear understanding of the issue; AE will not be attending.</p> <p>Nic provided an update on the Phase 3 estimated cost breakdown prior to Christmas.</p> <p>GC confirmed that she has explained the situation regarding the Phase 4 community space to Matt Jenner. GC also advised that Hackney is unable to provide a monthly update on Block D at this stage. Berkeley is still completing technical work on the premises, and Hackney does not yet have possession of the building. Lease terms between Hackney and Millco are still being agreed, and Millco must finalise commercial arrangements with end users before signing the lease. Hackney expects the building to become operational between the end of Q1 and the beginning of Q2 2026.</p> <p>JG confirmed that the billing drop-in sessions have taken place and that billing is transitioning to the Insight system.</p>

	<p>AE confirmed that she has emailed Cllr Nicholson regarding the split household policy. The policy remains in force and applications are being processed accordingly.</p> <p>JG confirmed that heat network upgrades at Watersreach and the Reservoir have been completed. AE noted that he had spoken to a resident who reported that the new system is not working as effectively as the previous one and requested that the old system be reinstated. JG asked for the resident's contact details to follow this up.</p> <p>ACTION: AE to provide JG with the contact details of the resident at Watersreach/Reservoir regarding the heat network upgrades.</p>
3.0	Action tracker and December Board actions
	<p>SF will follow up with TA on the progress for the District Heat Network meeting next week and Berkeley should provide an update at the January Board. HiB asserted that WDCO need an update on where they stand at the moment, what is currently being done and what are the implications as there have been no changes for the last two years. HiB raised that Phase 3 heat networks/pumps are older and will need to be reviewed, potentially replaced, cost implications and that Phase 1 equipment was put in place 14 years ago. SF requested for HIB to send questions to her.</p> <p>ACTION: HiB to send SF a set of questions on the District Heat Network for Berkeley to address at the DHN working group meeting.</p> <p>Chair's comment: Tom Anthony should have an update following his meeting on Friday 16th January regarding the DHN.</p> <p>GC drafted a response with Suzanne on WDCO's questions of affordability, equality and accountability and will get an update tomorrow morning. GC aims to have this sent before the January Board.</p> <p>ACTION: Hackney to circulate response to WDCO's questions of affordability, equality and accountability before the January Board.</p> <p>Chair's comment: Response will be provided by LBH at the end of January.</p> <p>Hackney will inform WDCO when there is an update on the split household review progress. RH asked when Hackney will have an idea of the scope of the review? GC responded that he will be speaking to colleagues and will get an update from Alex Clarke.</p> <p>ACTION: GC to provide an update from Alex Clarke on the scope of the split household review.</p> <p>Chair's comment: WDCO expect to have an update on the scope by the 14th May to be include in the Hackney report.</p> <p>JR provided an update from the sales team regarding unoccupied shared ownership homes. There are currently 32 unsold homes, comprising one high-value three-bedroom property and the remainder one-bedroom units. JR noted that while one-bedroom homes have historically been the most popular, post-COVID trends show increased demand for larger homes, resulting in slower sales of one-beds. JR also confirmed that NHG currently has six homes at exchange, reserved or in pre-sale stages, reflecting wider London market trends. HiB asked whether these homes could be rented on a short-term basis.</p>

	<p>ACTION: JR to clarify how these homes are defined within the Section 106 agreement. If defined as intermediate homes, short-term renting may be possible; however, if defined as shared ownership, they cannot be rented on a short-term basis due to planning restrictions.</p> <p>Chair's comment: Update to be provided by 3 February.</p>
4.0	Preparation for January Board Meeting
	<p>There are two presentations scheduled for the January Board meeting.</p> <p>NHG presentation by Sarah Connelly: Social & Economic Investment Programme.</p> <p>Berkeley Homes (as discussed at the Design Committee meeting): SF updated that Berkeley will return to the January Board to provide an update on changes to the Phase 4 elevations. These changes were required after some windows had to be removed due to non-compliance with building regulations.</p>
5.0	Brief Partner Updates – Key Issues and Changes
	<p>Berkeley: No updates.</p> <p>NHG: No updates.</p> <p>Hackney: No updates.</p>
6.0	AOB
	<p>AE updated that he has been involved in discussions with residents regarding building invasions and antisocial behaviour in the Watersreach blocks. The police were unable to pursue further enquiries due to a lack of information. A public meeting has been arranged for 15 January.</p> <p>NHG have also arranged for WDCO to meet with NHG and the police earlier that week to ensure a coordinated and effective presentation at the public meeting on 15 January. JG added that NHG has been working closely with the police since October and believes that those responsible are people living within the blocks. Residents are being encouraged to report any incidents directly to the police.</p> <p>HiB added that Design Committee meetings have highlighted the importance of concierge locations and ensuring effective CCTV coverage overlooking Spring Park.</p>