WOODBERRY DOWN COMMUNITY ORGANISATION
Board Meeting
MINUTES

Thursday 16th July 2026
7:15pm Redmond Community Centre

Attendance: Hilary Britton, Adrian Essex, Leonora Williams, Phil Cooke, William Sheehy, Dulce Laluces, Andreea Stoica, Jackie Myers, Andrea Anderson, Necdet Ozturk, Claire Anne Poole, Ekaterina Andreeva, Kristina Zagar, Gita Sootarsing, Oonagh Gormley

Barbara Panuzzo, Dr Inka Karppinen, Georgie Parry-Crooke, Omar Villalba, Gloria Obiliana

Partners: Molly Perman (LBH), Sarah Moore (LBH), Sarah Fabes (BH), Julian Rodriguez (NHG), Nikola Popovcic (NHG), Fionnuala Keane- Conley (MHDT), Heenaaz Heenaaz (MHDT), Cllr Sarah Young, Cllr Rachel Nkiessu-Guifo

Visitors: Roda Hassan

Welcome / Apologies for absence: Cllr Alastair Binnie-Lubbock, Ameera Hassan, Geoff Baron, Mina Faragalla, Francis McDonagh, Kalu Amogu, Donna Fakes, Livia-Jeanne Lupumba

1. Acceptance of minutes 18 June 2026

1.1. Hilary referred to paragraph 1.25 and clarified that the point regarding bins related specifically to ground-floor properties.

1.2. Hilary clarified the action at paragraph 2.7, noting that the discussion related specifically to access to the booking hall at Manor House Underground Station. WDCO had previously been advised by TfL that providing wheelchair access to booking hall level would not be possible.

1.3. Cllr Sarah Young advised that there had been ongoing discussions with TfL on this issue and encouraged WDCO to continue pressing the matter.

1.4. The minutes were accepted.

2. Matters Arising / Action Tracker

2.1. There were no further questions from WDCO Board members for NHG regarding the EAHPs.

2.2. Roda circulated Berkeley's Engagement Dashboard.

2.3. There had been follow-up discussions regarding job fairs and apprenticeship opportunities for young people with Special Educational Needs (SEN). Molly advised that she had made enquiries regarding the Employment and Skills Plan. Hackney had requested further information to ensure that the plan includes appropriate adaptations and support for people with additional needs.

2.4. The Chair asked whether it would be beneficial to invite Hackney Works to a future Board meeting to discuss employment and apprenticeship opportunities. Roda agreed to add this to the action tracker.

ACTION: Roda to add WDCO inviting Hackney Works to a future Board meeting to the action tracker.

2.5. The Phase 5 Cabinet report had been circulated. WDCO will discuss the outcome of the Cabinet decision.

2.6. Berkeley's presentation on the Phase 5 consultation provided an update on feedback received in relation to landscaping, play areas and the provision of quieter areas for residents.

2.7. Sarah Fabes advised that she had contacted Berkeley's waste consultant and Hackney's Planning Officer regarding the proposed bin collection arrangements for social rented properties. Sarah has a meeting with Berkeley's case officer on Tuesday to discuss the matter further and will report back to Jackie.

2.8. The Chair advised that he had spoken to an NHG resident who had attempted to arrange a bulky waste collection. He noted that the cost appeared to be higher than for Hackney tenants and that, when the collection was undertaken, one of the items was considered too heavy to remove.

ACTION: The Chair to provide Julian with further details of the bulky waste collection issue.

2.9. Sarah Fabes advised that leaflets had been delivered to individual letterboxes within the immediate radius and had also been distributed more widely across the estate.

2.10. The Hackney report noted that one of the businesses had withdrawn from Block D.

2.11. Inka requested that MHDT provide updates through social media. The Chair suggested that MHDT's emails should also include a link to the relevant webpage so that residents can easily access further information.

2.12. **Split Household Policy:** Molly advised that there is currently no confirmed date for the review of the Local Lettings Policy. However, before the wider review takes place, Hackney intends to review the Woodberry Down split household policy with WDCO.

2.13. Roda added that WDCO would also like clarification on the scope of the review, including whether the review will be limited solely to the split household policy or will consider other aspects of the Local Lettings Policy.

2.14. Jackie requested a clear timeline for the review. Molly advised that Hackney would provide a further update once more information on the timetable was available. She explained that the Policy Team is currently working on the policy and obtaining legal advice before wider engagement can begin.

