



## **July Board Updates from the working groups/other meetings**

### **Woodberry Down Event Planning Meeting: Summer Funday & Hidden River Festival**

*Attendees from WDCO: Adrian Essex*

The committee discussed the Summer Funday, which they estimate attracted around 200 attendees. Concerns were raised regarding the need for more targeted engagement strategies, particularly for younger children. It was also noted that there were issues with event spacing, suggesting a more condensed layout for future events to improve interaction. Also, generator noise complaints were discussed, with proposals for using quieter alternatives.

Senior resident engagement was identified as lacking due to limited indoor space and communication issues. The committee agreed that improvements were needed in both venue setup and communication strategies. There were also concerns about the clash with a party at the Redmond Centre. The committee agreed to address these issues for future events.

The question “Why hold a Summer Fun Day?” was raised but not answered

The plans for the Hidden River Festival were also discussed, it was agreed that marketing efforts would be expanded to include Hackney Today, Time Out magazine, and NHG’s sales team. Venue layout options were discussed, with two proposals: a centralised layout around Spring Park or a more stretched layout from Manor House to the wetlands. The stage configuration will include three locations, and a treasure hunt concept was proposed to drive footfall across the area.

### **Event Timings**

It was agreed that Summer Funday events in future should start later, and the Hidden River Festival should run from 1:00 pm to 7:00 pm to optimise attendance.

Overall, the committee focused on improving engagement, addressing logistical issues, and ensuring that both events are successful and accessible to a broader community.

### **Executive Committee Meeting 24<sup>th</sup> June and 8<sup>th</sup> July**

*Attendees Exec members*

The Executive Committee convened on 24 June 2025, they review of outstanding items:

- Cultural Strategy Public Meeting: The planned public meeting was postponed due to the organiser’s illness.
- Resident Complaints: The Committee agreed to press NHG for a more comprehensive response to the complaints and to schedule a Partnership Board meeting once this response is received.
- Temporary Accommodation Households: Follow-up questions concerning the 88 temporary accommodation households were put forward to Cllr Etti.

The Committee then discussed the outcomes of the June AGM:

- Phases 5–8 Masterplan: The Committee accepted the revised masterplan for endorsement by the wider Board.
- The Away Day report will be revisited to guide future proceedings.
- Partnership Board Representation: Jackie has asked to be one of WDCO’s representatives on the Partnership Board.



The Committee also considered whether the Chair's simultaneous role on the MHDT trustee board could pose a conflict of interest. Roda will address the question regarding the conflict of interest from the Board and produce a paper.

Several forward actions were agreed upon:

- Partnership Board: A meeting will be arranged once NHG replies (expected by 7 July).
- Shared Equity Paper: The shared equity briefing paper will be presented at the July Board meeting.
- HSBC Banking Mandate: The mandate will be updated to ensure that payments can continue to be made.
- Phase 4 Working Group: A working group will be formed to address Phase 4 rents and service charges and to plan ahead.
- S106 Agreement Analysis: Volunteers will be recruited to analyse the s106 agreement.
- WDCO Profile Raising: Efforts will be made to increase WDCO's visibility through estate events and noticeboards.

Berkeley have been asked to confirm that all blocks qualify for a £38.40 Thames Water surface water rebate.

Omar will also pursue an Equalities Impact Assessment on recent rent increases with Cllr Guy Nicholson.

#### 8 July 2025 Meeting

The Executive Committee met again on 8 July 2025 to discuss plans for upcoming events and continued matters. Key topics of discussion included:

- KPI Review: The review of Key Performance Indicators (KPIs) was addressed, focusing on resident complaints and improvements to NHG housing-related issues.
- NHG Partnership Concerns: A confidential letter from NHG raised concerns about the relationship between NHG and WDCO. The Committee acknowledged these issues, and a Board discussion is planned for 17 July to address the partnership concerns.

The Committee also reviewed plans for the ITLA contract tender:

- ITLA Tender: An additional confidential meeting before the July Board will focus on the ITLA tender, and the main Board agenda will include updates on NHG, service letters, and a review of the Away Day priorities.

The Task and Finish groups were also discussed, as introduced in the governance paper produced by Hackney and reviewed during the Away Day. Hackney expressed an interest in involving WDCO and ITLA in discussions and reviews of these groups. The Executive recommended postponing any further discussions until the Board has a clearer understanding of Hackney's proposals.

#### NHG Operational Meeting 16<sup>th</sup> July

*Attendees: Phil Cooke and William Sheehy*

The following topics were discussed at the NHG Operations meeting:

- **Housing Update (Phase 3B):** Ten sign-ups have been completed for Phase 3B, all passing affordability testing. The handover is scheduled for 31 July, with move-ins expected in early August, though some may be delayed due to summer holidays. Nominations for remaining properties are awaited from Hackney.
- **Solar Panel Remediation:** Delays in solar panel remediation work were reported, with quotes under review. There is conflicting information regarding the initial commissioning of the panels, and clarification is needed.
- **Service Charges and Financial Reporting:** Service charge estimates for 2025-26 were shared, but due to system limitations, comparison data from the previous year was unavailable. Roda requested quarterly spending updates, and the issue with system delays is being addressed.



- **Car Park:** The car park remains restricted to Ashview residents as per Section 106 requirements. Legal advice confirms there is no flexibility in renting spaces to general needs residents in Birchwood and Maplewood.
- **Resident Satisfaction Survey:** The response rate to the survey was low (4%), and follow-up actions will be taken based on the feedback, focusing on themes such as security and anti-social behaviour (ASB).
- **KPI Development:** A proposal for a new KPI dashboard was discussed, focusing on operational metrics such as lifts, cleaning, service charges, and repairs.

### **Community Plan Meeting**

Adrian and Gita attended a meeting to begin the writing of a Community Plan, chaired by Roseline Fiatus (BH). Representatives from MHDT, NHG and LBH were also present.

The meeting considered what things we like about Woodberry Down estate which include the reservoirs, the nature, the absence of traffic through most of the estate, the views, the very good transport links.

We also considered what is less good including lack of choice of shops, phone thefts and the wind.

There was a surprising degree of agreement about the current layout of the estate which could do with improvements, for example, pocket parks or planters along Lordship Rd to improve the view and much improved visibility of the shops and restaurants on both sides of Lordship Rd.

The possible benefits of making the estate a destination was discussed but it was admitted that there might be costs as well. There will be more such meetings.

### **NHG Feasibility Study**

NHG has commissioned consultants to look at the feasibility of improving the way health, wellness and fitness services connect on the estate with a view to removing some of the pressure from the statutory providers, that is GP's and local hospitals.

Giles Piercy explained that this has been found to work well elsewhere. Ann, Oonagh and Adrian did their best to explain top Giles how WDCO works.

Adrian agreed to ask for volunteers to work with Giles on the project, the next step being a meeting of c40 people to discuss ways and means.

Giles would welcome approaches from members of the board to discuss further.

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