

WOODBERRY DOWN COMMUNITY ORGANISATION

Board Meeting

MINUTES

Thursday 17th September 2026
7:15pm Redmond Community Centre

Attendance: Donna Fakes, Hilary Britton, Adrian Essex, Leonora Williams, Phil Cooke, William Sheehy, Dulce Laluces, Jackie Myers, Andrea Anderson, Claire Anne Poole, Ekaterina Andreeva, Kristina Zagar, Gita Sootarsing, Kristina Zagar, Georgie Parry-Crooke, Gloria Obiliana, Dr Inka Karppinen, Geoff Baron, Mina Faragalla, Francis McDonagh, Barbara Panuzzo, Omar Villalba

Partners: Nikola Popovic (NHG), Jada Guest (NHG), Cllr Alastair Binnie-Lubbock, Hermione Brightwell (LBH), Phoebe Duverger (BH), Tom Anthony (BH),

Visitors: Roda Hassan, Ameera Hassan

Welcome / Apologies for absence: Kalu Amogu, Molly Perman (LBH), Sarah Moore (LBH), Andreea Stoica, Oonagh Gormley, Necdet Ozturk, Cllr Sarah Young, Cllr Rachel Nkiessu-Guifo, Fionnuala Keane- Conley (MHDT), Julian Rodriguez (NHG),

Introduction

Acceptance of minutes 16 July 2026

- 1.1.** The Chair corrected paragraph 1.2, noting that this should be access to 'platform level' rather than 'booking hall level'.
- 1.2.** The minutes were accepted.

Matters Arising / Action Tracker

- 1.3.** The ITLA has added inviting Hackney Works to a future Board meeting to the action tracker. Jackie requested for cabinet lead Rachel Nkiessu-Guifo to also be invited to the WDCO Board. Roda to add this as a note on the action tracker.

ACTION: Roda to add Jackie's request on the action tracker for cabinet lead Rachel Nkiessu-Guifo to be invited to the WDCO Board with Hackney Works.

- 1.4.** The Chair noted he will provide Julian with further details of the bulky waste collection issue.

ACTION: The Chair to provide Julian with further details of the bulky waste collection issue.

- 1.5.** Berkeley's site team will be meeting with the Safer Neighbourhoods Team next week to discuss the road closure near Phase 4 build. The Chair asked if another traffic entrance will be opened to the school. Tom responded that this is still progressing.
- 1.6.** It was noted that Molly had provided detail about Mill Co and the Block D appointment to Cllr Nkiessu-Guifo.
- 1.7.** The Chair updated that the formal handover of Block D from Berkeley to Hackney has happened, and the sublease between Hackney and Mill Co is now agreed. Hermione added that the main lease has been agreed, however details for the operational agreement are still being finalised before signing the lease, which Hackney aim to provide an update on by the next meeting. Jackie requested a clear timeline and confirmation of whether Block D is expected to open before the end of the year. She also asked for councillors to press for progress on this. Cllr Alastair Binnie-Lubbock agreed to speak to officers.
- 1.8.** Molly followed up on Hilary's request for postponing the timing of planting at the West Reservoir. The Chair updated that this has now opened.
- 1.9.** Roda highlighted that Oonagh remained dissatisfied with the response provided regarding the bin collection arrangements and that the action had therefore not yet been resolved.
- 1.10.** Barbara had also submitted a similar written question regarding parking and bin collection arrangements.

ACTION: Oonagh and Cllr Sarah Young to arrange a site visit with the Waste and Recycling Team to review the bin collection arrangements.

- 1.11.** A number of Board members have been speaking to Cllr Sarah Young regarding ASB on the estate and coordinating a meeting with the Council's ASB Team, NHG's Housing Team, the Safer Neighbourhoods Team and the Community Safety Team. WDCO members will also be attending the Safety Ward meeting with delivery partners, R&R and the police.
- 1.12.** Hermione advised that the review of the Local Lettings Policy will follow the completion of the borough-wide Allocations Policy review. Once this has been completed, the Local Lettings Policy review will progress, and Hackney will return to WDCO with further details on the timeline. Jackie raised concerns about any potential changes to the split household policy, particularly for residents who have been waiting 17-18 years. She emphasised that the commitments made to residents at the outset of the regeneration should be maintained. William asked whether the Council would return to WDCO with a final decision or whether WDCO would be involved in discussions as part of the policy review. Hermione confirmed that Hackney would come back to WDCO to discuss the review.

