WOODBERRY DOWN COMMUNITY ORGANISATION
LIAISON MEETING WITH PARTNERS

Woodberry Down Community Organisation Liaison Meeting with Partners
Tuesday 6th May 2025
6pm – 7pm

WDCO: Adrian Essex (AE), William Sheehy (WS), Omar Villalba (OV), Oonagh Gormley (OG), Leonora Wiliams (LW), Kalu Amogu (KA)

Partners: Trevor Hughes (TH), Giorgia Woolveridge (GW), Gareth Crawford (GC), Jada Guest (JG), Julian Rodriguez (JR), Hermione Brightwell (HB)

Apologies: Andrea Anderson (AA), Jackie Myers (JM)

ITLA: Roda Hassan (RH), Ameera Hassan (AH)

Items		Action
1.0	**Minutes of February Liaison Meeting**	
	Minutes were checked for accuracy, and two points were raised: RH reported that she received a point of accuracy from TH regarding the window report referenced in the April minutes. TH noted that the statement claiming the issue had persisted for six years was inaccurate. He clarified that while the issue did originate some time ago, it was not six years ago—it began at the very end of 2021, making it approximately 3½ years old. TH also corrected the reference to "multiple failures." RH clarified that the Executive Committee had meant there were multiple causations, based on the update provided to the Board, rather than a single cause for the window detachment. Minutes were accepted	
2.0	**Matters Arising**	
	TH updated that Berkeley could not provide figures on disabled employees at Woodberry Down. His apprenticeship provider raised concerns about GDPR compliance and the risks of releasing personal data. TH suggested revisiting this once Phase 4 begins. **ACTION:** Berkeley to follow up once Phase 4 works commence and provide an update on the availability of figures for disabled employees. TH further reported that Berkeley has returned to their consultant with questions about certain elements of the remedial strategy. TH has requested a concluding statement from Berkeley's legal team but has yet to receive it. He confirmed that he is still pursuing the statement while also working to initiate and tender the remedial works. OV expressed concern that the process has already taken three and a half years and urged Berkeley to show greater urgency, noting that residents have also raised these concerns. **ACTION:** TH to continue requesting a concluding statement from Berkeley's legal team regarding the window detachment. GC reported that he followed up with Kris regarding some of AE's concerns and suggested holding an offline session to work through the communications strategy. GC asked whether anyone else from WDCO should be involved, and AE replied that he would look for volunteers. **ACTION:** GC to contact Kris to arrange an offline session on the communications strategy to address newsletter concerns.	**BH** **BH**

	GC confirmed that the timescale for the Ground Floor Strategy was addressed at the April Board. GC also sent West Reservoir documents to RH, who circulated them. Hackney, Berkeley, NHG and MHDT provided written updates on the March Board actions at the April Board, which RH circulated. HB reported that three properties have been allocated through Choice-Based Lettings, and others are progressing through nominations for Woodberry Down tenants. HB is happy to give a further update at the next Liaison meeting on how this strategy will be communicated to WDCO. OG asked for clarification on Choice-Based Lettings. HB explained that this is the system used when social rent properties become available across the borough, allowing tenants to bid for them. She added that, so far, only surplus units in Phase 3A have been considered, and Hackney will begin with Phase 3B once allocations and nominations from Woodberry Down residents have been confirmed. RH circulated WDCO's feedback on governance arrangements to GC and shared additional comments from the Board following the meeting on 9 April.	**LBH**
3.0	**April Board Actions**	
	Berkeley: o TH will request for a concluding statement on the window detachment from Berkeley's legal team. **NHG** o JR updated that the Historic service charges are close to being concluded and NHG's Finance Team are going through it to determine the impacts down to the individual properties. o JR confirmed that an internal follow-up meeting is scheduled for 8th May to address WDCO's dissatisfaction with how their correspondence/complaint to the CEO was dealt with. NHG will be responding to the concerns raised. OV highlighted that the four-month delay in forwarding WDCO's questions to the complaints team was disrespectful and that WDCO has issues with how the process was handled and the delays. o JR updated on the Phase 3B service charge and rents that Nikola communicated with RH and the service charge working group on the associated costs. There were queries raised at the service charge working group which are currently with R&R and Nikola was due to chase this up this week. NHG should have a follow-up date by the May Board. o RH also requested that NHG provide written responses as part of the Board packs to a number of items, which JR confirmed will be done by Thursday. **Hackney:** o GC updated on how S106 funds are being spent under each heading following from Berkeley's presentation at the WDCO Board. GC is looking at a draft on this which he will include with the Board papers. o GC provided a written response to the Chair on split households which outlined that WDCO's comments have been noted and there will be a more formal consultation process launching in the summer. o GC updated that Berkeley will be arranging a meeting on the District Heat Network for June.	
4.0	**Preparations for March Board Meeting**	
	Temporary Accommodation – Written Update (Refer to email sent to LBH on 29th April by ITLA outlining the request). GC confirmed that Hackney will include this matter in the forthcoming report. **ACTION:** RH to follow up with a note summarising the discussion from the upcoming TA meeting and will copy GC into the email. **Phase 3 – Written Update** (Refer to email sent to NHG on 29th April by ITLA outlining the request). OV requested a statement of readiness from NHG addressing rent levels and the overall process for moving residents into Phase 3B. He noted that lessons learned were gathered from Phase 3A and emphasised the need to ensure that all key factors are considered for Phase 3B. The statement should reflect how NHG and Hackney are working in partnership and consolidate all relevant details into one comprehensive response.	**LBH** **ITLA**

	AE enquired whether WDCO could have access to the dashboard presented at the Round Table. RH noted that a request for this was made at the last Round Table, and partners responded that they would take the request away for further consideration. WDCO would now like formal confirmation on whether the dashboard can be shared. If it cannot be shared, a clear statement explaining why should be provided. GC mentioned that, due to the ongoing governance review, the next Round Table will be the last and will be replaced by a new quarterly meeting format.	
5.0	**Partner Updates**	
	<u>Brief partner updates</u> **Berkeley:** TH reported that most of the cabins have now been removed from the Phase 3 park. Berkeley is currently undertaking inspections on the final social rent and shared ownership blocks in B4 and B5, in collaboration with NHG representatives. The concierge area in the B2 tower (Phase 3) has been tiled and is nearing completion. Tesco has begun the fit-out of its unit in Block B2. In Phase 4, Berkeley has reached the stage of nominating a demolition contractor and expects demolition works to commence by the end of the year. Works are also scheduled to begin next week in Block D. **Hackney:** GC reported that Hackney is currently reviewing plans for Phase 5, including timing and decant arrangements. A meeting on the affordability of Phase 3 rent levels is also scheduled for 29th May. **NHG:** JR reported that NHG is applying the lessons learned from Phase 3A to ensure a smooth handover process for Phase 3B. NHG is working closely with its quality management team and Berkeley to prepare for the handovers. Design and specification work for Phase 4 is still ongoing. Interviews with architects for Phase 5 are scheduled to take place tomorrow morning.	
6.0	**AOB:**	
	GC updated that Hackney and NHG are organising a Phase 3B drop-in session tomorrow, which the ITLA will be attending. Residents who have been allocated properties in Phase 3B received letters last week inviting them to the session, where they will have the opportunity to speak with the Decant Team, DART Team, NHG Housing Team, and other representatives.	