

WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE
Minutes
Tuesday 6th October 2026
7pm Zoom Meeting

Attendance

Adrian Essex, Hilary Britton, Gita Sootarsing, Leonora Williams, Oonagh Gormley, Andrea Anderson Omar Villalba

Visitors included

Roda Hassan, Ameera Hassan

0.1 Welcome / Apologies for absence

Introduction

1. Minutes of meeting 22 September 2026:

- 1.1. Hilary corrected paragraph 3.6, noting that Simon would speak to Friends of Woodberry Down to establish demand for the Christmas dinner at the Redmond Centre.
- 1.2. The minutes were agreed and accepted for accuracy.

2. Matters Arising / Action Tracker:

- 2.1. Hilary noted that she has previously met with shared ownership, and is still waiting for a contact to discuss with private residents. Roda updated that the Phase 3 social rented blocks had their first RA meeting, which was successful and residents are keen to have more meetings, with the next being arranged in a month's time. Omar noted that in order to get validated in their roles, the Phase 3 social rented blocks will need quick wins and volunteered to work with the Chair on this.

ACTION: The Chair to speak to Sue Eedle on whether she is interested in joining the RA.

ACTION: Roda to share draft minutes of the Phase 3 social block RA meeting for Omar to suggest quick wins.

- 2.2. The Chair and Simon from MHDT have had interviews and recommended all participants to join the MHDT Board. The Chair added that they should examine the job descriptions on Fin and Heenaaz roles.
- 2.3. Roda updated that Caroline has put a holding in the diary for Friday this week for the Block D working group meeting. Roda has sent this to Leonora and Kristina.

- 2.4. Roda emailed Julian regarding the terms of reference for Phase 4 service charge working group but has not received an update. Roda will chase this up at the Partnership Board tomorrow.

ACTION: Roda to follow up on update regarding the terms of reference for the Phase 4 service charge working group at the Partnership Board meeting.

- 2.5. At the Board Cllr Binnie-Lubbock responded that he would take away Georgie's point regarding KSS1 issues.

ACTION: Roda will email LBH to request for discussion on public space to be added to the EMB agenda.

- 2.6. The Chair advised that he had contacted Ian Holland regarding the barriers at the West Reservoir and how these relate to the planning application, but had not received a response. The Chair proposed reviewing the London Borough of Hackney departmental hierarchy to identify the appropriate officer to contact. Omar suggested also approaching the relevant Planning Officer.

- 2.7. Oonagh raised concern about the issue being presented as WDCO's formal position. Roda noted that a poll had been carried out on a Woodberry Down residents' WhatsApp group, with a number of residents indicating that they were unhappy with the current location of the fencing. She also noted that Hackney had previously indicated that it would review the fencing arrangements and provide a further update. Gita added that the statement provided by Hackney to date had been vague.

ACTION: The Chair and Omar to review the London Borough of Hackney departmental hierarchy and identify the appropriate officer(s) to contact regarding the West Reservoir fencing.

- 2.8. The Chair advised that he had informed Mat Jenner of the WDCO Board's decision to involve a resident group, including the Chair, in the procurement process for the Public Art Commission. Mat Jenner subsequently provided a revised proposal, together with a flow chart, setting out a procurement process involving WDCO and other residents. The Chair asked Executive Committee members to indicate who would like to be involved in the group that will continue discussions with Mat Jenner. Gita volunteered, and the Chair also proposed inviting Petra to participate.

- 2.9. There have been no further meetings to discuss step-free access at Manor House station. The Chair has drafted a blog setting out the key questions and where they may need to be directed. He will review this with Kristina before publishing it on the WDCO website. Hilary noted that the TfL website provides station usage data and suggested reviewing the historic figures for Manor House station to understand how passenger numbers have changed over time.

- 2.10. The Chair proposed contacting Gloria Dei on Wednesday morning to arrange a reciprocal visit to the Colville Estate.

- 2.11. The Chair and Leonora are awaiting a response from the solicitors regarding WDCO's Licence to Occupy.

ACTION: Roda will contact Brownswood to book the Christmas dinner.

- 2.12. It was noted that Simon (MHDT) advised the Board that he would consult Friends of Woodberry Down to better understand the level of demand. It was agreed that demand should be tested before any firm commitment is made.
- 2.13. Omar proposed submitting a Freedom of Information request regarding the loss of revenue associated with Block D. The Chair responded that Roda would first raise this as a question at the next Block D meeting. Depending on the response received, the matter could then be followed up through a Freedom of Information request.

ACTION: Roda to raise a question regarding the Block D lease and associated loss of revenue at the next Block D meeting.

