

**WOODBERRY DOWN COMMUNITY ORGANISATION
EXECUTIVE COMMITTEE**

Minutes

Tuesday 8th October 2024

5pm Zoom Meeting

Attendance: Adrian Essex, Geoff Bell, William Sheehy, Oonagh Gromley

ITLA: Simon Slater, Emre Ozturk

Apologies: Leonora Williams, Jackie Myers, Roda Hassan

Section 0 - Introduction

0.1 Minutes: Minutes were reviewed for accuracy and accepted.

Section 1: Major Topics

1. Partnership agreement

1.1 Geoff asked about the timetable for discussing the partnership agreement. Simon responded that the discussion should occur during the round table meeting.

1.2 Geoff emphasised the importance of the Grenfell and climate change documents and reports, suggesting that the partnership agreement is the best place to discuss how these should be implemented. He also mentioned Adrian's suggestion to consider placing them elsewhere and is open to ideas.

1.3 Adrian pointed out that these documents are recommendations, not laws, and could increase costs. He proposed reviewing the documents and implementing the agreed-upon parts. Geoff, however, expressed concern that this approach mirrors the mindset that contributed to Grenfell, where cost-cutting led to disaster. He stressed the need to learn from past mistakes to prevent them from being repeated.

1.4 William highlighted the need for a broader discussion, noting that some residents requiring wheelchairs are living on higher floors, and neglecting this issue could result in a loss of life. Oonagh responded by pointing out that addressing this would add £350,000 to the service charges, and if costs rise, viability concerns will be raised. She emphasised that the issue goes beyond just money and lives. Adrian explained that the Grenfell report is too extensive to simply incorporate, as it includes 15 major points and numerous minor issues.

1.5 Geoff highlighted that the root cause of the Grenfell fire was the lack of transparency about previous incidents, drawing a parallel to the ongoing lack of

explanation for the window incident. He emphasised the need for clarity on why it happened. Adrian, however, believes that no further checks are necessary as fire safety inspections are already conducted, and he is concerned that Geoff's proposal would significantly increase service charges. Simon suggested that this issue be raised during the roundtable discussion to move it forward.

2. Preparation for the October board meeting

2.1 Oonagh believes the Executive should ask the board what powers it wishes to devolve, and the Executives should then carry out the board's directives. The Executive members agree that their role is to serve the board, with William emphasising the importance of seeking the board's approval on key issues.

2.2 Geoff anticipates that the loss of social homes will be raised, and the design committee will need to provide a critical opinion on this matter.

2.3 It was noted that Phase 5 will now include pedestrian access to the reservoir, rather than a single massive podium. Additionally, 100 units will be reduced across the remaining phases. Adrian requested that the Design Committee representatives provide a summary/presentation outlining the issues to consider when reviewing the master plan for phases 5 to 8. He noted that this should be presented to the Board prior to the Masterplan presentation. Geoff suggested that, following the presentation, the board should hold a discussion and ask questions to clarify their position.

ACTION: The ITLA will email the Design Committee representatives to inform them of the request from the Executive Committee.

3. Vice chairs responsibility

1.31 As not all the Vice Chairs were present, the Executive Committee members agreed to postpone the discussion until the next meeting.

4. AOB

1.41 Geoff expressed concern about emails being sent to Roda over the weekends, suggesting it could be taking advantage of her goodwill. Oonagh, however, felt that Roda is capable of managing her workload and would disregard emails if needed.