

**WOODBERRYDOWNCOMMUNITYORGANISATION
EXECUTIVECOMMITTEE**

**Minutes
Tuesday 23rd April 2024
7pmpm Zoom Meeting**

Attendance: William Sheehy, Phil Cooke, Adrian Essex, Leonora Williams, Jackie Myers, Kalu Amogu, Andrea Anderson

Visitors included

Roda Hassan

Apologies

Emre Aslan Ozturk

Section 0 - Introduction

0.1 Minutes

The minutes from 26th March and 2nd April were reviewed for accuracy and accepted.

0.2 Action/ Matters Arising

0.21 Roda included the housing numbers presentation in the Round Table briefing notes and it was raised at the meeting. Roda noted that at the meeting Hackney provided reassurance regarding the delivery of the housing numbers at the April board meeting. Hackney has now indicated that the delivery will be at the May board meeting.

ACTION: Jackie will email Cllr Nicholson regarding the prolonged delay in Hackney providing the housing numbers, which is information WDCO requested last year.

0.22 Roda also noted that WDCO members also raised concerns about NHG's decision to use an external management agent for Phase 3 and its potential impact on service charges. She reported that NHG has agreed to review the matter and the associated costs.

0.23 Regarding the West Reservoir Improvement Board, the Executive Committee members highlighted the need for monitoring and oversight due to previous delays. Although it wasn't on the agenda for the April board meeting, it was intended for discussion in a subsequent meeting, in May. Once the project progresses to planning approval, it will be placed on the agenda. Jackie sought clarification on the specific oversight responsibilities of committee members, expressing confusion about the intended action. William reiterated the need for regular updates and oversight, suggesting a more structured approach to monitoring progress. Adrian emphasised the distinction between refreshing memories and actively overseeing the project's progress. He proposed that interested parties review the planning application.

ACTION: Roda will collaborate with William to gather relevant information for proposing oversight measures.

1. Outcome of the April Board:

1.1 The Executive Committee highlighted that there were several items raised for NHG at the meeting. Jackie updated that following the Board NHG have attempted to schedule a meeting for the 24th April which was considered very short notice. Adrian confirmed his availability to attend, but it was emphasised that other WDCO representatives from the NHG blocks should also be included. Adrian received an invitation from Jada, inviting him and two councillors to a meeting with Laura Coleman (NHG). Tina, who was vocal during the board meeting, hadn't been invited, prompting Jackie to suggest additional invitees. The Executive acknowledged the urgency of addressing action points and involving all stakeholders. Adrian emphasised the need to escalate discussions to higher NHG executives rather than focusing on immediate answers. William echoed the sentiment, expressing frustration with NHG's handling of the situation and the need to involve decision-makers. The decision was made for Adrian, Roda, and William to attend the meeting, with the understanding that more NHG block residents needed representation.

ACTION: Roda will forward the meeting invitation to other WDCO reps to ensure more resident representation at the meeting.

1.2 The WDCO elections were also discussed at the Board briefly. There was a suggestion made to reserve seats for Phase 3 residents who will be moving later this year and next year. Adrian and William stressed the importance of electing representatives based on actual occupancy rather than speculative inclusion. The WDCO Executive Committee members noted that only blocks that are occupied can be included in each constituency, figures should be based on occupancy and not the number of units. Roda suggested grouping Block B3 in Phase 3, which will likely be occupied in July, with Phases 4 and 5. This alignment is due to the residents from these two phases eventually moving to Phase 3,

necessitating some constituency restructuring. This received positive feedback from the Executive Committee members. They also agreed on the need for increased election participation and better publicity strategies, with Roda agreeing to explore different communication methods.

ACTION: Roda will prepare a proposal for the breakdown of constituencies for the election, which will be reviewed by the Executive Committee before it is presented to the Board.

1.4 Roda provided a brief summary at the board on the Executive Committee members initial thoughts on Councillor Nicholson's response, highlighting the lack of satisfactory answers to their concerns. The Executive members proposed the need for a more structured and specific response to Cllr Nicholson's email, possibly including a list of bullet points outlining the committee's dissatisfaction and specific questions or objections. Adrian proposed drafting a response to Councillor Nicholson's email, suggesting that the committee should take a proactive approach in addressing their concerns and making suggestions to the board. There was agreement among the committee members to proceed with drafting the response.

ACTION: Adrian will provide some feedback/comment to Roda's initial summary. Following that, Jackie will draft a response to Councillor Nicholson's email.

1.5 The issue of the Phase 3 Community space was brought up during the Board meeting, eliciting clear concerns from the members regarding the management of community spaces by Manor House Development Trust (MHDT). It was stressed that there had been no consultation with WDCO regarding the community space in Phase 3, raising concerns about the lack of involvement and communication. The meeting also touched on the commitment to deliver three satellite community bases, as outlined in the second master plan and the responsibility of NHG in managing community spaces.

ACTION: Jackie will email NHG expressing concern about the lack of consultation and involvement, requesting additional information on the matter.

2. Planning Sub-Committee meeting

2.1 Roda noted that she received a response from the Governance Officer concerning the request for WDCO to speak at Planning Sub-Committee meetings. He has advised that the meeting papers for the 8th May committee meeting will be published on Monday 29th April. Subsequently, individuals who have submitted written comments to the Planning Service

will be contacted to inform them about the publication of the meeting papers and the process for registering to speak. Following this, individuals will need to contact Governance Services to register to speak at the meeting. Speakers, whether in objection or support of an application, will each be allotted a total of five minutes for speaking.

3. AOB

3.1 The WDCO budget was briefly discussed, and it was noted that there are two versions of the finance report and there was a need to ensure there is only one finance report. The budget will need to be approved at the next Board meeting.