

WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE
Minutes

Tuesday 23rd June 2026
7 pm Zoom Meeting

Attendance: Adrian Essex, Oonagh Gormley, Hilary Britton, Omar Villalba, Andrea Anderson

Visitors included: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence

Gita Sootarsing, Leonora Williams

Introduction

1. Minutes of meeting 2nd June 2026:

1.1. The minutes were agreed and accepted for accuracy.

2. Matters Arising / Action Tracker:

2.1. The Chair updated that MHDT have now secured £193,000 in grants.

2.2. The Chair has not yet spoken to Gloria to discuss ideas for the Redmond Centre with Fin.

ACTION: The Chair to speak to Heenaz, the Operations Manager, and Fin to discuss ideas for the Redmond Centre.

2.3. Roda informed Simon Donovan that there is no need for a presentation for the WDCO Board.

2.4. WDCO have not yet discussed the community art programme, budget allocation and Section 106 with Mayor Zoë Garbett and will carry this action forward.

ACTION: WDCO to discuss the Community Art Programme, budget allocation and Section 106 with Mayor Zoë Garbett.

2.5. The Chair spoke to Molly and provided preferred times for arranging monthly meetings. The Chair will also discuss arranging meetings with Cllr Alastair Binnie-Lubbock.

2.6. WDCO have pushed back on art project proposals with Mat Jenner and emphasised that the funding is not being utilised.

2.7. The NHG Round Table invitations were sent. The Chair spoke to 2-3 people. Jada answered a written question on the Round Table.

2.8. It was noted that Inka expressed interest in the marketing aspect of social media at the WDCO Board. The Chair will speak to Inka on social media and will still explore the possibility of recruiting someone from Woodberry Down to manage social media, including contacting Hackney Works.

ACTION: The Chair to speak with Inka on managing WDCO's social media.

- 2.9. There was an MHDT Board meeting this afternoon, of which 4 trustees were present. Andrea put herself forward and Cllr Sarah Young will discuss with her on joining the MHDT Board.
- 2.10. Roda sent the Chair a summary of updates from the working groups to include in the annual Chair report.
- 2.11. WDCO will discuss the Age Without Limits event in autumn.
- 2.12. Omar enquired on the transferring of the MUGA in Phase 5 and whether the flood lights will be added to the Planning Application. Omar noted that the current pitch has flood lights and wanted to know whether ASB is being factored into the design of the relocation.

ACTION: Omar to speak to Berkeley on the transferring of the MUGA and flood lights in Phase 5.

Major Topics

3. Outcome from June AGM Board:

- 3.1. There are a number of vacancies for some of the subgroups which will be revisited at a later date.
- 3.2. Tom at the Board updated that he received a disappointing report regarding step-free access at Manor House from TFL. The Chair also circulated an explanation from Francis McDonagh on how the crossing works.

ACTION: The Chair to follow up with Tom on TFL report regarding step-free access at Manor House.

- 3.3. Hilary added that TFL will be adding 2 new crossings and noted that the specification should include the sound element and that all of the lights will need to be changed as they reduce the width of the road to 2 lanes. This will be discussed at the Partnership Board on 1st July.

ACTION: Hilary to attend Partnership Board to raise Francis McDonagh’s point and discuss changes to the crossings.

4. Jada's written answer to the written question on the Residents Association Round Table:

- 4.1. Chair noted that Jada updated that there were no attendees from WDCO at the Residents Association Round Table Hilary forwarded Valentin’s email to Roda regarding shared ownership and setting up an RA on Phase 3.
- 4.2. Roda sent the invite for the event and circulated this. Roda also asked Deji and NHG to make contact themselves rather than relying on the ITLA to contact RAs, as NHG have more contact details and information about their own RAs.
- 4.3. Roda has spoken to a number of residents from the old blocks over the last 2-3 weeks. Roda is trying to encourage them to set up an RA for all of the old blocks.

ACTION: Roda to speak to Watersreach and Reservoir residents to see if they can set up an RA.

5. A possible change to the website contacts page to include areas of special interest:

- 5.1. The Chair noted that the website contacts page currently includes three columns: Board Member and role, constituency, and the buildings represented.
- 5.2. The Chair proposed adding a fourth column titled 'Areas of Interest' to highlight each Board Member's particular areas of interest and to ask Board members to list their names down for particular topics they are interested in supporting, such as Gloria working with the elderly and Jackie supporting SEN.
- 5.3. Oonagh suggested producing a list of topics that residents may have questions about and inviting Board Members to choose which areas they would focus on. Hilary added that the website could also include a list of committees that Board Members are involved in.

6. Attendance at the 2026 events meeting:

- 6.1. There are new arrangements for running events. MHDT had been awarded the contract at a lower rate than last year. Ariana will tell people at the Events meeting what will be happening on the day for the Summer Funday and Wimbledon Screening.

