

**WOODBERRY DOWN COMMUNITY ORGANISATION  
LIAISON MEETING WITH PARTNERS**

<b>Woodberry Down Community Organisation Liaison Meeting with Partners</b> Tuesday 2 <sup>nd</sup> June 2026 6pm – 7pm
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- Residents:** Hilary Britton (HiB), Adrian Essex (AE), Gita Sootarsing (GS), Leonora Williams (LW), Oonagh Gormley (OG), Omar Villalba (OV)
- Partners:** Hermione Brightwell (HB), Sarah Moore (SM), Julian Rodriguez (JR), Jada Guest (JG), Tom Anthony-Morgan (TAM)
- Apologies:** Gloria Obilana (GO), Nic Popovic (NP)
- ITLA:** Roda Hassan (RH), Ameera Hassan (AH)

Items	
<b>1.0</b>	<b>Minutes of May Liaison Meeting</b>
	The minutes were accepted for accuracy.
<b>2.0</b>	<b>Matters Arising</b>
	<p>AE asked whether any progress had been made in relation to the installation of CCTV to address anti-social behaviour (ASB) near the entrance to Bluebell, and on improving co-ordination between NHG and R&amp;R. JG responded that the CCTV upgrade works across NHG-managed blocks have been underway for several weeks and are expected to be completed across the estate by the end of June. Nic had responded to the emails regarding ASB near Bluebell, confirming that NHG is aware of the situation and has been supporting the police investigation by providing access to CCTV footage from within Bluebell.</p> <p>JG added that NHG had spoken briefly with Giuseppe from R&amp;R and that Nic had shared NHG's CCTV plans with him. A further meeting will be arranged once the NHG CCTV upgrade works have been completed. The Executive requested that Hackney join the exercise being undertaken by R&amp;R and NHG to map CCTV coverage across the estate. AE noted that Giuseppe will be leaving his post at the end of June and that NHG will therefore need to identify an alternative contact to continue this work.</p> <p>OV added that Hackney has high-quality CCTV coverage of the main communal areas across the estate.</p> <p><b>ACTION:</b> Hackney to work with R&amp;R and NHG to map existing CCTV coverage across the estate and adopt a co-ordinated approach to identify any gaps in coverage and opportunities for improvement.</p> <p>RH noted that Cllr Binnie-Lubbock had agreed to look into the Board action relating to the affordability challenges faced by residents, including the impact of social housing rent and TA increases on residents' overall affordability.</p> <p>HB updated that Molly Perman will be returning as the Head of Service at Hackney.</p> <p>TAM stated that GW asked for clarification on the question relating to gas and electricity pricing from Insite. RH responded that this is regarding changes to potential gas prices and that WDCO and RAs wanted to understand if there are any changes to the pricing. OG added that they have spoken to R&amp;R and believe Insite are recalculating the unit rates with a view to changing them in the near future, but they do not have any time scales yet. OG stated that they will continue discussing with R&amp;R on this matter.</p> <p>RH updated that JR provided a response to the action on tariffs for NHG blocks and sent RH an update from NHG's Energy Procurement team. RH circulated the update.</p> <p>JG updated that NHG have had no call outs since the ATS switch has been fitted at Maplewood and Birchwood.</p> <p>HB responded that Hackney do not have a date for the Community Club court proceedings and that the work to progress the application is ongoing. Hackney is in discussion with the community courts team who are leading the legal action on what would need to happen to the site after they have possession to secure it. There is not date for when this will happen yet. OV raised that unauthorised behaviour such as club nights are still taking</p>

