

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

**Minutes
Tuesday 8th September 2026
7 pm Zoom Meeting**

Attendance

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

Visitors included

Roda Hassan, Ameera Hassan

0.1 Welcome / Apologies for absence

Andrea Anderson

Section 0 - Introduction

1. Minutes of meeting 21 July 2026:

- 1.1. Roda corrected paragraph 4.5, noting that the comment on the three commercial units was from Gita, not Hilary.
- 1.2. The minutes were agreed and accepted for accuracy.

2. Matters Arising / Action Tracker:

- 2.1. Roda followed up with MHDT on the requested job descriptions and will circulate this to the Executive Committee when MHDT provide a response in writing.

ACTION: Roda to circulate job descriptions to Executive Committee.

- 2.2. The Chair followed up with Deji regarding support for existing and emerging RAs. Roda updated there was an initial meeting with Deji and Sania for setting up an RA at the Phase 3 blocks and residents expressed interest, with assistance. Sania is happy to attend the meetings and see what help she can provide. The first RA meeting for Phase 3 social rented blocks will be arranged in October. Roda is also looking into establishing an RA for the old blocks once they have established Phase 3 and has a few individuals who are interested in getting involved. Roda will speak to Sarah Moore on the support Hackney can provide.

ACTION: Roda to coordinate with Sarah Moore in getting support from Hackney for establishing RAs in the older blocks

- 2.3. Jackie sent an email to Cllr Alastair Binnie-Lubbock and had a meeting with Lewis on the Phase 5 double decants, with a second meeting arranged for mid-

September. The first meeting focused on the decant of Phase 4, discussing, communication, what residents found difficult, and what did not work well. Roda will provide a brief update to the Board report on the items discussed at the meeting.

- 2.4. The Chair noted that there were no further updates from Hackney on Block D at the EMB. The Commercial and Community Asset strategy will conclude in October - Gita provided feedback on the methodology, noting that she did not receive updates on the surveys. Roda asked the Executives if she should email Caroline and ask specific questions on Block D. The Executives disagreed as Hackney have not concluded the lease discussions for Block D. Hilary and Oonagh spoke to Sarah Moore in August, who updated that the lease would be signed in August, however there have still been delays. Omar and Hilary proposed asking how much revenue has been lost as a result of the delays and how much extra cost has been incurred as rent-payers.

ACTION: Roda will contact Kristina and Leonora on requesting a meeting with Caroline to discuss delays on the Block D lease, lost revenue and additional costs.

- 2.5. Hilary proposed informing David Lammy MP on the delays from Berkeley on Phase 4.
- 2.6. Roda shared the delivery programme timetable for Phase 4 to 8 to the Executives.

Section 1 - Major Topics

3. The Chair asked whether the Executives will consider challenging the art project and taking this to the WDCO Board. Mat Jenner offered a compromise for residents to be involved in choosing the curator for the project, however the Executives raised that residents should be involved sooner. The Executives will discuss with the WDCO Board on when the public gets involved and how much is spent. Oonagh suggested going to the Mayor following the Board's decision. Roda suggested that the Chair shares the suggestions put forward to Mat Jenner to the WDCO Board, and to encourage Hackney to provide a response before the Board discussion on Thursday.
- 3.1. The Chair updated that WDCO has been put forward for an NLA award.
- 3.2. **Christmas dinner:** Leonora proposed taking funds from elsewhere in the budget to fund the Christmas dinner. Gita proposed hosting the Christmas dinner at Sublime and requesting a new Turkish menu or hiring Lydia to arrange a menu at the Redmond Centre. Omar noted that he will speak to a Turkish chef in his building on whether they can help at Sublime.

ACTION: Gita to speak to Sublime on arranging a special menu and that there is a local Turkish chef to support them on the night. WDCO Board to agree on where to host the Christmas dinner.

- 3.3. **ASB and CCTV:** Omar will request looking at the CCTV set up in each of the blocks, and asked if there was any update on the meeting and email from Cllr Sarah Young and the police. The Chair responded that Roda responded that one of the meetings was the Safer Community Meeting, attended by 3 WDCO

representatives, delivery partners, the police and the councillor, and the Safer Ward Forum organised by the police, councillor and William as the Chair. Omar responded that he will follow up for a meeting via WDCO to discuss ASB near Bluebell.

- 3.4. **Overcrowding update:** The Chair inquired on GDPR being used as a reason for not giving information. Roda responded that they are asking for raw data to see how wide the problem is, such as the number of residents in NHG blocks that are overcrowded.
- 3.5. **Service charge Phase 4:** Omar asked if there was an update on the service charge Phase 4 group. Roda responded NHG have started drafting the terms of reference with the working group and input from the other partners, but not WDCO. Roda raised this at the Partnership Board and will chase this with Hackney and NHG.

ACTION: Roda to chase the terms of reference for Phase 4 service charge working group with Hackney and NHG.

- 3.6. Omar asked Roda about service charges across the social rented blocks and whether there was a way for residents to challenge these collectively across the estate, rather than on a block by block basis.
- 3.7. Roda suggested that, rather than taking an estate wide approach, it may be more effective to organise residents by area, for example Woodberry Grove North, with the relevant TRAs coming together to discuss shared concerns and raise these collectively
- 3.8. The Chair noted there was a suggestion from the private RAs that three main RAs should coordinate to discuss common issues. Hilary responded that looking at the budgets for 2027/28 would be a sensible time to get involved, and proposed arranging a meeting when they receive the accounts for 2026.
- 3.9. Georgie Parry-Crooke requested a slot at the WDCO Board to discuss particular issues at KSS1. Omar noted that having a discussion would be good to encourage Board members to join suit. Hilary raised that there is no formal proposal and suggested putting forward a case to Molly and Lewis to discuss what will be looked after by Hackney. Oonagh raised that the resolution of the silver ball and legal fees involves Berkeley and that this should be handled through RAs, as opposed to local councillors, to hold Berkeley to account.

ACTION: The Chair to relay the Executives points to Georgie Parry-Crooke and to provide quick slot at the WDCO Board before taking forward to the EMB.

- 3.10. **Coffee mornings:** Gita discussed whether coffee mornings will restart after the holidays, noting that someone suggested hosting on Fridays for those working 4-day weeks. The Chair suggested attending the FwD coffee morning on Fridays, or to host the coffee mornings at the WDCO office on Thursdays/Fridays.
- 3.11. Oonagh asked if there are any vacancies in any constituencies or any committees following the AGM. Roda responded there are still vacancies. Roda will put Oonagh forward to be on the service charge working group, noting contributions to working groups.

ACTION: Roda to circulate up-to-date list of Board members, the constituencies they represent, and the decisions sheet with the committees and vacancies with the WDCO Board papers.

- 3.12. **West Reservoir:** Roda circulated the note on the West Reservoir, raising that the response from Ian and his colleague was excluded as they were not comfortable with the information being shared at the time. The note was circulated for the Board to see shared concerns with the wider community. Roda wanted to get feedback from Oonagh, Gita, William and Adrian to ensure it is captured before sending to Ian if he is comfortable with the note to be included in the Board update. Gita proposed getting a response from Ian before the Board meeting.