

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 21st May 2026
7:15pm Redmond Community Centre

Attendance: Kalu Amogu, Donna Fakes, Hilary Britton, Oonagh Gormley, Barbara Panuzzo, Adrian Essex, Leonora Williams, Phil Cooke, William Sheehy, Ann Hunte, Dulce Laluces, Omar Villalba, Andreea Stoica, Gita Sootarsing, Francis McDonagh, Jackie Myers, Andrea Anderson, Necdet Ozturk

Partners: Hermione Brightwell (LBH), Sarah Moore (LBH), Mat Jenner (LBH) Tom Anthony (BH), Simon Donovan (MHDT), Julian Rodriguez (NHG), Nikola Popovic (NHG), Cllr Alastair Binnie-Lubbock, Cllr Sarah Young

Visitors: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Tina Parrott, Mina Faragalla, Ekaterina Andreeva, Geoff Baron, Livia- Jeanne Lupumba, Shifra Appich, Gloria Obiliana,

Introduction

1. Acceptance of minutes 16 April 2026

- 1.1.** The Chair noted a correction to paragraph 2.3 of the minutes, confirming that the correct spelling is '**Newnton Close**'.
- 1.2.** Roda amended paragraph 1.17 to 1.23, noting this as a repetition.
- 1.3.** Roda has amended the minutes to include Nikola Popovic's full name in minutes.
- 1.4.** The Chair corrected paragraph 5.11, noting that WDCO did not ask for touch screen computers.

Matters Arising / Action Tracker

- 1.5.** Hermione and Sarah Moore updated that Hackney are continuing legal proceedings for the community club. Cllr Sarah Young added that councillors have been told that there are still advertised events occurring at the community club. The police will continue looking into the possibility of a closure order whilst awaiting the court process.
- 1.6.** Jada provided a response on the meter reading and heat issues for NHG, updating that NHG have identified the cause of the recent issue with estimated billing data at the above blocks, and that the SIM card that enables the system to transmit usage information has expired and needs to be replaced. This occurred because the associated connectivity service was ended without prior notice, which meant the SIM was deactivated at the same time.
- 1.7.** The ITLA met with John to discuss all service charge updates, including the previous year's actual charges and this year's estimated charges.
- 1.8.** The Chair reported that work is ongoing between R&R and NHG to map CCTV coverage across the estate.

Presentations

Cultural Programme Presentation, Mat Jenner LBH:

- 1.1. Mat Jenner, Cultural Development Officer, provided an overview on the Woodberry Down Public Art Commission. An in-depth update on the project is available on the WDCO website.
- 1.2. The project involves the commissioning of a significant, high-quality piece of public art for Civic Square in Phase 4. The artwork is intended to remain in place for over 30 years and will play an important role in shaping the public realm, enhancing the identity of the area, and creating a lasting social and cultural legacy for the Woodberry Down community.
- 1.3. There are 3 components to the project:
 - i. It will be a permanent piece of public art for the new Civic Square.
 - ii. There is a community engagement programme providing opportunities for the involvement of local residents in the production and shaping of the artwork.
 - iii. There is a Community Commissioning Group to be convened to support and lead the commissioning process, who will be trained and paid for their support.
- 1.4. The project has a budget of £300,000 which reflects the 3 components. There will be an open tender for an expert organisation to lead the process of developing and supporting the community group. Groups involved:
 - i. A not-for-profit public art organisation offering commissioning and community engagement expertise.
 - ii. A community commissioning group consisting of local residents.
 - iii. A steering group made up of local stakeholders and representatives who will be overseeing the project.
 - iv. Artists.
 - v. Local groups informing the process.
- 1.5. The community commissioning group that will be convened is to be decided in the brief.
- 1.6. The project is expected to be ready to go out to open tender by September 2026. It will be open from October to December 2026 and will commence early 2027. A community commissioning group will be convened by mid-2027. The artists will be identified by 2028 and the artwork installation will commence in June 2030 to coincide with Phase 4.
- 1.7. Jackie enquired whether the youth projects will also involve those with additional needs or disabilities. Mat responded that the project is supposed to be representative of all young people, including those with additional needs and disabilities.
- 1.8. Jackie asked how the Woodberry Down Culture Club had come to the decision to involve Millco. Mat responded that the intention is not for the programme to operate as a closed shop. A range of organisations and groups will be able to propose activities across a number of venues, including NAR, the Redmond Community Centre and Block D, ensuring that all community spaces across Woodberry Down benefit from the

