

**WOODBERRY DOWN COMMUNITY ORGANISATION  
EXECUTIVE COMMITTEE**

**Minutes  
Tuesday 25<sup>th</sup> March 2025  
7 pm Zoom Meeting**

**Attendance**

Oonagh Gormley, Jackie Myers, Andrea Anderson, Omar Villalba, Leonora Williams, Kalu Amogu

**Visitors included**

Roda Hassan, Ameera Hassan

**Section 0 - Introduction**

**0.1 Welcome / Apologies for absence**

Adrian Essex, William Sheehy

**0.2 Minutes of meeting 11th March 2025**

The minutes were checked for accuracy and agreed.

**0.3 Matters Arising:** Leonora provided an update that a finance meeting will be scheduled after 5th April, when Kalu receives the statements for the end of the financial tax year. A date for the meeting will be decided then. Leonora will also have access to the accounts for the new financial year, and it was agreed that all vice treasurers should have access to the accounts moving forward. Weekly statements will be presented to the Executives, and the Board will receive them once a month. Additionally, Kalu and Leonora will add an agenda item to discuss providing a card for the accounts.

**0.3.1** Oonagh raised the issue of Adrian being owed a significant amount of money and asked if it could be released. Leonora mentioned discussing this with Kalu, who was unsure of the source of the money. Roda clarified that Adrian had applied for a £1,000 community event fund, with MHDT which WDCO has been approved for but the funds may not have been transferred yet. Roda suggested that Leonora confirm with Kalu if any additional funds have been received and to check with Adrian.

**0.3.2** Roda suggested holding the finance committee meeting at 6pm before the April Board meeting on 17<sup>th</sup> to avoid scheduling two separate meetings. She noted that the constitution requires two weeks' notice for the finance committee meeting. Oonagh asked about the progress on the monthly reports, and Leonora confirmed they will start working on them after the next finance committee meeting.

**ACTION:** Leonora to confirm with Kalu and Adrian if any additional money has been received and the exact amount for the grant.

**0.3.3** Roda shared figures from the Hackney operational meeting, including additional data on temporary housing, which was sent to Omar. Roda expects to receive updated figures on voids by Thursday and has requested a breakdown by phase and bedroom type to assess how they can accommodate split households.

**ACTION:** Roda will provide these figures to the Executive Committee monthly.

**0.3.4** The Chair sent a follow-up email to Hackney's Executive Director of Housing and the Chief Executive and received a response from Susanne Johnson. The Executives will discuss how to respond.

**0.3.5** Roda followed up with Hermione for a written response from LBH on actions, which was sent with the Board papers.

**0.3.6** The Block D vacancy was discussed at the March Board and Roda shared the Block D papers issued by Hermione with the Executives.

**ACTION:** Roda to draft an email to be sent of NHG Head of Complaints.

**0.3.7** Roda raised the issue of the Culture Strategy, stating it doesn't sit with MHDT, and needs input from Hackney and Matt Jenner.

**ACTION:** WDCO will request an update from Hackney and Matt Jenner on the Culture Strategy for the April Board. Roda will check if there was a previous Culture Strategy Committee.

**0.3.8** Roda reported no response regarding the confirmation of new rents and service charges for Phase 3 from April. Roda clarified that NHG explained the service charge issue at the working group meeting but did not provide a timeline for corrections. NHG confirmed that while the budget remains the same, residents have received service charges higher than the agreed 2024/25 budget.

**0.3.9** Roda raised that the letter notifying residents moving to 3a of their service charges was not sent, despite being told it would be. It's unclear why NHG decided not to send it.

**0.3.10** Mina updated on the Signal App at the March Board.

**0.3.11** Roda circulated the Awayday report with the Board papers.

**0.3.12** Omar stated that the draft document for RTPi is ready but needs further review. Roda clarified that Board members will provide feedback on the document, which will then be revised by Geoff Baron and Jackie as agreed at the March Board.

**ACTION:** The Chair will work with Geoff to contact local conservation groups, charities, and historical societies.

**0.3.13** Geoff updated on the affordable housing priority at the March Board.

**0.3.14** Simon contacted Geoff Bell about the March 17th event, but Geoff couldn't attend. Oonagh suggested inviting Geoff to the April Board.

**ACTION:** The Chair will send an invitation to Geoff Bell for the April Board. Oonagh will email Roda regarding the gift for Geoff.

- 0.3.15** Roda forwarded Kalu's email to Hermione, confirming the funds were received last week after an issue on Hackney's side.
- 0.3.16** Roda confirmed the TfL presentation was added to the March Board agenda. The Board decided to revisit it later, as no work is currently being done on Seven Sisters Road.
- 0.3.17** Roda sent the March Board agenda to the Executives to allocate times for each item.
- 0.3.18** Roda asked Hackney if the Round Table dashboard could be shared with the Board. Hackney responded that it requires approval from other partners before it can be circulated.

**ACTION:** Roda will raise this at the next Round Table meeting in April.

- 0.3.19** Roda shared the governance document from the Round Table with the Board and requested feedback.

**ACTION:** Roda will follow up with the Board to provide feedback by next week.

- 0.3.20** The AGM meeting has been moved to the April Board agenda.