2.15. **Phase 5 Decant Strategy:** Roda noted that the expectation had been for the Phase 5 Decant Strategy to be brought to the Board before the Cabinet report. However, Hackney is still developing the strategy. WDCO would like to see the strategy and, importantly, to have an opportunity to contribute to its development rather than simply commenting on a completed draft.

2.16. Molly explained that the Cabinet decision formally brought Phase 5 into decant and enabled decant status to be granted. Work will now take place over the coming weeks to develop the detailed Decant Strategy. She advised that the purpose of the strategy is to ensure there is a clear plan and appropriate support for all residents going through the decant process, and confirmed that WDCO will have an opportunity to contribute.

2.17. The Chair added that WDCO would consider preparing a note for Cllr Binnie-Lubbock seeking greater WDCO involvement in the process.

2.18. Cllr Sarah Young raised concerns that there was not yet a clear understanding of the number of households affected or their individual circumstances. She

asked whether Hackney would undertake a housing needs assessment for every household in Phase 5.

2.19. Molly confirmed that there would be detailed engagement with residents to establish who is currently living in Phase 5 and to understand individual household needs and circumstances. A letter will be issued to Phase 5 residents in the coming weeks following the Cabinet decision, providing more detailed information on the next steps and forthcoming engagement.

2.20. Jackie reiterated her reservations regarding Phase 5 and requested that WDCO be involved in developing the Decant Strategy from the outset, rather than being presented with a completed draft for comment.

2.21. Redmond Centre: MHDT had not yet provided an update on the outstanding action regarding the opening of the Redmond Centre over the Christmas period.

2.22. Affordability: Cllr Alastair Binnie-Lubbock will provide a further update at a future meeting on the outstanding affordability action included in the action tracker.

3. **Partner Updates**:

3.1. William submitted a written question asking when Berkeley intends to move the Phase 4 hoarding line and take over part of the road at Woodberry Down. Sarah Fabes advised that Berkeley is in discussion with the Girls' School about relocating its gates to Goodchild Road.

3.2. William asked whether the police had been consulted on the Construction Logistics Plan approved by Hackney Council, particularly in relation to the hoarding line extending to the pavement edge along Woodberry Down. Sarah confirmed that the police had not been consulted as they are not a statutory consultee. However, Hackney's Highways, Planning and Streets teams had been consulted.

3.3. William raised concerns about the potential risk to children from cars and construction vehicles and suggested that, where possible, the works should be undertaken during the summer holidays when the schools are closed.

ACTION: Berkeley's site team to meet with the Safer Neighbourhoods Team to seek feedback on the proposals, identify any concerns.

3.4. **Hackney:** Molly advised that Hackney will be writing to Phase 5 residents and will establish a Decant Strategy Working Group with WDCO.

3.5. Two Phase 3 properties remain outstanding, and discussions with the respective tenants are ongoing.

3.6. Molly advised that the Commercial and Community Asset Strategy is being developed jointly by the Woodberry Down regeneration partners following completion of the procurement process. Work on the strategy has commenced, although there had been a short pause while the contract was finalised and resources were put in place. In the meantime, the consultants have been gathering baseline evidence.

3.7. The next stage will involve engagement with relevant community groups. Meetings will be arranged shortly, and the existing stakeholder list will be reviewed to ensure it is comprehensive and that all relevant groups have an opportunity to participate.

3.8. Regular client meetings will also be established, with WDCO involved in the process.

3.9. Molly updated that the handover of Block D from Berkeley Homes to Hackney Council is expected within the next week. The relevant drawings have already been provided to the Council.
3.10. One matter remains outstanding in relation to the sublease between the Council and Millco, which is currently being considered by the respective legal teams. Hackney is seeking to resolve the matter as soon as possible, particularly as one prospective tenant has withdrawn.
3.11. Cllr Rachel Nkiessu-Guifo, Cabinet Member for Inclusive Economy, Skills, High Streets and Markets, asked for further information on the process through which Mill Co was selected. Molly agreed to provide this.

ACTION: Molly to provide Cllr Rachel Nkiessu Guifo with information on the selection and appointment of MillCo.

