

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 18th June 2026
7:15pm Redmond Community Centre

Attendance: Kalu Amogu, Hilary Britton, Barbara Panuzzo, Adrian Essex, Leonora Williams, Phil Cooke, William Sheehy, Dulce Laluces, Andreea Stoica, Francis McDonagh, Jackie Myers, Andrea Anderson, Necdet Ozturk, Georgie Parry-Crooke, Claire Anne Poole, Dr Inka Karppinen

Partners: Molly Perman (LBH), Sarah Moore (LBH), Tom Anthony-Morgan (BH), Sarah Fabes (BH), Julian Rodriguez (NHG), Nikola Popovic (NHG), Fionnuala Keane-Conley (MHDT), Heenaaz Heenaaz (MHDT), Cllr Alastair Binnie-Lubbock

Visitors: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Cllr Sarah Young, Simon Donovan, Gita Sootarsing, Oonagh Gormley, Geoff Baron, Omar Villalba, Mina Faragalla, Hermione Brightwell, Geoff Baron, Donna Fakes, Livia- Jeanne Lupumba

Introduction

1. Acceptance of minutes 21 May 2026

- 1.1.** Roda noted an inaccuracy in paragraph 1.2 on the action for Hackney Council concerning apprenticeships for young people with SEN. The action was corrected to state that Hackney Council officers would provide Jackie with an update on apprenticeships, which Lewis agreed to do.
- 1.2.** Roda also clarified that Jackie had made a suggestion for Regen to speak with the new Cabinet Member for Skills and to come and talk to WDCO about apprenticeships, including opportunities for young people with Special Educational Needs (SEN). Roda noted that this was a suggestion and not an action.
- 1.3.** Sarah Moore noted an inaccuracy in the attendance list and raised that she was not in attendance for the May Board.
- 1.4.** Elaine noted that she had requested for Hackney's report on Phase 3B statistics to be highlighted, including the high proportion of flats for which no one living in Woodberry Down will take. Roda also noted that the Hackney report sets out which phases residents who moved into Phase 3B had come from, as well as the number of properties let through Choice Based Lettings.
- 1.5.** Julian noted an inaccuracy in paragraphs 1.33 and 1.35, clarifying that the EAHPs are cheaper to maintain, not more expensive, and that because NHG cut the cost of maintenance, tenants do not benefit from that saving. NHG provided details on the decision-making process for EAHPs. The Board members will come back with questions on EAHPs for NHG.

ACTION: WDCO Board members to come back with questions on EAHPs for NHG.

Matters Arising / Action Tracker

- 1.6.** Tom updated that Berkeley have been in contact with 459 students since October 2025 through Stav and the employment and skills team, as mentioned in Berkeley's Engagement dashboard. This is part of Berkeley's monitoring on

the Phase 4 employment and skills plan. Tom will update the WDCO Board on apprenticeships in January. Jackie and Inka asked if there will be an apprenticeship/job fair and any mention of young people with SEN in the dashboard. Tom will chase this up with Stav on the possibility of delivering a presentation.

ACTION: Roda to circulate the Berkeley Engagement dashboard to the Board members.

ACTION: Tom to follow up with Stav on providing an update on the jobs fair and apprenticeships for young people with SEN.

1.7. The Hackney Regen team updated that they are awaiting submission of the S106 Employment & Skills Plan for Phase 4 from Berkeley regarding apprenticeship opportunities. Molly will provide an update on this action. Jackie requested for Hackney Works to come to the Board to talk about opportunities for people at Woodberry Down. Fin raised that she has connections with Hackney Works for those interested in opportunities.

ACTION: Molly to provide an update on the S106 Employment & Skills Plan for apprenticeships and opportunities for young people with SEN.

ACTION: WDCO to invite Hackney Works to a WDCO Board to discuss job and apprenticeship opportunities for people at Woodberry Down.

1.8. Hackney will provide WDCO with an update on the split household review in the summer, before the review commences, including the scope of the Local Lettings Policy review.

1.9. The Phase 5 report will go to the Cabinet meeting on June 29th to bring Phase 5 into decant. There will be a further update on the Decant Strategy and the programme once it is finalised.

ACTION: Roda to share the link for the Phase 5 Cabinet Report with the Board.

1.10. MHDT will report back on the feasibility of keeping the Redmond Centre open during the Christmas period at a later date once they are in a position to provide an update.

1.11. The affordability review action, including cost pressures and potential mitigation measures, has now been re-assigned to Cllr Alastair Binnie-Lubbock and has been added on the action tracker.

