

WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE
Minutes

Tuesday 27th May 2025
7 pm Zoom Meeting

Attendance: Omar Villalba, Kalu Amogu, Adrian Essex

Visitors included: Roda Hassan, Ameera Hassan

Section 0 - Introduction

0.1 Welcome / Apologies for absence

Jackie Myers, Oonagh Gormley, Andrea Anderson, William Sheehy, Leonora Williams

Section 1 - Introduction

1. Minutes of meeting 13th April 2025:

1.1. The minutes were checked for accuracy and accepted.

2. Matters Arising / Action Tracker:

2.1. Adrian noted that he has seen three different sets of figures for the Section 106 expenditure, some of which indicate around £24 million allocated in total and another showing £9 million spent, but each uses different headings. Adrian suggested an analysis to match these figures and clarify what has been spent and where. Omar asked whether the £24 million covers the entire development. Roda clarified that the total budget applies to Phases 1 to 4 with funds already spent on Phases 1, 2 and 3 and there will be further S106 negotiations for Phases 5 to 8. Adrian noted that WDCO will need a volunteer to help with the analysis. Roda suggested raising this at the June AGM Board meeting to invite volunteers.

ACTION: S106 Expenditure to be raised at the AGM Board for volunteers to support the analysis.

2.2. Roda updated that she spoke to Gita, who expressed interest in the cultural strategy and is open to taking lead, but has not formally put herself forward yet. Gita would like to see the outcome upcoming meetings, including the MHDT temporary pavilion session and the session with Matt Jenner. Roda emailed Matt Jenner following the last Executive Committee meeting, where Adrian suggested opening this up to the wider Woodberry Down session.

ACTION: Roda to follow up with Matt Jenner again on Friday regarding the cultural strategy/programme session.

2.3. Roda clarified that although the Board's comments have already been approved, Omar can still submit comments independently and provide feedback either as an individual or through the TRA/RA. Omar raised concerns about the

use of the wording “we support”, arguing that it may lead partners to overlook WDCO’s concerns. Roda responded that this point was also raised by the Board and confirmed that Geoff will be speaking at the meeting to reiterate WDCO’s reservations and highlight the key issues they expect the Planning Committee to consider.

- 2.4. Roda updated that the strategy for naming Block D was added to the May Board agenda. However, there were no comments or suggestions made at the May Board.
- 2.5. The Finance Committee meeting took place on 15th May. Kalu also added that Adrian’s bill from MHDT has been paid.
- 2.6. WDCO reps have not yet sent the letter to NHG’s complaints team expressing their disappointment at multiple levels. Jackie and Omar have been in discussion with Dawn, the Head of Complaints, who offered to meet with WDCO members to discuss further. Omar will send an email to the Head of Complaints to follow this up. Omar will also develop the KPIs based on the file information provided by Roda and will discuss this with Jada.

ACTION: Omar will send an email to the Head of Complaints to follow this up.

ACTION: Omar will develop the KPIs and discuss with Jada.

- 2.7. Roda updated that Oonagh contacted R&R to see when they are getting the information Willowbrook RAs are waiting for. Roda then contacted Julian and Nicola, which she forwarded to Omar, Andreea and Oonagh. NHG have said that they only received the service charge estimates on Friday 16th May and are currently updating their financial system and cannot issue any bills until the new system is fully operational. They expect this process to take a few weeks. The Executives suggested compiling a list of complaints on multiple areas to present at the complaints meeting with NHG.

ACTION: Roda will compile a list of complaints to present to NHG at the complaints meeting.

- 2.8. Adrian raised that bringing the cultural strategy presentation to WDCO will bury it and emphasised that this is of importance to WDCO and its constituents. Adrian also noted that a public meeting on the pavilion would be better to let as many people to know, Roda responded that MHDT and the London School of Architecture are happy to hold a public meeting. Roda added that she is unsure whether a smaller workshop-style session would be more effective than a public meeting regarding discussions on the cultural strategy with Matt Jenner.

ACTION: Roda will follow up with Matt Jenner on the cultural strategy/programme meeting.

2.9. Omar

- 2.10. Omar requested an update from Hackney on the 88 temporary accommodation households who are working and were not receiving benefits. He proposed the following questions:
 - What has been the outcome of Hackney’s contact with these households?
 - Who is still to be contacted?

- Has door-knocking been undertaken, and where?
- What support has Hackney provided?

Roda confirmed that similar questions had already been sent to Councillor Etti and will follow up to include Omar's additions.

ACTION: Roda to email Hackney with Omar's questions and follow up on the previous email to Councillor Etti.

2.11. The Chair made a statement at the May Board meeting regarding the recent murder incident, noting that R&R and the Metropolitan Police are working with the Safer Neighbourhood Team and that a safer community meeting is planned. Omar mentioned he had emailed Roda with outstanding actions regarding NHG CCTV and door locking, and will follow up with Julian.

ACTION: Omar to follow up with Julian on NHG's outstanding actions regarding CCTV and door locking.

Section 1 - Major Topics

3. Phase 3 Rents meeting:

3.1. Omar noted that a meeting is scheduled for Thursday 29th May at 10am, and he would like to issue a paper with questions, incorporating Hilary's points. He also suggested inviting Shahida to the meeting. Roda clarified that the meeting was intended for WDCO representatives, and inviting a resident outside of the Board would require agreement from Hackney. She has provided comments on Omar's draft paper.

ACTION: Omar to review Roda's notes and send a revised version of the paper by tomorrow morning.

ACTION: Omar to email Suzanne to request permission to invite a non-Board resident to the Phase 3 rents meeting.

4. Agenda items for AGM Board:

4.1. There are no opportunities to propose agenda items at the AGM Board.

ACTION: Roda will prepare the AGM agenda for the Executives to review ahead of the next meeting.

5. AOB:

5.1. Adrian advised that he will be responding to the journalist but with the minimal response necessary. Roda noted that this should be referred back to the Board, in line with the Delegation of Powers document. She noted that this responsibility has not been delegated by the Board to the Vice Chair for Communications. Adrian responded that waiting until the July Board meeting would cause delays and confirmed that he will issue a brief response.

5.2. Kalu reported that a meeting has been scheduled with Leonora to review the accounts, and they are expecting further information from HSBC.

5.3. Roda reported that she had been contacted by Locality Matters, commissioned by NHG to conduct a feasibility study on Woodberry Down. The study will explore key health challenges, review existing partner responses, and provide

recommendations. Locality Matters will reach out to the Chair to request a meeting with the WDCO Board.