**ACTION:** Holding the AGM meeting in June will be added to the April Board agenda.

- 0.3.21** **Omar** raised concerns about multiple social blocks facing similar issues and suggested combining them into one meeting. He plans to meet with Jada to discuss service charge issues.
- 0.3.22** Roda requested an update from Hackney on the ITLA contract tender process, as the contract ends in March, and there will be an extension period before going out to tender.
- 0.3.23** Geoff Baron attended the Design Committee interviews.

## **Section 1 - Major Topics**

### **1. March Board Outcome:**

- 1.1. Roda updated that she will review the Board actions before circulating them to the Executives and partners tomorrow.

**ACTION:** Roda to send the Board actions to partners tomorrow for updates ahead of the Liaison meeting.

- 1.2. **NHG Complaints** Omar suggested raising the service charge issue and highlighting the challenges faced by Roda, Oonagh, and himself at the service charge meeting. He proposed addressing the original complaint, merging feedback from the service charge meeting, and issuing this to NHG's complaints team for a response.
- 1.3. Oonagh criticised NHG's performance as "shambolic" and raised concerns about Cllr Sarah Young excusing their actions.
- 1.4. Omar proposed using the original service charge complaint letter and Oonagh's comments to address NHG and Cllr Sarah Young directly.

- 1.5. Omar suggested inviting NHG's formal complaints officers to the meeting along with Jackie, Oonagh, Omar, and Roda. Oonagh emphasised the need to hold Hackney and Sarah Young accountable for NHG's actions.
- 1.6. Omar stressed the importance of clear outcomes and stated that 6-8 months of delays were unacceptable.
- 1.7. The Chair suggested addressing how NHG's handling of complaints shows a lack of partnership with WDCO and the need for clearer communication.

**ACTION:** Roda will send an email to NHG's Head of Complaints for a meeting and summarise issues. Omar will ensure relevant NHG representatives are invited. Oonagh will send a summary of issues from the service charge working group to Roda by tomorrow.

1.8. **Update on Historic Service Charge Accounts:** Roda shared a written update from NHG regarding surpluses and deficits in historic service charges, with further details expected next week.

1.9. **Woodberry Down Temporary Accommodation:** Omar updated on 352 families in Phases 5-8, 75-80% of whom will face increased rent charges due to rising housing costs. Hackney lacks provisions to offer advice or support. Omar proposed establishing principles for how Hackney should treat temporary accommodation (TA) residents respectfully and affordably.

1.10. Omar and Jackie discussed the financial hardships faced by TA residents due to rising rents.

1.11. Roda mentioned that the ITLA faces difficulties in supporting TA residents due to limited information.

1.12. Next Steps: Cllr Etti will return in April to meet with Omar, affected residents, and the ITLA.

1.13. **Service Charge Working Group:** Roda will chase Anya and the group if no response is received by Friday.

1.14. **Split Household:** Roda and The Chair and a number of other Board members met with Hackney regarding the out-of-phase split household policy, expressing concerns about transparency and allocation. WDCO stressed the need to retain the original split household offer for existing tenants.

1.15. WDCO requested Hackney establish a structural system for oversight on allocation decisions, as residents have raised concerns about fairness and communication.

1.16. Hackney will conduct consultations and feedback sessions with the community.

1.17. Roda emphasised the importance of leaving the out-of-phase split household option open to encourage more residents to move to Phase 3 early.

1.18. **Block D Meeting:** MillCo updated their website with information about Block D, and the available spaces. Discussions also took place regarding the progress of the different agreements. Roda updated that the council has signed a lease with Berkeley, and there is a draft lease and operational agreement between MillCo and Hackney. The operational agreement will cover elements such as community benefits. Roda reported that Kristina at the meeting raised concerns about how to avoid underutilising the space.

1.19. Leonora added that the operational agreement mentioned Friends of Woodberry Down and Woodberry Aid. The Block D working group decided to have another meeting with Hermione in two weeks before meeting with MillCo to finalise discussions on community space.

1.20. Roda mentioned that Berkeley will begin fit-out works in April, and MillCo is engaging with potential operators. One operator has already viewed the space.

1.21.

1.22. MillCo provided updates on the Block D fit-out and marketing. Roda updated that the lease between Hackney and Berkeley has been signed, and an operational agreement with MillCo is in progress.

**ACTION:** Roda will provide a written update on Block D for the April Board.

1.23. **Agenda Items for April Board:** Roda will follow up with Tom regarding the Section 106 presentation.

**ACTION:** Roda will send a follow-up email to Tom about the Section 106 presentation.

1.24. Oonagh suggested including an update on NHG's performance during the working groups discussion. Roda agreed to include it and allocate time for further updates.

1.25. Jackie informed the Executives that she will not be available to chair the April Board meeting and requested someone to step in.

1.26. **AOB:** The Chair forwarded a request from Berkeley for a testimonial for the London Planning Awards. Executives agreed it should be a Board decision, however there has been no response from the Board.

**ACTION:** Oonagh will draft a testimonial, and Roda will email it to the Board to check if there are any objections to submitting it.  
for Berkeley.