

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

ACTIONS

Thursday 20th February 2025
7:15pm Redmond Community Centre

ACTION: Berkeley to provide an update once the funding for community events is confirmed.

ACTION: The NHG confirmation of charges letter will be circulated to WDCO tomorrow.

ACTION: NHG to circulate a detailed breakdown of service charges for residents at the beginning of March.

ACTION: Julien will clarify NHG's commitment to freeze service charges with Neil tomorrow and will confirm this with Roda.

ACTION: Gareth will speak with councillors regarding temporary housing and the services they receive.

ACTION: Roda will follow up with Michelle on availability of satellite community space in a later phase.

ACTION: Roda will email Kristina this evening regarding Block D priorities from the WDCO Awayday.

ACTION: The final write-up from the Awayday will be circulated to the rest of the Board in the next week.

ACTION: Berkeley to go back to their legal team and request an update on what is wrong with the windows and why this will not happen again to reassure residents.

ACTION: Stav will share the figures of disabled people and local people employed at Woodberry Down, as requested by Elaine.

ACTION: Gareth to set up a session for Hackney and WDCO representatives to discuss split households in the next month.

ACTION: The working group will have a more detailed discussion on communicating with residents and Hermione will chase up the timeline with Millco before coming back to the WDCO Board.

ACTION: WDCO will add a third member to the Block D working group.

ACTION: Hackney to come back with an update on the newsletter and why WDCO was not included on this. Hermione will ask to share the newsletter with WDCO before the next Liaison meeting.

ACTION: Gareth will be arranging a meeting in March on the split household policy to review policy options with WDCO.

ACTION: Roda will discuss the statistics of how many flats were available for letting in each phase, how many had been let and if they had been given to people from Woodberry Down with the Executive Committee and will discuss with Hackney if this can fit in to the report.

ACTION: Hermione will ask if detailed plans for the West Reservoir can be provided by the next Liaison meeting.

ACTION: Hermione will take Adrian's questions on the cultural strategy and the scope of the Hidden River Festival back to the cultural development officer before the next Liaison meeting.

ACTION: Roda will take this way and raise this with the Executive Committee and will come back to Hackney if this is feasible to fit in with the report.

ACTION: Hermione will get further information on those unallocated and how many turned it down on Phase 5 for Hilary.

ACTION: Hermione will speak to the DART team on how Hackney is supporting temporary tenants.

ACTION: The co-chair of KSS1 will send an email to Roda and the Chair regarding service charges for 2020/21 and this will be forwarded to Sarah and... Tom and Sarah will take this back to the relevant team in Berkeley to escalate.

ACTION: Roda will go back to the constitution regarding the Executive Committee vacancy and will circulate this point to the Board.

ACTION: The Design Committee reps will raise this the Board's concerns on how information is presented and when information can be shared at the pre-meeting on Phase 5.

ACTION: WDCO to send a request to the partners if working hours can be accommodated for working groups.

ACTION: Mina will look into using the Signal app and will come back to the board.

ACTION: Roda will arrange for Elaine, Francis and Jackie to formally request written involvement to Hackney on the split household discussion.

ACTION: The Board will ask NHG to provide a written update one week before the March Board.

ACTION: Andrea, Tina, Wilian, Omar, Hilary and Ann will work on paper to potentially present to NHG at the March Board

ACTION: The WDCO Board is looking for new members for the Executive Committee.

ACTION: The WDCO Board is looking for new members for the Design Committee.

ACTION: The WDCO Board is looking for new members for the Service Charge Working Group.

ACTION: The WDCO Board is looking for new members for the Constitutional Working Group.

ACTION: The WDCO Board is looking for a contributor to the Ground Floor Strategy.

ACTION: The WDCO Board is looking for additional members for the Block D Working Group.

ACTION: The WDCO Board is looking for a second delegate to the Holloway Prison Development to back up Billy in a Zoom meeting on March 7th at 1pm.

ACTION: The WDCO Board is looking for additional support to make the Meet Your Neighbours event a success.

Adrian questions and responses at the February Board:

NHG

Adrian asked NHG the following questions at the February Board:

1. What is in a welcome box?
2. What form would the review of service charges with WDCO take and what would be the benefit?
3. Can Tutors Unlimited resume face to face tutoring?
4. Are all NHG residents supplied with prepayment meters?
5. Adrian also mentioned that he received a note from Grace at the end of last week and raised that this contained too much information too late. He asked if this falls under the aegis of the communications group? Adrian also

asked if there is another new communications strategy coming since November and if so, why have he not been invited to contribute to it?

Hermione pointed out that a newsletter is nearing completion, possibly an update of the draft from October/November. WDCO has not been involved in the revisions. The existence of the revised strategy was not clear.

Hackney

Adrian asked Hackney the following questions at the February Board:

Block D - Adrian asked for clarification on Block D and if the head lease has not been seen signed yet then this will take until autumn if not winter due to 8 weeks lead time, followed by three months fit out, followed by the inevitable delays.

Tom replied that fit out should be complete by the end of April.

Hackney undertook last month to provide a more detailed timeline at the February Board meeting. Adrian raised that the presence of this huge space blanked off and empty is a blight and a blot on our landscape, and that residents are becoming increasingly restless about it. Adrian asked if Hackney can provide the promised timeline update at the next Liaison meeting?

Hermione undertook an action to chase up with MillCo.

Seven Sisters Road - As the report says the money is available from S106. Adrian asked why more progress is not being made and if WDCO can see the report made to the Round Table at the next liaison meeting.

Tom answered that TfL are difficult to deal with and that BH are highly motivated to make progress because the S106 funding they must supply increases by RPI each year.

West Reservoir - WDCO have asked to see the more detailed plans but have not received them yet. Adrian has requested for WDCO to see them at the next Liaison meeting.

A link to the planning application would be useful, though the plans submitted were said to be light on detail as planning permission was not required. The updated plans should be supplied.

Culture - Adrian asked Hackney the following questions:

1. What is the scope of the Hidden River Festival Project?
2. What effect is it expected that the engagement of a cultural producer will have on the Festival?

3. Is it expected that it will increase the breadth of the appeal or make it more niche?
4. Who has provided input to the cultural strategy? Who from WDCO has been involved?
5. How far has the CDO progressed with the WD Culture Club? Is there any possible synergy / overlap / conflict with the efforts that WDCO is making to link up with the Hackney and Crouch End a3a groups? Or with the ambitions of Nar juice and coffee bar to set up a chess club?

It is believed that Mat Jenner should be able to supply this information before the next Liaison meeting.

Ground Floor Strategy - Adrian asked would a review of the effectiveness of the Ground Floor strategy so far be in order and if the lessons learned be quickly applied to Phase 4 and subsequent phases? Given that Block D continues to make slower than hoped progress and that a tenant is yet to be found for the Phase 3 Satellite Space, that a pub let at a peppercorn rent has not made a profit, and that shop keepers struggle to pay their rent.

This remains a very important consideration. The strategy now rests with Hackney, who should provide an update before the next Liaison meeting.