**WOODBERRY DOWN COMMUNITY ORGANISATION**
**LIAISON MEETING WITH PARTNERS**

**Woodberry Down Community Organisation Liaison Meeting with Partners**
Tuesday 8th September 2026 6pm – 7pm

**Residents:** Leonora Williams (LW), Gita Sootarsing (GS), Hilary Britton (HiB), Oonagh Gormley (OG), Omar Villalba (OV)

**Partners:** Tom Anthony-Morgan (TAM), Sarah Moore (SM), Giorgia Woolveridge (GW), Nic Popovcic (NP), Jada Guest (JG)

**Apologies** : Andrea Anderson (AA), Hermione Brightwell (HB), Julian Rodriguez (JR)

**ITLA:** Roda Hassan (RH), Ameera Hassan (AH)

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| 1.1 | **Minutes and Matters Arising July Meeting** |
| | OG noted that since Phase 3 and Annex Street has opened, it seems Hackney have not done a revised risk assessment, and that the bin lorry is currently parking on the T-Junction. OG raised that there have been dangerous incidents, and requested for Hackney to investigate this further. OG also noted that Cllr Young put in a question to the council refuse team, who responded that they should meet. OG agreed to meet with the council refuse team on 3rd August, however they did not turn up to the meeting. OG reiterated that the situation is particularly dangerous and would like Hackney to follow up. SM responded that she will chase this.<br><br>**ACTION**: SM to follow up on waste collection on Annex Street with the council refuse team.<br>**ACTION**: OG to forward emails to SM and RH relating to waste collection at KSS3 and Phase 4.<br><br>AE discussed the revised request with Cllr Sarah Young to ensure WDCO are asking TFL the right questions. AE will also involve Varan in the discussion.<br><br>**ACTION**: AE to follow up on who to contact at TFL and will include Varan. |
| **1.2** | **Outstanding Estate management/Operational issues (only matters that need to be escalated)** |
| | RH updated that a lift has been out at the Bankside Apartments shared ownership block, and residents have raised concerns that the lift has been out of service for over 3 weeks. They have expressed frustration with NHG regarding updates that the replacement part has been ordered yet delays have continued. JG responded that the contractors have provided different reasons. NHG have escalated this internally, and have been informed that they have been delivered today and will be installed tomorrow. JG added that service adjustments for residents are on their system and that the PMO should contact residents to ensure that NHG can provide suitable support in the interim. |
| **1.3** | **Preparation for September Board Meeting** |
| | No presentations from partners for the September Board Meeting. |
| **1.4** | **Brief Partner Updates - only report on key issues and changes** |
| | **TAM provided the Berkeley update**:<br>Phase 4 is still experiencing delays with the building safety regulator. TAM updated that Berkeley should be making a start on site before Christmas.<br><br>Phase 5 application was submitted last week and is in the process of being validated by the council. There will be a statutory consultation period where WDCO will be notified in a letter and notices around Phase 5.<br><br>The updated quarterly construction newsletter will be circulated next week.<br><br>Sarah Fabes will be moving to another regeneration scheme in the business. |

GS asked whether Berkeley's operatives will be on site by Christmas as cafes are waiting for business. TAM responded that there should not be a canteen for the first six months, but will follow up with Mike Lucid and forward to GS.

**ACTION**: TAM to follow up on canteen for operatives on site with Mike Lucid.

GS asked if there has been any updates on the street signs for Kayani Avenue? TAM responded that Berkeley have gone to a sign contractor and this will be put up by this week/early next week.

HiB asked if Berkeley have put in an amendment to the planning for Phase 4 for changes to the heating? TAM responded that Berkeley will be picking this up in the next few months, have had positive conversations with Hackney and will be providing an update to WDCO around October.

**SM provided the Hackney update**:
Cabinet have approved bringing Phase 5 in-phase, and Hackney have sent a letter to residents living in Phase 5 on next steps.

Hackney is still working on lease negotiation with Millco for Block D. There will be a detailed update at the WDCO Board.

Engagement is underway for the Commercial and Community Assets strategy. Hackney is looking to completing this work at the end of October.

HiB requested for a timeline on the lease negotiation with Millco. SM responded that she will chase this up.

**ACTION**: SM to chase up timeline for Block D lease negotiation with Millco.

RH requested for Hackney to circulate the quarterly construction newsletter to residents.

**JG and NP provided the NHG update**:
JG updated that the Places and Estates team have completed a number of projects, including the CCTV project, which has upgraded all the CCTV cameras across multiple blocks.

The communal lighting is also a completed project. NHG have rolled out more photocell lighting and sensors in communal areas to improve lighting and save money on electricity for residents. NHG are also getting feedback from residents on whether the sensors are not working.

Woodberry Grove North parking has opened up, permits have been sent out and parking spaces have been allocated.

Outstanding service charge accounts are due at the end of September.

The Rowan and Hornbeam upgrade works for the heat network is going through its second stage of planning. The aim is to replace HIUs and pipe working, which will commence in February 2027.

Cyclical works have commenced at Hornbeam.

OV asked if all the CCTV is monitored centrally or per block? JG responded that each estate has their own equipment which can be accessed for each particular block, and aim to bring this back to a cloud-based system.

HiB asked if there is any monitoring on who is using the parking. JG responded that NHG are using a parking managing company and the Estates team will be doing regular walkabouts. HiB raised that leaseholders might rent out spaces, which requires careful management to avoid unauthorised use

| 1.5 | **AOB** |
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| | NP updated that one of the property managers will be on leave for 6-8 weeks. NP is trying to put a plan in place on cover. Residents will be notified to call the contact centre for cases to be raised for the property manager. NP is currently looking for cover for the property manager in the interim. |