Presentation: Berkeley Homes - Phase 5 Consultation Update:

1.12. Sarah Fabes presented the round two consultation feedback: Berkeley Homes went out to consultation for Phase 5 in March and issued over 11,000 leaflets to residents and local businesses, as well as reaching out through social media platforms. The consultation focused on emerging design proposals, including layout, building heights and initial designs. Updated landscaping proposals following feedback from the first consultation. The overall development offer,

including number and mix of homes, affordable housing and neighbourhood design principles.

- 1.13.** Berkeley had pop-ups in prominent locations across the Woodberry Down Estate such as The Edge, which had lower numbers for consultation due to police presence. Berkeley also held pop-ups at the Redmond Community Centre and outside Sainsbury's. Sarah noted that Berkeley aims to have more pop-ups north of Seven Sisters Road for future consultations.
- 1.14.** Sarah reported that they are still achieving higher rates of engagement with local people: the next consultation will be at summer events and outside the WDCO offices on Thursday afternoon, as well as outside the Manor House tube station. Berkeley will also discuss the initial proposals and consultation strategy to the Design Committee consultation subgroup for feedback on location of areas and satellite locations.
- 1.15. Feedback received:** The feedback highlighted requests for more shops and amenities. Sarah clarified that Phase 4 will have more retail/commercial floor space and Phase 5 will be purely residential due to its geographic location. Phase 4 has 1215 sqm of retail and commercial floor space.
- 1.16.** Sarah noted that Berkeley received positive feedback on proposed green spaces and landscaping. There was also positive feedback on the design. However, some concerns were raised about height and massing, the affordability of new homes from earlier phases, maintenance requirements and the durability of building materials, accessibility features, and clarity on the housing mix.
- 1.17.** Sarah explained that Phase 5 will remain within the consented maximum height parameters set out in the masterplan, with buildings of up to 20 storeys in two locations.
- 1.18. Housing mix:** Sarah continued by explaining that consultation feedback and Design Committee meetings highlighted the need for family homes and a move away from 2-bed, 3-person homes and 3-bed, 4-person homes. Berkeley has revised the social rented mix and strengthened the delivery of 2-bed, 4-person homes, 3-bed, 5-person homes, and 4- and 5-bed homes within the social rented mix. The overall number of homes has reduced from 799 to 785, and the affordable housing percentage has reduced slightly from 40.3% across shared ownership and social rented homes to 40.1%.
- 1.19. Feedback on landscaping:** There were widespread requests for more seating. Berkeley have been working on landscaping proposals and public realm areas surrounding Phase 5 - there is an abundance of play areas. There are also quieter areas for residents.
- 1.20. Design evolution:** Sarah explained that there are still four plots, including two reservoir facing plots. The building footprint has been reduced to create more public open space, which is consistent with the expected masterplan approach.
- 1.21. Height and housing numbers:** As a result of the changes, Berkeley has lost nine market homes since March, three shared ownership properties, and two social rented homes. This is due to the provision of more family homes, including 3- and 4-bedroom homes, for social rent. Berkeley has a target of 18.8% social rent, 22% shared ownership, and 57% market housing.
- 1.22. Ground floor plan:** There will be 1.3 acres of public open space with multiple pedestrian and cycle routes.
- 1.23.** Sarah shared that the proposal also includes car parking bays and a regeneration commitment to provide parking for returning residents. Hackney's Regeneration team provides Berkeley with an indicative number of parking bays required for residents moving from Phases 6 and 7 to Phase 5. Berkeley is delivering 34 car parking bays, of which 10 will be blue badge bays for social rented residents. The remaining bays will be blue badge bays for market and

shared ownership residents, with a future strategy to convert all bays into blue badge bays as they become available.

1.24. Sarah outlined the plots within Phase 5:

- Plot 2B and 2C will have 149 shared ownership homes.
- Plot 2D will have 70 social rented homes.
- Plot 1BE will have 72 social rented homes.

1.25. Berkeley is working with the Design Committee on ways to reduce service charge costs for social rented tenants. Sarah explained that they have allocated Plot 1BE and Plot 2D for social rented homes, as they have refuse lay-bys adjacent to the site, meaning there is no need for a managed waste strategy. Jackie asked whether bins for the social rented properties would be collected every two weeks.

ACTION: Sarah to follow up with officers on the waste strategy for bin collection for social rented properties (the townhouses with their own bins).

1.26. Sarah outlined the next steps. Berkeley will be carrying out consultation in July and submitting a reserved matters application to Hackney Council in the summer.

1.27. Inka asked whether meetings and consultations could be held after 5pm. Sarah responded that previous consultations had been held on Saturdays, with only one consultation taking place on a weekday. Berkeley had also previously held webinars in the evening, which had low turnout.

