

WOODBERRY DOWN COMMUNITY ORGANISATION EXECUTIVE COMMITTEE MINUTES

Tuesday 25th June 2024

7pm Zoom Meeting

Attendance: Andres Anderson, Phil Cooke, William Sheehy, Adrian Essex, Leonora Williams, Kalu Amogu

Visitors: Roda Hassan, Emre Ozturk, Geoff Bell

Apologies: Jackie Myers

Section 0 - Resolution

01. Geoff explained that WDCO was originally established by Hackney Council to specifically give a voice on the regeneration to the then-existing residents in the estate. This principle was established because the secured social tenants, who were having their homes demolished, had no say in this but were uniquely promised the right to return to the regenerated estate. Accordingly, their special rights to have an input into this regeneration through WDCO were promised and protected.
02. He noted that the resolution is now proposing to restate and reapply these principles by changing the constitution of WDCO to give past and present social tenants at least 50 percent representation on the WDCO Board and its Executive Committee. This is to include all Board members, including tenants' association representatives and residents' association representatives and co-opted members, and is to last until the regeneration ends.
03. Adrian expressed that the resolution goes against the constitution. Geoff stated that it would be brought forward as an amendment to adjust the constitution for the changing times. Adrian argued that this would be a step backward, as there are fewer social tenants than before. He also noted that there is nothing in the constitution that explicitly grants social tenants the rights mentioned in the

resolution. William countered by saying that social tenants were promised a voice throughout the regeneration process, extending until Phase 8. Geoff added that the agreement and the existence of the WDCO Board demonstrate that social tenants have rights that should be protected. He mentioned that the council must also approve this proposal and has the authority to reject it.

04. Geoff and William explained that there are already efforts on the board by some to diminish the rights of social tenants, citing the example of a suggestion to reduce social homes units size from the current Parker Morris plus 10% to a smaller size. They emphasised that this resolution aims to protect and ensure that the WDCO Board upholds the promises made and the rights of social tenants.
05. Adrian said this would guarantee a majority, as it specifies at least 50%. However, Geoff clarified that 50% does not constitute a majority. Geoff also noted that people who buy into the estate can leave and return as they wish, but social tenants cannot, hence the need to protect their rights. Adrian mentioned that the sale of the private homes is what allows for future phases and social housing, which he sees as beneficial.
06. William proposed an amendment suggesting that there should be a 50% representation from social tenants on the Design Committee. Geoff indicated no objections to the amendment, and it was accepted.
07. Concerns were raised about convening the panel before the motion had been considered by the Board. Adrian expressed that it wasn't appropriate to establish the panel prematurely. Roda suggested presenting a theoretical explanation of how the panel would function to the Board prior to its establishment. All members agreed with this approach without objections.
08. Roda also clarified that while the panel would still be established, its formation would occur after the motion's potential approval by the Board. The Executive Committee members agreed for this to be amended.
09. The Executive Committee voted on the amended motion. There were 5 votes in favour and 1 vote against. The motion passed, and the Executive Committee agreed to schedule a Special Board meeting to present the motion on July 18th at 6pm, before the ordinary Board meeting.

1. Minutes and Matters Arising

- 1.1 Minutes were reviewed for accuracy and accepted.

1.2 Roda raised the issue regarding service charge accounts at the Liaison meeting and again at the Board meeting, where NHG reported that they had found significant variances. These variances indicated that certain costs, such as compliance, M&E, and maintenance, were not charged in previous years. Roda requested for NHG to allow WDCO members and the ITLA to review these costs. She expressed concern that, after over a year and a half of reviewing the previous three years' accounts, NHG has only now discovered these costs. Adrian mentioned that NHG has made mistakes and WDCO is being unfairly blamed. He suggested sending a letter to express people's concerns.

ACTION: Roda will discuss with Omar the drafting of a letter to NHG expressing members' distrust and disappointment regarding the service charge situation.

1.3 Roda explained that the terms for the Round Table and SMB minutes are currently under review. There has been no update so far, but both sets of minutes are being assessed to determine if they can be distributed.

1.4 Roda spoke to Hackney regarding DHN meeting and the feasibility study, despite it being a year.

ACTION: She will follow up again with Isobel.

2. Issues from external meetings and events since the last Executive meeting:

2.1 Roda updated that Hackney Council announced at the SMB meeting a reduction in the number of parking permits on the estate. Residents will receive a letter informing them of this change.

2.2: During the SMB meeting, William also inquired about funding availability in the S106 to improve Manor House Tube Station. Roda clarified that Hackney's response was that there is currently no funding allocated for the tube station in S106. However, they hope to address this in future phases. Roda also mentioned that Hackney and Berkeley conducted a pre-handover visit to Spring Park six months ago to assess necessary remedial works.

3. AOB: N/A