programme. Mat further explained that Millco's role will be to administer and manage the funding arrangements for the programme.

- 1.9. Jackie asked whether the public artwork can involve multiple works as opposed to one. Mat Jenner responded that the brief is not set, and there will be a consultation period in which the community can inform the brief.
- 1.10. Oonagh expressed concern about the proposed budget of £300,000 and questioned the benefits of adopting this model rather than directly commissioning activities and art projects. Mat responded that the proposed model is intended to be more democratic and community-led. He explained that the aim is to create opportunities for residents and local organisations to shape and deliver activities, while providing the resources necessary to support meaningful participation. This includes funding people's time and involvement where appropriate, helping to ensure that participation is accessible to a wider range of residents.
- 1.11. Hilary asked whether Mat has considered liaising with schools to promote young artists. Mat responded that there is nothing in the project that excludes involvement from schools.
- 1.12. An observer asked whether there was a minimum amount of funding that must remain available at the end of the process to deliver the art project. Mat explained that the funding would be invested throughout the process: a proportion will be allocated to artwork production, ensuring the delivery of a high-quality and meaningful project.
- 1.13. Another Board observer asked how the project would ensure that the Community Commissioning Group is diverse, representative, and does not simply involve the same individuals who regularly participate in community activities. Mat responded that the specific demographic composition of the group has not yet been determined. However, the intention is to actively seek and encourage participation from a broad range of residents and community groups to ensure the group is representative and diverse.
- 1.14. Cllr Sarah Young asked whether the Woodberry Down Culture Club had explored historical research held by the Hackney History Society and the Hackney Archives. Mat confirmed that they had begun this work and acknowledged that there is further research to be undertaken. He highlighted the potential for local residents to become involved as community archivists, helping to organise and document material relating to Woodberry Down within the Hackney Archives.
- 1.15. The Chair asked why the public art organisation was being appointed before the Community Commissioning Group had been established. Mat clarified that the organisation's role is to convene and support the Community Commissioning Group, helping to facilitate its formation and guide the commissioning process.

Energy Strategy Presentation: Tom Anthony, Berkeley Homes:

- 1.16. Tom provided an overview on the background of the District Heat Network and Low Carbon Transition Plan and alternative strategies that are being considered.

