

**WOODBERRY DOWN COMMUNITY ORGANISATION**  
**EXECUTIVE COMMITTEE**  
**Minutes**  
**Tuesday 23<sup>rd</sup> September 2025**  
**7 pm Zoom Meeting**

**Attendance:** Adrian Essex, Hilary Britton, Omar Villalba

**Visitors included:** Roda Hassan, Ameera Hassan

**Section 0 - Introduction**

**0.1 Welcome / Apologies for absence**

Gita Sootarsing, Leonora Williams, Gloria Obilana, Oonagh Gormley

**1. Minutes of meeting 2nd September 2025:**

1.1. The minutes were checked for accuracy and accepted.

**2. Matters Arising / Action Tracker:**

2.1. Roda and Omar sent two statements to Geoff for inclusion in the Planning Committee submission.

2.2. Roda and Omar have been in communication to finalise how the KPIs will be reported. Roda has sent Omar a final note, which will be forwarded to NHG for agreement on the KPIs.

2.3. The NHG document outlining long-standing unresolved items has been sent to Gareth.

2.4. Omar reported that he has written and circulated a paper addressing rents and the potential consequences of challenging Hackney. It was agreed that two surveys will be carried out to gather residents' views for Phases 3B, 3A, and 5.

**ACTION:** Omar to discuss with Roda and Hilary how to scope the survey for Phases 3B, 3A, and 5.

2.5. Roda is awaiting final approval from Leonora before submitting the invoice request.

**ACTION:** Roda to submit the invoice request to Hackney this evening.

2.6. The meeting with Councillor Nicholson has been scheduled for 29 September.

2.7. Roda requested that partners include a forward plan in their written reports. Hilary reported that a timeline for the demolition of Phase 5 is in place.

2.8. The Nar and Sublime events have commenced and received positive feedback. The Chair spoke with Mehmet, who plans to redesign his breakfast menu and introduce an evening menu in November. Omar added that Nar Café is interested in offering breakfast discounts to subcontractors and workers, and

has asked Berkeley to promote the café when Phase 4 begins.  
Hilary noted that Berkeley has previously provided food on site and proposed asking Tom and Sarah whether there will be huts in Phase 4 to serve meals to workers.

**ACTION:** Hilary to ask Tom and Sarah whether food will be provided for workers on Phase 4 and to notify Nar and Sublime of any related events.

3. **Chairing the Meeting in Adrian's Absence:** Omar proposed that Hilary chair the upcoming Liaison, Executive Committee, and Board meetings in October. Hilary agreed to chair the Executive Committee meeting in Adrian's absence.

4. **Chairing the Meeting in Adrian's absence (November 5th - 12th):** The Executive members will coordinate arrangements during Adrian's absence, including the meeting scheduled for 11 November.

5. **The meeting with NHG directors:**

5.1. The Chair reported that Gareth is contacting two NHG directors, and a date for the meeting will be arranged. The Chair has invited William, Omar, and Oonagh to attend, with Gareth and Suzanne acting as mediators.

6. **Other priorities from the last Board:**

6.1. The priorities discussed at the previous Board were Phase 3 rents and engagement with local businesses. Gita continues to work with local businesses and is relocating the planters near the three cafés in Woodberry Down.

7. **Hidden River festival feedback:**

7.1. Grace informed the Chair that she has arranged a meeting with the three regeneration partners to confirm expectations for the Winterfest and for 2026/27. Following this, Grace will consult MHDT and residents to identify community priorities and define success measures.

8. **Places on the half term sailing course:**

8.1. The Chair updated that he will get in touch upon Emma's return this week.

**ACTION:** The Chair will follow up with Emma on places for the half term sailing course.

9. **Contact with the newish head at Skinner's:**

9.1. The Chair will contact the head of Skinner's. Hilary raised that they need to confirm what was agreed originally and whether facilities are available.

10. **Conduct of meetings/members:**

10.1. **Questions from non-Board members:** The Chair discussed managing questions from non-Board members during meetings. Roda noted that improved updates and clearer timelines from partners would help reduce repeated resident queries. Hackney has not yet provided information on split households or an estimated timeline. The Executives agreed to refer questions

about split households back to Hackney and to highlight that this issue is on the forward action plan at the next Board meeting.

- 10.2. Appearance in publications: The Chair expressed concern that WDCO members, despite having signed declarations, have appeared in publications alongside councillors.

**ACTION:** The Chair to remind Board members that WDCO representatives have signed a declaration regarding appearances in publications.

- 10.3. **Presentations to the Board:** The Chair requested that Tom record presentations to the Board, but Tom noted this would need internal approval from Berkeley's.

Omar raised concerns about the use of jargon and in house terminology during presentations, which may not consider residents' perspectives.

Roda noted that, as Phase 5's detailed design progresses, several presentations will be brought to the Board, providing updates from the Design Committee.

WDCO representatives could use NHG block noticeboards for quarterly updates.

Hilary proposed listing action points before the minutes rather than reviewing them during meetings. The Chair proposed including concise descriptions and target dates for all actions.

## 11. **Relations with MHDT:**

- 11.1. The Chair has scheduled a meeting with Miriam at 10:30 on Tuesday, 30 September. Hilary suggested raising that WDCO feels MHDT is becoming disconnected from the Redmond Community Centre, for example, reception staff do not appear to represent MHDT and that the centre no longer seems to function as a community hub. Members have also raised concerns about cleanliness and odours, suggesting that a hybrid working system could be reintroduced.

## 12. **Does WDCO work?:**

- 12.1. The Chair circulated a strategic approach on the question 'Does WDCO work?'

## 13. **AOB:**

- 13.1. Roda requested confirmation from the Executive members before responding to Councillor Nicholson's office regarding the agenda for the split households meeting, noting that the agenda should originate from Hackney. The Executives agreed.
- 13.2. The Chair asked for updates on the procurement of the ITLA. Omar reported that, according to Gareth, this process is still ongoing.