1.13. Roda added that WDCO had previously written formally to Hackney Council and the Regeneration lead, setting out its position on the Split Household Policy and the concerns raised by residents.

ACTION: ITLA to forward WDCO's March 2025 Split Household email to the new Cabinet lead, Cllr Alastair Binnie-Lubbock, and Deputy Mayor Dylan Law.

1.14. Jackie updated on the meeting with Hackney to discuss the Phase 5 decant arrangements and strategy. The discussion focused on engagement and how residents will be supported throughout the process, including temporary accommodation households, secure tenants and leaseholders. The key theme has been the need for clear and consistent communication to ensure residents understand the regeneration process and timelines, what this means for them, who they can contact for advice and support, and reaching out to residents who may need additional support in single and hard to reach households through face-to-face engagement such as door knocking and drop-in sessions. The council is finalising the programme timeline for Phase 5 decants, and the draft timeline will be available for discussion in next month's decant strategy meeting. Other areas being considered include standard, temporary being let properties, security as blocks become increasingly vacant, support for residents who may need to move more than once, and the practical support available for resident leaseholders. Further work will also take place to relet properties, support for vulnerable residents, and the practical assistance available to leaseholders. The decant meeting for LBH, ITLA and WDCO reps will continue on a monthly basis as the decant strategy and programmes take shape.

1.15. Simon Donovan updated that MHDT will need to start advertising for volunteers for the Christmas dinner in mid-September. Jackie suggested for people to volunteer in morning and afternoon shifts. Simon Donovan noted that volunteering and Christmas dinner will need to be ticketed, for free, and that volunteers will be needed for ticketing to have an idea of the numbers attending. Hilary proposed asking Friends of Woodberry Down if there is any interest in the Christmas dinner. Gita added that the Museum of Homelessness provide free Christmas Day lunch. Jackie asked whether MHDT have reached out to Shelter to provide lunch for people who are homeless. Simon responded that MHDT will reach out to the museum and ask whether they would want MHDT to advertise Christmas dinner.

ACTION: MHDT to reach out to the Museum of Homelessness on whether they would want MHDT to advertise the Christmas dinner.

1.16. Cllr Alastair Binnie-Lubbock updated that there are works going on around affordability review, and will roll over this action for next month.

2. Partner Updates:

- 2.1.** There was one written question from Barbara to Hackney Council on the bin collection arrangement. Roda will update Barbara on the bin collection once there is an update from Hackney.
- 2.2. Hackney:** There was a period of engagement for the Community and Commercial Assets strategy. Hackney is aiming to complete a piece of work in October.
- 2.3.** Hermione updated on the Cultural Programme, that the Pavilion project will be running until the end of September. The Woodberry Down Design Studio, a Youth Engagement project to provide training, design experience and qualifications on spatial regeneration projects, will be funded by the cultural programme funding and match funding by NHG. Mat Jenner is also working on a brief for the Public Art Commission to appoint a practitioner for the art works, and will be working with a panel in spring next year. The Woodberry Down Culture Club is offering small grants for community cultural activities and will be partially facilitated by Mill Co in Spring 2027.
- 2.4.** TFL are still exploring options to align the cycleway at Seven Sisters Road through Manor House Junction and installing a pedestrian through Seven Sisters Road. Jackie asked for LBH to ensure that traffic lights are installed for bikes. Simon Donovan raised that there is a TFL consultation on local bus routes and encouraged WDCO residents to participate.
- 2.5. Berkeley:** Phase 4 is still delayed with the Building Safety Regulator. Elaine asked what were the concerns raised by Building Safety Regulator. Tom responded they no longer have concerns, and the delay is due to amount of information that needs to be submitted.
- 2.6.** The construction newsletter has been circulated to WDCO.
- 2.7.** The heritage walks for the Phase 5 consultation were well received. Roseline Fiatuse is working with a local heritage specialist to bring forward a project, and is happy to attend the WDCO Board in October to discuss further.
- 2.8. MHDT:** MHDT are currently viewing prospective trustees for the charity and have another 4 people to interview.
- 2.9. NHG:** Jada met with the legal person reviewing the contract and NHG will provide a summary of the report ahead of the October Board.
- 2.10.** Hilary asked for an update on the Locality Matters Health and Wellbeing Study. She noted that she had recently attended a meeting with members of the patient forums from one of the GP surgeries south of Woodberry Down, where health and social issues were being considered together. Hilary asked whether NHG would be discussing this work and collaborating with the John Scott Health Centre. Simon Donovan advised that Fionnuala is currently working with Hackney CVS through the Woodberry Wetlands initiative to bring together health providers, including GP practices.
- 2.11.** Elaine noted that there are six gyms at Woodberry Down as part of the Ground Floor Strategy and asked whether any arrangements or concessions are available for local residents. Gita advised that Active Within classes are available at the Redmond Centre and are funded by NHG.