- 1.17. The District Heat Network first came to fruition in 2014 amidst the second masterplan, under the premise that it would be powered by gas and fossil fuels.
- 1.18. In 2020, the Phase 3 energy centre attached a number of energy conditions, including a Low Carbon Transition Plan, illustrating BH's transition from fossil fuels to sustainable energy and heating.
- 1.19. In 2020, energy usage shifted from CHP to air source heat pumps (ASHP).
- 1.20. The Phase 4 consent in 2024 allowed for a number of ASHPs to be on the roof of the building.
- 1.21. The 'legacy' phases (KSS1-5 and Phase 2) will operate on gas.
- 1.22. Phase 3 currently operates on low-temperature ASHP with backup gas boilers.
- 1.23. Berkeley are using temporary gas boilers at Phase 3, which will remain in situ until the plant has been replaced. The report will be completed in 4 weeks; Berkeley's target is for the energy centre to be running in the first week of August.
- 1.24. Berkeley confirmed that it will continue to explore alternative low-carbon heating solutions, including energy networks such as the Energetik Waste Heat Scheme in Enfield, the use of waste heat from the London Underground, and emerging technologies such as Exhaust Air Heat Pumps (EAHPs).
- 1.25. The DHN working group called for the Energetik Waste Heat scheme to consider how the Phase 3 energy centre could connect into the waste burning facilities in Edmonton and ensure Woodberry Down is self-sufficient. The scheme involves the use of waste heat from an Energy Recovery Facility (ERF). Haringey decided not to continue with the Energetik proposals and without Haringey, a new route (along the River Lea) would be required to connect Hackney.
- 1.26. Berkeley considered exploring how to use TFL waste heat from the underground to the energy centre. However, tube strikes pose an issue as they require a consistent energy source.
- 1.27. Exhaust Air Heat Pumps are most similar to boilers within flats, enabling residents to have complete control over the energy provider used. This involves recovered waste heat from household appliances, such as fridges and tumble dryers, which can be reused within the flat. Another benefit is in allowing for comfort cooling, enabling residents to reducing outdoor temperature by 10°C in flat.
- 1.28. Maintenance of EAHPs can be done from the unit, such as changing filters, and a simple check can be carried out once or twice a year. If the system fails, only the individual flat will be affected.
- 1.29. Omar asked if there is any longevity in the testing of EAHPs that can be used. Tom responded that Berkeley have confidence in the implemented system based on findings that are supportive over longer periods.
- 1.30. EAHPs are being considered over District Heat Networks as they are more sustainable and cheaper. They are currently used in Scandinavian countries, and can be now implemented in the UK as the building fabric has improved significantly.
- 1.31. The future approach involves 3 feasibility options:

- i. Implementing DHN (ASHP) sitewide,
 - ii. Implementing EAHP site wide,
 - iii. Implementing a hybrid approach with EAHP for future phases and DHN for legacy phases.
- 1.32. Andreea Stoica asked whether Berkeley have considered ground source heat pumps. Tom responded that the London Underground's exclusion zones make this impractical.
- 1.33. Tom noted that for Phase 4, the private and shared ownership homes in Phase 4 will proceed with EAHPs, on the basis that those buyers have the ability to choose. NHG and Berkeley have decided that social rented homes will proceed with ASHPs to protect residents from innovation risk as more evidence is needed for EAHPs in larger social rented homes. Julian added that this is also because tenants of social rented homes do not pay for the maintenance of the equipment.
- 1.34. Hilary noted that a plan should be produced for people to refer to for legacy phases. Tom responded that a different team will be dealing with legacy phases as they are individual projects, the Berkeley estates team will be coming back to the Board with details.
- 1.35. Cllr Sarah Young asked whether the Board are content that social housing will not get EAHPs in Phase 4. Roda noted that, if EAHPs are considered more cost-effective and cheaper to operate than Air Source Heat Pumps (ASHPs), it would be helpful to understand why NHG has not opted for EAHPs. She asked what factors had informed NHG's decision and whether a comparative assessment of the costs, benefits and risks of the two systems had been undertaken. Julian responded that EAHPs cost more to maintain than the District Heat Network system, and there is not enough evidence in the UK on its effectiveness in larger homes. Elaine conveyed that the differentiations between tenures need to be made clear.
- 1.36. Roda requested that NHG provide further information on the decision not to install EAHPs in social rented homes, including the rationale for this decision and all the factors that were considered as part of the assessment and decision making process.

ACTION: NHG to provide details of the decision making process and rationale for the use of District Heating Networks (DHNs) and not EAHPs in social rented housing, including all technical, financial, operational, maintenance, resident impact, and regulatory factors considered.

Update: Please see attached NHG's response.

ACTION: NHG to provide an update on the manufacturer's guidance and a timeline for the NHG blocks, including KSS1, KSS2, KSS5, and the remaining relevant Phase 2 blocks.

