

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 11th November 2025
7 pm Zoom Meeting**

Attendance

Omar Villalba, Hilary Britton, Oonagh Gormley, Gloria Obilana, Gita Sootarsing

Visitors included

Roda Hassan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Leonora Williams, Ameera Hassan, Adrian Essex

Section 1

1. Minutes of meeting 21st October 2025:

1.1. The minutes were checked for accuracy and accepted.

2. Matters Arising / Action Tracker:

2.1. The Christmas meal poll was circulated and only 11 Board members indicated they were available for November 26th. Gloria has been in contact with The Naturalist to secure the booking.

ACTION: Roda to send another email for Board members who have not responded to the poll.

2.2. Roda updated on the windows - Hilary, Adrian and Roda discussed the letter. Adrian has requested for Berkeley to provide a letter that can be circulated to residents on their legal position and why they cannot share the report as well as answers to questions providing reassurances on remedial works.

2.3. The Chair has not yet provided an update on the £500 funding application for FwD upon his return.

ACTION: Gloria will chase up Adrian to provide an update on the £500 funding application for FwD as the application deadline is approaching.

2.4. Roda updated that the Chair has looked into the costs for Skinners' Hall which appears to be more expensive than the Redmond Centre. He is also working with Miriam to find ways to improve the meeting room at the Redmond Centre, such as improvements for hybrid meetings.

- 2.5. Gita raised business strategy and liaison across the estate at the Estate Management Board. Gareth responded that Hackney are only focusing on the housing part of the estate and they might look at reviewing the terms of reference. Gita added that the 3 businesses directly impacted by demolition are not being communicated with and are not receiving services for window cleaning and rubbish collection despite paying service charge. Gita proposed that the 3 business write a letter to Berkeley on whether there will be compensation or reduction in rent during demolition. Oonagh proposed having a mechanism to contact Berkeley if there is an issue, such as directly contracting Tom. Roda asked whether they have considered the commercial units joining to form a committee (similar to RA's) to deal with service charge and operational issues with Berkeley.
- 2.6. Omar updated on Maplewood and Birchwood parking that Cllr Sarah Young informed him that this has nothing to do with Hackney and is under NHG - meaning that parking is open for everybody. Omar is waiting for Jada to hear her proposals.
- 2.7. Roda raised the cyclical maintenance with Jada and asked for this to come to the operational meeting. Jada responded that Woodberry Down blocks are not on the cyclical work programme for 2025/26 and will find out at the end of this financial year if they will be on the programme for 2026/27 or 2027/28. Omar added that estates are in competition and will be prioritised if they are in worse condition than Woodberry Down.

ACTION: Oonagh to draft a letter to get clarity on cyclical maintenance for Woodberry Down.

- 2.8. The NHG presentation will be moved to the December Board.

Section 1 - Major Topics

3. **NHG monitoring outcome:** WDCO have proposed are proposing six workstreams which will need to be monitored on how NHG is progressing. The Executives asked how to bring in people from the Board and wider estate to help so it does not fall to the usual small group. Omar raised that the email reframed them from workstreams and deliverables into themes and that Jada only wanted to share updates at NHG's discretion.

ACTION: The Executives will discuss NHG monitoring outcome further with the Chair via email.

4. **Rent Review**

- 4.1. **Affordability, Equality & Accountability – Questions to Hackney Council:** Omar updated that there were supportive comments on affordability at the meeting, and also questions asking for more detail on how the increase relates to the London average. The affordability letter will be written by Adrian to Sarah. Roda is in the process of drafting a letter for Councillor Nicholson regarding the pause to split household policy and Omar has requested for the letter to address the impact of the pause for residents. There is also a question from residents who have made plans around split household and have not been communicated about policy pause, including answers and timelines.

ACTION: Roda to send the draft split household email for the Executives to review.

5. **November Board agenda:**

- 5.1. Roda reported that there will be a Phase 5 presentation from Berkeley, to provide an update on where they are with the detail design and the consultations.
- 5.2. Roda will provide written updates on meetings outside the WDCO Board. Omar will provide a summary of the set of questions that have gone to the councillors. Roda will also update on the meeting with NHG and NHG's letter.
- 5.3. **Board discussion without partners:** The Executives agreed on discussing NHG performance update during Board discussion without partners and requesting for Board members to take on tasks.

ACTION: Invites for the November Board will be sent to the WhatsApp group for residents who have recently moved into Phase 3 to provide NHG performance update.

- 5.4. Roda updated that there will be two meetings - one for service charge and one for RAs.

ACTION: Roda will send a Doodle poll for Billy, Phil and Omar in the NHG blocks, for Hilary to help with RAs and Oonagh to help with the service charge meeting.

- 5.5. There appears to be different forms of groups/RAs with some formally recognised and others not recognised - Omar proposed focusing on legitimising these groups for representation. Oonagh added that they should arrange a meeting for RAs under NHG on how they want this to work. Hilary suggested that WDCO aim towards getting people involved so residents feel there is somewhere they can raise issues and if NHG/R&R do not address issues, then WDCO can raise concerns on residents' behalf.

ACTION: The November Board agenda will include a brief discussion about RAs and WDCO will invite as many residents to attend the Board to explain how their current RA works or how they would like a potential RA to work.

6. **AOB:**

- 6.1. Omar updated that CCTV is being installed and tested in the social blocks.
- 6.2. Omar had asked Sarah to formally request the PDA.
- 6.3. Omar proposed having site walk-about of the different phases in the near future to report back and understand their issues.
- 6.4. Omar updated that Cllr Etty provided a response on TAs and everyone eligible for residents has now been contacted. Of the 23 residents, they received £100,000 in assistance for 7th April to 5th October.