ACTION: Roda to ask Phil if he is available to attend the 2026 Events meeting.

7. A possible response to Matt Jenner's proposed compromise over the selection of the supervising organisation for the arts project:

- 7.1. Chair reported that Mat Jenner has proposed that, once a shortlist has been identified for the supervising organisation, community representatives will be invited to meet with and hear presentations from the shortlisted candidates.
- 7.2. Roda suggested that this matter could be discussed either with the Cabinet Member for Regeneration during the walkabout on **22 July** or at the next Partnership Board meeting.
- 7.3. The Chair proposed raising concerns about the way in which Block D has been managed, noting that Hackney had commissioned Berkeley Homes to undertake the fit-out works before confirming the eventual occupier of the space. The Chair also expressed the view that S106 funding should not be used to rectify design shortcomings or omissions relating to Block D, as these funds are intended to mitigate the impact of the development on the local area.

ACTION: The Chair to speak to Molly regarding the allocation of S106 funding for the arts project.

ACTION: Hilary and Roda to raise concerns regarding the Block D works and the use of S106 funding at the Partnership Board.

8. Structural overlaps between the WDCO and MHDT boards, and therefore concerns about structural overlaps between the MHDT board and representatives from the partners:

- 8.1. The Chair raised that the other four partners can nominate people to be trustees on the MHDT Board. The Chair asked what is the point in having the partners on the MHDT Board if they cannot advocate for their organisations considerations. MHDT will be having discussions on structural overlaps.
- 8.2. The Chair raised that if there is anyone from WDCO has any concerns about the structural overlaps or feel that the Chair's involvement in both organisations might be detrimental to WDCO's interests, they should make this clear to see if there are any conflicts of interest that cannot be reconciled.

9. Finn's and Heenaz' new roles at the Redmond Centre:

- 9.1. Roda asked the Executive whether it would be helpful to ask Simon Donovan to provide further information on Fin and Heenaz's new roles, including their responsibilities and the days on which they will be based at Woodberry Down.

ACTION: Roda to email Fin and Heenaz to request further information about their new roles at the Redmond Centre, including the nature of their responsibilities and the days on which they will be based at Woodberry Down.

10. NHG response times:

- 10.1. The Chair noted that at the MHDT Board, NHG were chasing on the trustee decision for the letting of the Phase 3 community space to Hackney Works, and it is still not complete due to NHG response times.
- 10.2. The Executives agreed to asking for an update from James Glass to confirm if they are breaking any of the commitments made in the previous letter where they promised to improve performance.
- 10.3. Omar added that it has now been ten months since Hackney approved the parking policy under the Section 106 agreement in September 2025. Roda clarified that this was the point at which Hackney confirmed that the proposal did not constitute a breach of the Section 106 agreement, contrary to NHG's earlier position. Roda also noted that NHG had stated that it would seek legal advice on whether it was able to provide parking. Omar advised that he could provide a timeline of the discussions and decisions to date.
- 10.4. Hilary proposed raising concerns regarding NHG's response times at the Partnership Board. She also suggested introducing a dashboard for ongoing projects, including start dates and key milestones, to enable better monitoring of progress.
- 10.5. The Chair added that he had previously discussed the dashboard with Gareth, who had prepared an updated version and sent it to Suzanne Johnson for approval to share with the Chair. However, the dashboard was subsequently reverted to the original version. The Chair expressed the view that NHG did not wish for some of the issues raised to be scrutinised in too much detail.
- 10.6.** The Executive agreed to raise these matters with Molly and Cllr Alastair Binnie-Lubbock.

ACTION: Roda and the Chair to ascertain how many Board members are permitted to attend the walkabout on 22 July.

11. AOB:

- 11.1. The Executives will provide a list of important topics to discuss at the July Board and ask the Board members what should be WDCO's priorities be for the year.
- 11.2. Omar advised that he had discussed with Roda the issue of overcrowding affecting families living in Phases 1 and 2, where households have outgrown their existing homes. Omar proposed exploring whether NHG could be given greater flexibility to allocate social rented relet properties on the Woodberry Down estate to existing NHG tenants who are currently overcrowded.
- 11.3. At the same time, NHG would still retain the property vacated by the household that had moved. Although this may be a smaller home, it would nevertheless provide NHG with a property that could be relet, helping to maintain housing supply while also addressing overcrowding within the existing community.

11.4. Omar proposed preparing a summary paper setting out the rationale for this approach and outlining the issues that it seeks to address, for consideration by the Executive.

ACTION: Omar to prepare a summary proposal setting out the rationale for this approach and outlining the relevant issues, for review by the Executive.

11.5. Andrea advised that she is looking to work with Jackie and Inka to explore ways of providing additional support for residents with Special Educational Needs (SEN).