3.12. Kristina asked for greater clarity on the timing of the Block D handover and requested that WDCO be more closely involved in the tenant selection process. She noted that there had been limited visibility regarding which organisations had approached MillCo and how decisions had been made.
3.13. Roda advised that the last Working Group meeting had taken place on 20 March. Although work had continued since then, members of the Working Group had often received updates at the same time as the wider group. She noted that the original intention had been for the Working Group to oversee the procurement process and subsequently develop into a steering group to oversee delivery and ensure that the expected community benefits were being achieved.
3.14. Cllr Sarah Young requested that the MillCo lead attend a future WDCO Board meeting to set out the organisation's vision for Block D. She also asked Hackney to consider an appropriate naming process for Bloc D, similar to the process previously undertaken for the Redmond Centre.
3.15. Cllr Sarah Young also noted that Woodberry Aid had raised concerns regarding the involvement of another food charity and requested reassurance from the Council about how the two organisations would operate alongside one another. Molly advised that the intention is for Woodberry Aid and the other food organisation to coordinate their activities.

ACTION: Molly to follow up with Caroline, who is leading the project, regarding the future arrangements and work programme for the Block D Working Group.

3.16. Hilary requested that the proposed planting at West Reservoir be postponed until the autumn and that the space remain open in the meantime.

ACTION: Molly to follow up on Hilary's request regarding the timing of planting at West Reservoir.

3.17. Oonagh raised concerns regarding bin collections near Anax Street and asked whether the Council had undertaken a risk assessment of the location where the refuse vehicle parks when Anax Street opened.
3.18. Cllr Sarah Young suggested arranging a further early-morning site visit with the Waste and Recycling Team to observe the collection arrangements.

ACTION: Oonagh and Cllr Sarah Young to arrange a site visit with the Waste and Recycling Team to review the bin collection arrangements.

3.19. **NHG:** Julian advised that NHG will continue to fund the Citizens Advice service at Woodberry Down. Active Within also continues to operate and delivered 170 fitness classes during the previous quarter.
3.20. The London School of Architecture will be involved in design projects during the autumn.
3.21. The CCTV remedial works have been completed, and NHG is awaiting the contractor's final report.
3.22. The Grow Together gardening initiative is due to commence on 20 July.
3.23. Lighting improvement works are scheduled for completion on 19 August.
3.24. Phased parking enforcement is due to commence on 1 August at the Woodberry Grove North car park.
3.25. Julian also updated that a planning application relating to heating upgrades at Rowan and Hornbeam is due to be submitted on 17 July.
3.26. Julian responded to Jackie's question regarding the use of EAHPs in Phase 5. He explained that Phase 4 had been designed before the decision was made to explore the introduction of EAHPs. Concerns had subsequently been raised about the building façade specification and how this would interact with the proposed heating system.
3.27. By contrast, Phase 5 is being designed with both the heating system and the façade specification considered together from the outset.
3.28. Jackie questioned how the system could be considered suitable for some tenures but not others when the homes had been designed at the same time.
3.29. Julian responded that private purchasers would be made aware of the proposed heating system and would have a choice as to whether to purchase a property with that system, whereas social rented tenants would not have the same choice.
3.30. He added that NHG did not consider there to be sufficient evidence that EAHPs would be economical for larger family-sized social rented homes. He also noted that social rented tenants would not directly contribute towards maintenance costs and would therefore not receive the same potential benefit from lower maintenance costs.
3.31. Omar raised concerns about increase antisocial behaviour across the estate, including incidents affecting shared ownership and social rented blocks, and asked what action had been taken.
3.32. Cllr Sarah Young suggested arranging a multi-agency meeting involving the Council's ASB Team, NHG's Housing Team, the Safer Neighbourhoods Team and the Community Safety Team.

ACTION: Omar to follow up with Cllr Sarah Young and coordinate a meeting involving the Council's ASB Team, NHG's Housing Team, the Safer Neighbourhoods Team and the Community Safety Team.

3.33. Hilary asked whether a heating upgrade at Rowan and Hornbeam was necessary.
3.34. Jada advised that she had spoken with NHG's Heat Network Team and had circulated a report covering Rowan and Hornbeam, as well as Watersreach and Reservoir, which summarised the reasons for the proposed replacement works.

3.35. **Berkeley:** Sarah Fabes advised that Berkeley's site team is mobilising on site and preparing the reinforced concrete base for the contractors' site cabins.
3.36. She reported that the programme has been delayed by the Building Safety Regulator, which has requested an extension until 11 August to determine the Gateway 2 application for Phase 4.

3.37. In the meantime, Berkeley is continuing to prepare the site for contractors and is working with the Girls' School regarding the relocation of its gates.

