



Introduction

Woodberry Down Community Organisation (WDCO)

WDCO was set up in 2008 and grew out of the Estate Development Committee (EDC), formed in 2001 with representatives elected for a 3-year term. The EDC was involved in working on the first masterplan, setting standards for tenants and leaseholders when they have to move, and choosing a Housing Association, among others, with the Council regeneration staff and other government agencies. WDCO now continues this work and has representatives from estate-based Residents Associations (RA) and Tenants and Residents Associations (TRAs), as well as 24 elected representatives from all tenures across the Estate.

WDCO has influenced Council and partner decisions regarding the redevelopment proposals for Woodberry Down. This has been achieved through extensive negotiations, meetings with Council staff, Berkeley Homes, Notting Hill Genesis, consultants, and through engagement with Councillors and other stakeholders. Much of this work occurs outside formal Board meetings, and Board Members are encouraged to participate in at least one of these working groups. In 2025/26, the focus will be on preparing detailed plans for Phase 5. (The WDCO members who will be on the part of the Design Committee for the detail design of Phase 5 have already been elected by the Board.

The Annual General Meeting will be held on 18th June 2026, at which the WDCO Executive and other sub-groups will be elected. More information is provided below:

WDCO Executive

The WDCO Board elects an Executive Committee each year at the Annual General Meeting (AGM). In accordance with the WDCO Constitution, the Executive Committee is made up of the Chair, Treasurer, Vice-Treasurer, Vice Chair Communications and four other Vice-Chairs. The Board may also allocate specific priority areas of responsibility to the Vice-Chairs. One Vice-Chair will lead on developing and improving WDCO's communications, including oversight of the website, newsletters, and social media platforms.

The role of the Executive Committee is to progress the work of the Organisation between Board meetings and to exercise any powers delegated to it by the Board. The Executive Committee reports back to the Board on decisions taken, actions progressed, and work carried out since the previous Ordinary Board Meeting.

The Executive Committee normally meets twice a month usually on Tuesday's at 7pm and works closely with the wider Board to help guide the direction of WDCO, address issues affecting the estate, and support the effective delivery of the Organisation's objectives on behalf of the Woodberry Down community.

WDCO Liaison Meetings

Executive Committee members are invited to attend monthly meetings with Notting Hill Genesis, Hackney Council, and Berkeley Homes. These meetings provide



WDCO with the opportunity to question in more detail various aspects of the regeneration, which may not be possible during the Board meetings. They also serve as a forum to prepare for the Board meeting and review Board actions with the partners. These meetings are currently held on the first Tuesday of each month at 6pm.

Partnership Board (previously the Round Table)

The Partnership Board will have a membership comprising 2 senior-level members per organisation. The focus of the meetings will be more strategic, with meetings held every three months. This is a partnership group chaired by the Cllr Alastair Binnie-Lubbock the Hackney cabinet member responsible for regeneration.

The WDCO Chair will be one of the WDCO representatives, alongside one Board members who will be elected at the AGM.

Specific Workgroups

The following workgroups are currently active:

- **District Heat Network Working Group:** This is a partnership group involving NHG, BH, LBH and four WDCO representatives. The group is considering the implementation of the District Heat Network for the earlier phases, as well as the energy strategy that is required to be developed across the estate for future phases. The main focus is to develop a system that is efficient, affordable for all residents, and transparent in both its design and delivery. The Working Group has not been meeting regularly and has held only one meeting since the last AGM.
- **Estate Management Board (previously Strategic Management Board):** This meeting is a requirement under the Principal Development Agreement (PDA), the legal agreement between the delivery partners. It is attended by the WDCO Chair and two other WDCO representatives, with the expectation that the Board representatives reflect different tenures in order to oversee estate management across all partners. The Terms of Reference (ToR) for the Management Board were recently reviewed and agreed. The Estate Management Board will meet on a quarterly basis.
- **Constitutional Working Group:** This group was established to review the WDCO Constitution and recommend any necessary amendments to the Board. Although no representatives were elected last year, the group met only three times during 2023/2024.
- **Safer Community:** A partnership meeting including the Police, held monthly for an hour, WDCO had 2 reps.
- **Communications Meeting:** The role of the Communications Working Group, which is attended by all delivery partners as well as MHDT and WDCO, is to coordinate communications across the neighbourhood and facilitate the sharing of information between partners. Meetings are currently held on an ad hoc basis. Recently, the group has focused on developing a communications strategy and producing the neighbourhood newsletter. The meetings are attended by the Chair and the Communications Vice Chair.
- **Communications Subgroup (Events):** There is also a communications subgroup dedicated to community events. Historically, this subgroup has been



attended by different WDCO representatives; at times this has included the Chair and the Communications Vice Chair, while on other occasions different WDCO representatives have attended. However, I would suggest that WDCO elect two or three Board members with an interest in community events to attend these meetings.

- **Service Charge Working Group:** The role of the Service Charge Working Group is to oversee and review the management of service charges across the estate/organisation, ensuring that charges are applied fairly, accurately, and transparently. In preparation for the completion of Phase 3, the group focused on reviewing the service charge arrangements for the new Phase 3 blocks, specifically the NHG managed properties. The next stage of the group's work will be to agree its Terms of Reference, after which it will turn its attention to reviewing service charge proposals for Phase 4. The Board may elect up to three representatives to serve on this working group.
- **Block D Project Meetings:** The working group is expected to conclude in September, at which point the role of WDCO will transition into a steering/support group once Mill Co. finalises subtenant leases. The current representatives are Kristina and Leonara. The Board may want to allow these representatives to continue with the work and hold an election once the group transitions into its new form as a steering/support group.
- **Hackney Operational Meeting:** This is a monthly meeting held on the last Thursday of the month at 5:30pm, to discuss housing management and neighbourhood issues on the Council owned blocks. Currently attended by Board reps for the Council blocks
- **NHG Operational Meeting:** This is a monthly meeting to discuss housing management and estate management for the NHG owned and managed blocks. Phase 3 NHG blocks are also included in the housing management discussions. Currently, the meetings are attended by Board representatives from the NHG blocks. They are typically held on the third Tuesday of each month, from 11 am to 12:30 pm.
- **NHG Walkabout:** Monthly walkabout of social rented blocks by NHG asset management and WDCO reps in NHG blocks. This is held on the second Tuesday of every month, at 10am.

Independent Advice and Support

The estate has an independent adviser who advises WDCO on regeneration issues, helping the organisation participate in the regeneration process and also provides administrative support to WDCO.

The Independent Tenants' and Leaseholders' Advisor (ITLA) service is provided by a Community Interest Company, Public Voice. If you have any questions about the regeneration or the work of WDCO drop in to see Simon Slater and Roda Hassan at Unit 2c Rowan Apartments. The office is always open between 2pm and 6pm on Tuesday and Thursday. The phone number is 020 8809 7203. Roda can also be contacted on 07715318125.