

WOODBERRY DOWN COMMUNITY ORGANISATION

LIAISON MEETING WITH PARTNERS

Woodberry Down Community Organisation Liaison Meeting with Partners

Tuesday 7th July 2026 6pm – 7pm

Residents: Hilary Britton (HiB), Adrian Essex (AE), Gita Sootarsing (GS), Leonora Williams (LW), Oonagh Gormley (OG),

Partners: Sarah Moore (SM), Julian Rodriguez (JR), Jada Guest (JG), Tom Anthony-Morgan (TAM), Nic Popovic (NP)

Apologies: Omar Villalba (OV), Ameerah Hassan (AH)

ITLA: Roda Hassan (RH)

Items	
1.0	Minutes of May Liaison Meeting
	The minutes of the previous meeting were reviewed and agreed as an accurate record.
2.0	Matters Arising
	CCTV coverage and ASB SM confirmed that Hackney's CCTV coverage information had been provided to Giuseppe. NHG confirmed that the CCTV upgrade had now been completed and that the contractor's full report was expected shortly. Additional cameras had also been installed at 41–84 Watersreach, where ASB had previously been reported. It was agreed and noted that once Hackney, R&R and NHG had shared their respective coverage information, this should help identify any remaining CCTV blind spots. Temporary fencing and pedestrian access TAM confirmed that the gap in the temporary fencing had been secured with metal fencing, although people continued to walk through the area. BH had also attempted to engage with the nearby school and had offered talks through the construction newsletter. Once full hoarding is installed, the issue should be resolved. TAM also confirmed that the existing zebra crossing would now be retained. Traffic marshals would be introduced once permanent construction works begin. Phase 4 – Building Safety Regulator TAM reported that Phase 4 had experienced an 18 week delay in obtaining Building Safety Regulator approval. BH cannot commence works until approval is received. The application had not been refused and discussions with the Regulator were continuing, but there was currently no certainty on when approval would be granted or the final costs associated with the process. Phase 3B lift JR and NP provided an update on the prolonged lift repair. The original replacement part had a lengthy lead-in time and the contractor initially attempted to repair the existing component. When this proved unsuccessful, the replacement part then had to be ordered, resulting in further delay. R&R had escalated and chased the contractor regularly. There were concerns raised about similar lift problems in earlier phases and asked how lessons learned on reliability, availability of replacement parts and maintenance were being fed into future phases. BH and NHG confirmed that these issues are fed back through the later specification and procurement process. TAM advised that BH is also looking at arrangements whereby lift contractors retain responsibility for maintenance following installation.

	Apprenticeships and Employment & Skills Plan TAM confirmed that BH was not currently able to offer the apprenticeship opportunity previously discussed, but expected opportunities to become available the following year. SM advised that Hackney was reviewing Berkeley's Phase 4 Employment and Skills Plan and would revert if further information was required.
3.0	Action tracker and June Board actions
	Phase 5 consultation leaflet distribution TAM advised that BH uses a distribution company which provides evidence of delivery, and information is also circulated through WhatsApp and other communication channels. It was agreed that there was no evidence at this stage of a wider distribution problem and the matter was closed. Section 106 AE confirmed that he had contacted Molly regarding Section 106 matters. The response had not covered the Employment and Skills Plan, apprenticeships or opportunities for residents with special educational needs, and these matters remained to be followed up. Waste collection SM had reviewed the waste collection arrangements but required further clarification on those ground floor homes which have their own individual bins rather than communal waste facilities. ACTION: Sarah to confirm the waste collection arrangements for Woodberry Down town houses with individual bins, using Annex as an example. Manor House Station – Accessibility TAM summarised previous TfL assessments of step-free access at Manor House Station. AE and HB clarified that WDCO was not necessarily seeking full step free access to platform level, but wanted to explore whether step-free access could be provided to the ticket hall/top of the escalators. HiB suggested that a ramp could potentially be provided from Green Lanes, while Gita advised that a resident with engineering experience believed a lift may also be technically possible. Tom suggested that WDCO raise the matter with Sarah Young, given her previous transport portfolio and contacts. ACTION: Adrian to discuss the revised request with Sarah Young, specifically focusing on step-free access to the ticket hall/escalator level rather than the platforms. ACTION: Gita to ask Varun whether he would be willing to discuss potential accessibility options with WDCO. The group also discussed whether Section 106 funding could support improvements at Manor House Station. TAM explained that Section 106 contributions are allocated to specific identified and costed projects and cannot simply be transferred to another scheme. Manor House Station had not previously been identified as requiring mitigation through the regeneration. Block D – Section 106 Funding AE raised questions about the use of Section 106 funding towards proposed alterations to the frontage of Block D. RH explained that Hackney had previously advised that the additional works were beyond BH standard fit-out specification, with BH agreeing to fund some of the cost and Hackney securing Section 106 funding for the remainder. AE remained concerned about whether this represented an appropriate use of Section 106 funding and said he would seek further information.
4.0	Preparations for the July Board Meeting

	Partners confirmed that they were not proposing any additional presentations for the July Board meeting.
5.0	Brief Partner Updates - Key Issues and Changes
	Berkeley: TAM highlighted upcoming summer activities, including Summer Screenings, the Summer Fun Day, Phase 5 engagement, guided walks and other engagement activities. Hackney: SM confirmed that Hackney had secured possession of the Community Club and the squatters had left. The site currently had 24-hour security while discussions continued regarding its future use and how best to secure the site in the longer term. No further updates.
6.0	AOB
	No further items were raised and the meeting closed.