- 1.37. Andreea also highlighted that shared owners are responsible for maintaining and repairing the mechanical ventilation system. However, residents have experienced difficulties in finding suitably qualified contractors willing to undertake these repairs.

Partner Updates:

- 1.1. **Hackney:** Lewis provided a verbal update on engagement with Phase 5 residents regarding the decant process. Hackney is seeking to gain a more detailed understanding of residents' needs and, as part of this work, the Decant Team has compiled an up-to-date record of household requirements.
- 1.2. A programme of engagement was undertaken in March with secure council tenants and leaseholders. Temporary accommodation (TA) residents were also contacted and invited to attend drop-in sessions. Hackney wrote to all Phase 5 residents and carried out two drop-in sessions, five rounds of door-knocking, and a survey tailored to each tenure group.
- 1.3. Of the 30 secure tenants contacted, only eight survey responses were received. However, Hackney successfully spoke to 19 households through door-knocking, which proved to be a more effective engagement method. The Decant Team was unable to make contact with eight properties and will be carrying out further targeted engagement with those households.
- 1.4. Of the survey responses received, five residents indicated that they would like to move into a new home in Phase 4, while others expressed a preference to move outside Woodberry Down.
- 1.5. Four respondents stated that they were opposed to an interim move, three indicated that they would consider one, and one resident did not provide a response. Where residents were open to an interim move, there was a preference for future Phases (Phases 6–8) on the opposite side of Seven Sisters Road.
- 1.6. There are 25 leasehold properties within Phase 5. Previous engagement identified 15 resident leaseholders; however, this has now reduced to 11 resident leaseholders.
- 1.7. Only two survey responses were received from resident leaseholders. Through door-knocking, Hackney identified that one resident leaseholder has proceeded to the stage of receiving an offer, two are currently in the process of moving, and three remain opposed to the regeneration proposals and next steps.
- 1.8. Two non-resident leaseholders attended the drop-in sessions.
- 1.9. Of the 15 private tenant households, Hackney successfully engaged with five. These residents were provided with information about their housing options and support available from the Council, and were made aware of the regeneration proposals.
- 1.10. Lewis advised that the next steps will be to finalise the decant strategy and undertake further engagement over the coming months. Hackney will also set out a timetable for future engagement activities.
- 1.11. Jackie raised concerns regarding the impact of double decants, particularly on elderly residents, and asked whether there were opportunities to avoid this approach. Lewis responded that Hackney would continue to explore options to minimise the need for double decants wherever possible. However, in order to facilitate the delivery of additional affordable social rented homes, the current proposals require

the development to proceed. Hackney will work closely with affected residents and provide appropriate support throughout the process.

- 1.12. Hermione added that Hackney's priority is to understand the specific needs of those households remaining in Phase 5 and the implications that the proposed approach may have for individual residents and families. She emphasised the importance of ensuring that any decisions are informed by a clear understanding of the circumstances and needs of those affected.
- 1.13. Hilary asked whether Anchor Hanover could provide a suitable option for elderly residents where a double decant may pose health or wellbeing risks. Lewis explained that the Decant Team had approached secure tenants to gauge interest in this option. However, only one resident viewed a property and ultimately decided not to proceed.
- 1.14. Cllr Sarah Young asked for an update on data sharing between the ITLA and the Hackney Regeneration Team. Lewis responded that the ITLA had assisted with the door-knocking exercise.
- 1.15. Cllr Sarah Young also asked whether Hackney had spoken to temporary accommodation residents about any concerns they may have regarding moving. Lewis advised that Hackney had written to TA residents with a high-level indicative programme for Phase 5.
- 1.16. Hermione reported that completion of the West Reservoir project is now expected in June.
- 1.17. Hermione also advised that the Community and Commercial Assets Strategy has now gone out to tender. A number of submissions have been received and the evaluation process is due to commence shortly.
- 1.18. **Berkeley:** Hilary asked if there can be regular notices once the piling commences in July. Tom detailed that notices will be delivered to residents' doors and the hoarding line will be changed shortly, as mentioned in the newsletter.
- 1.19. Jackie asked when apprenticeship opportunities would be advertised and when Berkeley would be visiting local schools. Tom responded that Berkeley regularly visits schools and provides reports to Hackney, but agreed to follow up on this matter.
- 1.20. Jackie also requested that the new Cabinet Member follow up on skills and apprenticeship opportunities, including opportunities for young people with Special Educational Needs (SEN).