4. **Board discussion without partners**:

4.1. **Phase 5 Decant**: Jackie's letter set out WDCO's concerns regarding the Phase 5 decant, what WDCO would like to see going forward, and a request for WDCO to be involved in developing the Phase 5 Decant Strategy from the outset.
4.2. Hilary raised the point that the Council has specialist teams with expertise in this area. Jackie responded that WDCO brings valuable lived experience of the regeneration and decant process and that this should also be reflected in the development of the strategy.
4.3. Omar supported Jackie taking the lead on this issue and continuing to press for WDCO's involvement from the outset.
4.4. The WDCO Board approved Jackie taking this work forward on the basis set out in her letter.

4.5. **WDCO priorities**: The document *How WDCO Presents Itself to the Outside World* sets out three key principles for all Board members to keep in mind:
- WDCO does not take on individual casework;
- no individual should speak on behalf of WDCO without appropriate authorisation; and
- WDCO is non-party-political.

4.6. The Board agreed with and endorsed all three principles.

4.7. **Woodberry Down Public Art Commission**: Chair updated that Mat Jenner proposed that WDCO be involved in interviewing those who had expressed an interest in delivering the commission and responding to the tender opportunity.
4.8. The Board agreed that WDCO should have a clear position on the proposed commission and should be involved in the development of the tender process.
4.9. The Chair raised concerns about how the £300,000 funding would be allocated and expressed the view that a greater proportion should go directly towards artists and the delivery of the artwork.
4.10. The Chair also referred to the Eastside Community Heritage approach and suggested that WDCO should consider a similar model, with resident involvement built into the process from the outset.
4.11. The Chair advised that he would be meeting Mat Jenner for lunch on 13 August.
4.12. Kristina noted that she could speak to contacts within the arts sector to explore whether the commission could be delivered differently or more efficiently, and suggested discussing alternative approaches with Mat Jenner.
4.13. Omar asked whether a full breakdown of the £300,000 funding had been provided, including the exact source of the funding, how it is proposed to be allocated, the intended outcomes and the objectives attached to the funding.
4.14. The Board agreed to continue discussions regarding the Woodberry Down Public Art Commission.

ACTION TRACKER

1. Spilt household: 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.

- **Update at Board on 16th July:** There is currently no confirmed date for the review of the Local Lettings Policy. However, before the wider review takes place, Hackney intends to review the Woodberry Down split household policy with WDCO.

  WDCO would like clarification on the scope of the review, including whether the review will be limited solely to the split household policy or will consider other aspects of the Local Lettings Policy.

  WDCO also requested a clear timeline for the review.

  Hackney Policy Team is currently working on the policy and obtaining legal advice before wider engagement can begin.

  ACTION: Molly to follow up and provide an indicative timeline for the Local Lettings Policy review when available.

2. Phase 5 Decant Strategy: Hackney to present the Phase 5 decant strategy to the WDCO Board ahead of the Cabinet meetings in May/June.

- **Please see Hackney report update:** The Woodberry Down team is seeking Cabinet approval to bring phase 5 'in phase' at the June Cabinet meeting (it has now been published on the Council's forward plan for Cabinet decisions). This Cabinet decision will enable work to commence on the preparation of a Compulsory Purchase Order (CPO), Delegate Authority to enter into a CPO Indemnity Agreement with Berkeley Homes, enable us to serve initial demolition notices and award decant status to affected secure tenants, including reference to the Phase 5 decant strategy. The Council is continuing preparation of this strategy as well as a communications plan for this. To note, a cabinet paper outlining next steps in phase 5 and bringing it 'in phase' is scheduled for June cabinet which makes reference to the decant strategy being in development and provides some details of the specifics should double decanting be required for some residents. Each decant will be tailored as best possible to the residents needs. An update on the decant strategy and forward programme will be presented once finalised.
- **Update at Board 16th July:** Cabinet decision had formally brought Phase 5 into decant and that the detailed strategy would now be developed. LBH have advised that WDCO would have an opportunity to contribute and that the strategy would focus on ensuring clear arrangements and appropriate support for affected residents.

ACTION: Molly to follow up with Lewis and arrange for early engagement with Jackie/WDCO on the development of the Phase 5 Decant Strategy.

3. Redmond Centre Christmas period: Simon to explore the feasibility of keeping the Redmond Centre open for residents over the Christmas period.

- MHDT will report back to the Board once they are in a position to provide an update.

4. Affordability: Hermione and Roda to seek an update from Cllr Nicholson and Gareth on the affordability review, including cost pressures and potential mitigation measures. (Action from April)

- The action has now been assigned to Cllr Alastair Binnie-Lubbock, who has agreed to look into this.