- 2.14. Oonagh referred to WDCO's position on the proposed double decants, noting that while a double decant is not considered ideal, WDCO's position has been to seek to manage the impact on residents. She also asked whether the Chair had written to Cllr Sarah Young regarding WDCO's position as an apolitical organisation.
- 2.15. Geoff and Francis are currently working on the Hackney Local Plan survey. A related blog has also been published on the WDCO website.

Major Topics

3. Access to Skinner's sports facilities / ties in with the green action item to make publicly owned properties in Hackney available to the public.

- 3.1. The Chair noted that Barbara had previously spoken to Skinner's regarding community access to its sports facilities and asked whether Executive Committee members would be interested in pursuing the matter again.
- 3.2. Omar volunteered to review the planning documents to identify any commitments relating to community access and engagement. Roda suggested that the community could also consider contacting the Chair of Skinner's governing body, as it may be in the school's interest to ensure that the facilities remain accessible to the local community at reasonable and affordable rates.

ACTION: Omar and Oonagh to review the planning documents for any commitments relating to community access to Skinner's facilities. Roda to check with Simon for any documentation relating to commitments previously made by Skinner's.

4. The work that Geoff and Francis are doing on the local scoping plan.

- 4.1. Geoff and Francis have been working on the Hackney Local Plan consultation. A blog has also been prepared setting out some of the key questions and issues. The Chair will circulate this through the relevant WhatsApp groups to identify whether any residents are interested in contributing.

5. Manuela's campaign to improve the frequency of local buses. This ties in with a general concern that Sarah Young has that TfL are reducing bus services in this area. the text of her email attached as a text file

- 5.1. The Chair referred to Manuela's campaign to improve the frequency of local bus services and noted the wider concerns raised by Cllr Sarah Young about reductions in bus services in the area.
- 5.2. The Chair noted that, during the consultation, TfL had indicated that it would not address the frequency of local bus services. He proposed following up on Manuela's work and suggested that increasing the number of buses per hour on particular routes could be a reasonable request to pursue.
- 5.3. The Chair suggested identifying WDCO members who may be interested in working with Manuela to ensure that the relevant questions and requests are directed to the appropriate organisations and individuals. Cllr Sarah Young has also provided contact details for relevant London Assembly representatives with an interest in bus service frequency.

ACTION: Roda to seek volunteers from the WDCO Board to support Manuela's campaign to improve the frequency of local bus services.

6. Jackie Myers' proposal that WDCO should take over running the events.

- 6.1. The Executive Committee discussed Jackie's proposal for WDCO to take over the organisation of community events. Members did not support WDCO taking full responsibility for running events, noting that this would represent a significant change to WDCO's current role.
- 6.2. Gita and Omar highlighted the potential responsibilities involved, including funding, staffing, accountability, health and safety, insurance, contractual authority and possible constitutional implications. Oonagh suggested that WDCO should instead seek greater involvement and influence in the planning of events, rather than taking on responsibility for running them or entering into contracts.
- 6.3. Roda clarified that Jackie's proposal was for WDCO to organise events in a similar way to the Queen's Jubilee and King's Coronation events, with funding provided by the regeneration partners.
- 6.4. The Chair suggested that WDCO should seek to influence MHDT to take a more imaginative approach to events at the Redmond Centre. Oonagh agreed, suggesting that the focus should be on delivering fewer events to a higher standard rather than increasing the overall number of events.

7. Preparations for the Partnership Board (Meeting on 7th October)

- 7.1. The Partnership Board meeting will include a presentation and discussion on the emerging Commercial and Community Asset Strategy.

8. Preparations for the October Board - Presentations:

- 8.1. Roda confirmed that the Hackney Local Plan consultation had been added to the October Board agenda.
- 8.2. Roda also added the Phase 5 double decant to the agenda, with Hackney, ITLA and Jackie asked to provide regular updates to the Board as the arrangements develop.
- 8.3. Hilary and Omar suggested that Hackney should provide an analysis of the households affected, including temporary accommodation residents, older residents, residents with disabilities, families with children and households with other support needs.

- 8.4. Roda noted that Jackie had previously highlighted communication gaps arising from the Phase 4 decant and that the ITLA had discussed lessons learned with Hackney, including the approach to re-lets and whether homes could be improved to reduce the need for double decants and associated costs.
- 8.5. Roda advised that it would be premature to bring a detailed report to the Board until Hackney is able to provide a more substantive update.

9. AOB

- 9.1. Oonagh requested that a background paper setting out the issues relating to refuse collection be sent to the Estate Management Board ahead of its meeting on 12 October.
- 9.2. Roda requested that the public realm be included on the Estate Management Board agenda. WDCO representatives would like clarification on which areas across the estate are considered public space, which areas have already been adopted and which remain to be adopted as the regeneration progresses.
- 9.3. Roda added that it would also be helpful to clarify responsibility for the management and maintenance of the different areas, and how those responsibilities may change as further parts of the estate are adopted.