ACTION: Berkeley to follow up on the update on the apprenticeships and when they will visit schools

Update from Berkeley: Please see response below and attached to our action regarding apprenticeships and school engagement from last WDCO Board.

- Our new cohort of BH apprentices will be starting September 2026. We will be opening applications for September 2027 cohort, in January/February 2027.
- In terms of school engagement, we have been undertaking this for a while and will continue to do this throughout the academic year - see attached the report for all the engagement activities our Employment & Skills team have completed recently

ACTION: Hackney officers to follow up with the new Cabinet Member regarding skills, training and apprenticeship opportunities, including opportunities for young people with Special Educational Needs (SEN).

Update from Hackney Regen team regarding apprenticeships: We are awaiting submission of the S106 Employment & Skills Plan for Phase 4 from Berkeley and once the specific numbers are finalised we can report further details. The S106 requirement is for Berkeley Homes to employ at least one apprentice per £2m of construction contract value and recruit a minimum of 25% local labour within the workforce - the Council monitors the delivery of these requirements. We can provide further updates once details about Phase 4 are known.

- 1.21. **NHG:** No further updates update was provided.
- 1.22. **MHDT:** Simon Donovan asked whether he could provide an update on the Redmond Community Centre survey at the next Board meeting.
- 1.23. He also reported a number of positive developments for MHDT. They were successful in securing £110,000 of additional funding, which will support improvements to the Redmond Community Centre and community activities. As part of this funding, a full-time Community Development Officer, Fin, has been appointed and will be based at the Centre.
- 1.24. MHDT has also secured funding to support a range of community events and activities, including tennis sessions, the Hidden River Festival, Winterfest and Summer Funday. In addition, the Refugees and Migrants Project has received funding from Hackney Council.
- 1.25. Simon advised that the work of the Woodberry Wetlands Forum will continue, and MHDT is currently in discussions with Hackney CVS regarding future support for this work. He also noted that MHDT will be organising a seaside trip for residents, with interested individuals able to register through Lydia.
- 1.26. Finally, Simon highlighted that MHDT is currently recruiting new trustees and encouraged anyone interested in supporting the organisation to consider applying.
- 1.27. Cllr Sarah Young noted that some residents who attend WDCO Board meetings had requested that delivery partners present their reports verbally. Feedback from residents who had stopped attending Board meetings suggested that they felt less informed when partners did not present their reports.
- 1.28. The Chair responded that this had previously been the approach adopted by the Board. However, meetings frequently overran as a result, and the current format had been introduced to allow more time for discussion and scrutiny of key issues.

Board discussion without partners:

2. Notice of motion to amend the standing orders:

- 2.1. The motion was introduced by the Chair and seconded by Oonagh. The motion proposes amendments to the Standing Orders to formally allow

Board members to attend Board meetings remotely and exercise their voting rights when participating remotely. Oonagh suggested that there should be a requirement for remote participants to be both visible and audible throughout the meeting. Andreea Stoica noted that some participants may not always be able to appear on camera for a variety of reasons.

- 2.2. Board members expressed their support for the proposed amendments to the Standing Orders to allow for hybrid meetings. The motion was put to a vote and was carried.

3. **AOB:**

- 3.1. Ann Hunte raised that there is nowhere for pedestrians to cross near the Sainsbury's at the top of Woodberry Grove. The Chair responded that measures are being put in place to address and improve the situation.