<p>place in the weekends and suggested that Hackney should focus on negating the business and not allowing them to function.</p> <p>RH noted that Lewis had provided a verbal update on the decant consultation at the May Board meeting. JG reported that only 11 residents attended the Insite resident drop-in session held the previous Wednesday. NHG was able to address a number of issues raised by residents during the session, and JG has followed up on the actions relating to three residents to ensure that these matters are resolved.</p> <p>JG also provided an update on the ongoing issue with the remote meter reader at Woodberry Grove North. A purchase order has now been raised for a replacement SIM card, as the existing SIM card is no longer functioning. Once installed, this should enable actual meter readings to be obtained, rather than relying on estimated readings. In relation to the proposed meeting, JG advised that he has asked Laura Colman to provide a date and, if this is not forthcoming, will escalate the matter to her manager by the end of the week to ensure that the meeting is arranged.</p> <p>TAM provided an update on the temporary crossing arrangements, explaining that the barriers remain necessary as they are required by Hackney Highways. Berkeley had proposed relocating the zebra crossing further down the road, in front of the post office, but were advised that this location was too close to the junction at Newton Close. OV noted that residents, including young children, continue to cross the road via the gap on the right-hand side near Sainsbury's. TAM responded that Berkeley has undertaken road safety awareness activities, including talks and construction newsletters, but anticipated that this issue would be resolved once a gateman is in place when the permanent works commence.</p> <p>OV suggested that the gap between the railings and the hoarding should be closed, as this is the route currently being used by pedestrians to cross the road. AE proposed that a representative from WDCO should speak directly with Hackney Highways regarding these concerns. TAM responded that Berkeley would be happy to provide information and evidence to support WDCO's discussions with Hackney Highways.</p> <p><b>ACTION:</b> TAM to discuss the closing of the gap between the railing and the hoarding.</p> <p><b>ACTION:</b> WDCO to speak with Hackney Highways on temporary crossing arrangements. Berkeley to provide information to support discussion.</p> <p>RH noted that she had received an update from Mohamed the previous week confirming that the lift in Phase 3B had now been repaired. However, she raised concerns about the length of time it had taken to resolve the issue and the difficulties experienced with the contractor responsible for the repairs.</p> <p><b>ACTION:</b> JR to speak with R&amp;R and the Berkeley site team to establish the reasons for the delay in repairing the lift and to provide an update on the issues that contributed to the prolonged timescale.</p>
<p><b>3.0 Action tracker and May Board actions</b></p>
<p><b>Berkeley:</b> TAM reported that applications for the Berkeley apprenticeship programme have now closed and agreed to follow up with Stav regarding apprenticeship opportunities. He added that Berkeley Homes requires its contractors to meet apprenticeship targets and that there is an ongoing programme of engagement with local schools. RH asked whether Berkeley Homes could provide further details of the timetable and programme of school visits before the minutes are issued for the June Board meeting.</p> <p><b>ACTION:</b> TAM will follow up with Stav on apprenticeships, and provide detail of timetable when BH visit schools.</p> <p>HB clarified that the purpose of the Cabinet report is to seek approval to bring Phase 5 into the decant, which is separate from the development of the Decant Strategy. The Decant Strategy will involve working through the detail of how Hackney will engage with affected residents and manage the moves that households may need to make.</p> <p>AE asked whether Hackney know when apprenticeships will go online and when there will be visits to schools.</p> <p><b>ACTION:</b> HB to follow up on timeline for when apprenticeships will go online.</p> <p><b>NHG:</b> JR clarified that decisions relating to the District Heating Network (DHN) and Exhaust Air Heat Pumps (EAHP) within the social housing provision would be made jointly by the relevant partners. NHG is awaiting approval from the Building Safety Regulator before it can provide a more definitive update to the Board, which is now expected to be provided in July.</p>

	<p><b>ACTION:</b> NHG to provide a written update on the decision-making process relating to the DHN and EAHP proposals for the social housing element in Phase 4.</p> <p>RH agreed to follow up with Simon Donovan regarding the delivery of a presentation on the survey findings at the June Board meeting.</p> <p><b>ACTION:</b> RH to follow up with Simon Donovan regarding the presentation of the survey findings at the June Board meeting.</p>
<b>4.0</b>	<b>Outstanding Estate management/Operational issues (only matters that need to be escalated) :</b>
	<p>RH asked whether Berkeley Homes distributes its construction newsletters to all Woodberry Down residents, as well as neighbouring residents. TAM responded that all Woodberry Down residents should receive notifications through the NHG and Hackney resident communication systems, and that leaflet distribution is also undertaken within a radius of approximately 300–500 metres from the centre of Phase 4.</p> <p>TAM added that not all parts of the estate have been leafleted, including Phase 7, and agreed to provide details of the distribution radius used for the leaflet drop. RH suggested that Berkeley's construction newsletter updates should also be distributed through NHG's resident communication system.</p> <p><b>ACTION:</b> TAM to provide details of the leaflet distribution radius used on the estate.</p>
<b>5.0</b>	<b>Brief Partner Updates - Key Issues and Changes</b>
	<p>Berkeley: No further updates.</p> <p>NHG: No further updates.</p> <p>Hackney: No further updates.</p>
<b>6.0</b>	<b>AOB</b>