1.28. Inka also raised that she had received 10 leaflets for the consultation and that leaflets may not have reached all their intended recipients at Residence Tower.

ACTION: Sarah Fabes to follow up on leaflet distribution.

1.29. Necdet asked whether the wind engineer had checked what the impact would be once the building is complete. Sarah responded that technical assessments are currently being carried out and that the Design Committee visited the wind tunnel in Milton Keynes to view the Phase 5 model and ask questions of the wind consultants at RWDI. Phase 5 is not expected to experience conditions as strong as Phase 4, as it is further west of Woodberry Down. Berkeley has also included a skirt around the base of the new Phase 4 tower to address the pinch point between Skyline and Residence Tower.

1.30. Gloria asked whether there would be any shared equity properties or lower-floor flats for elderly residents. Sarah responded that there will be wheelchair-accessible units across all tenures, and that Berkeley has purposefully designed Phase 5 to include as many ground-floor flats as possible, following resident feedback.

1.31. The next consultation starts in the first week of July.

2. Partner Updates:

2.1. The Chair noted that written updates to the questions, including the question about resident associations at the Round Table, had been provided.

2.2. The Chair also enquired about the installation of the new SIM card for remote reading at Woodberry Grove North.

2.3. The Chair requested that partners do not reproduce the same text from one report to the next. If there are no updates, partners should state that nothing has happened since the previous update.

- 2.4. Hackney:** Molly updated that the Phase 4 and 5 cabinet report goes live tomorrow and will go to the Cabinet for decision on June 29th.
- 2.5.** A strategy is being developed for commercial and community spaces. The procurement process to appoint a consultant for the Commercial and Community Assets Strategy was undertaken with partners and WDCO. The strategy will be delivered in the next few months.
- 2.6.** Jackie asked how the Commercial and Community Assets Strategy will work with the community going forward. The Chair and Oonagh had an inception meeting with the consultants to introduce them to the estate. Molly added that the next step is to develop the Commercial and Community Assets Strategy, and that a detailed plan will be brought back.
- 2.7.** Molly also noted that the Seven Sisters Road Steering Group met this week and TfL is taking forward its project on the crossings. Hilary raised feedback from residents about accessible access to Manor House tube station.

ACTION: The Chair to find out what discussions have taken place regarding ramp access (making it wheelchair accessible) to Manor House Tube Station and to speak with Cllr Sarah Young.

ACTION: Tom will also circulate the information he has on this matter.

- 2.8.** Jackie asked what works will be taking place in Block D and requested a timeline. Hackney will provide a further update on when Block D will open. Molly added that the S106 bid has been signed off to allocate funding and undertake works in Block D.
- 2.9. Berkeley:** Tom updated that Phase 4 is now flat and that Berkeley will start building in the next month. He also highlighted that the construction newsletter will be distributed to WDCO.
- 2.10. NHG:** Julian updated that NHG are working with Berkeley to reintroduce windows to 6 apartments in Meadowhawk which are restricted due to planning requirements - this has to go through the building safety regulator process, meaning works are likely to be completed later in the summer.
- 2.11.** All partners have signed the build agreement for Phase 4, which is conditional upon Cabinet approval at the end of June.
- 2.12.** The Pavilion Project started in May and will run into the Woodberry Down Design Studio.
- 2.13. MHDT:** Fin has stepped into the role of Project Manager at MHDT for two days a week. Fin updated that MHDT are currently working on a job description for Project Officer and will be recruiting from Woodberry Down.
- 2.14.** Heenaaz has stepped into role of Operations Manager after working as Centre Coordinator at the Redmond Centre.
- 2.15.** Summer Funday will be held on 11th July; the Wimbledon and film screenings are scheduled for 12th July.
- 2.16.** Inka requested for MHDT to provide links to share updates on events on social media.
- 3. WDCO Annual Report for the adoption proposed by the WDCO Chair (paper to follow):**
 - 3.1.** The Chair introduced his report, which was then adopted by Board members.
 - 3.2.** The Chair also noted that Jackie will focus her work on supporting people with SEN.

- 4. Finance Report and Accounts for 2025/26 for the adoption proposed by the Treasurer (this was reviewed and, in principle, approved at the April Board meeting. It now simply needs to be formally adopted). (See attached paper):**
- 4.1.** The Finance Report and Accounts for 2025/26 has been approved by the Board and was adopted.
- 5. WDCO Finance Budget for 2026/2027 – Budget was formally approved at the April Board (See attached paper):**
- 5.1.** The WDCO Budget for 2026/27 was approved at the April Board meeting and formally accepted at the AGM.