2.12. Elaine also highlighted that, as part of the planning conditions for the school, there was an agreement that the facilities would be accessible to local residents. However, she raised concerns that the current cost of using the facilities is high and questioned whether the school should be held to account for meeting those commitments.

ACTION: MHDT to raise question of whether using sports facilities at Skinners' Academy can be made open to local groups.

ACTION: Simon Donovan to reach out to members of staff at Skinners' Academy who expressed interest in joining the MHDT Trust Board.

2.13. KSS1 - water feature and legal costs: Georgie, representing KSS1, raised two issues for WDCO's consideration, noting that both could have wider implications beyond KSS1.

2.14. The first related to legal costs. Georgie explained that, in 2024, a KSS1 resident brought a case against Berkeley at the First-tier Tribunal and was unsuccessful. Berkeley incurred legal costs of £149,319, which were subsequently passed on to KSS1 and included in the 2025 final accounts. KSS1 residents have sought legal advice from barristers and were advised that, under the terms of the leases, these costs can be passed on and that residents would be unlikely to succeed if they challenged the charges at the First-tier Tribunal.

2.15. The second issue related to the water feature. KSS1 residents have received a bill of approximately £70,000 for repairs and have been in discussions with Berkeley and R&R regarding the costs. Georgie questioned whether residents should bear the full cost of maintaining a feature that sits within the public realm and is also used as part of Berkeley's wider presentation and marketing of the development.

2.16. KSS1 would like to explore possible options with WDCO, rather than the water feature simply being fenced off. Cllr Alastair Binnie-Lubbock has advised that he followed up on an email from KSS1 and has also raised this matter with Justin Tribaldi.

3. Board discussion without partners

3.1. Woodberry Down Public Art Commission: Board authority to proceed with discussions with Mat Jenner:

3.2. The Chair explained that Mat Jenner had suggested WDCO should be involved in the procurement process for the specialist public art team. The Chair asked whether Board members felt there should be resident involvement in discussions before the specialist team is selected.

3.3. Leonora asked whether funding would be available for the ongoing maintenance of any commissioned artwork. The Chair noted that maintenance costs should be built into the original budget and would ultimately fall to Hackney.

3.4. Jackie supported resident involvement, noting that having a Board member involved in the procurement process would provide an opportunity to feed in residents' views and suggestions.

- 3.5.** Hilary suggested that the process should be kept as simple and meaningful as possible. She proposed that residents should have the opportunity to speak directly with the artists, explain the brief and the history of the site, and ask how they would respond to it.
- 3.6.** The Board agreed that the commissioning process should be resident-focused and that the Executive Committee, Chair and wider Board should continue discussions with Mat Jenner on how this involvement would work in practice.
- 3.7. Step free access to Manor House Station:**
- 3.8.** The Chair advised the Board that Cllr Sarah Young had suggested that WDCO raise the issue of step-free access at Manor House Station directly with TfL. WDCO agreed to pursue this and to make clear that the request relates to step-free access to the booking hall, as well as improvements to the surrounding junction.
- 3.9.** Jackie argued that the longer-term aim should be full step-free access to the platforms, rather than access only to the booking hall.
- 3.10.** Andrea noted that there had been discussions about installing a lift at Manor House Station, but that this had been considered unfeasible because of the station's design.
- 3.11.** Elaine suggested that, if full step-free access at Manor House remains difficult to achieve, consideration could also be given to improving bus connections to Finsbury Park Station, which provides step-free access to the platforms.

ACTION: Kristina, Hilary, Elaine and the Chair to coordinate inquiry for TFL on step free access to Manor House station.

3.12. Proposal to set up a working group to explore further any synergies between CETRA and WDCO:

- 3.13.** The Chair proposed exchanging ideas with CETRA, which is undergoing a similar regeneration programme and operates with a more streamlined structure.
- 3.14.** Hilary noted that CETRA appears to be more directly involved in social and community activities and does not have a separate organisation performing a role similar to MHDT. Jackie suggested that WDCO could take a more active role in organising community events alongside Residents' Associations and agreed that it would be useful to discuss CETRA's approach in more detail. Elaine also suggested asking about CETRA's experience of working with developers.

ACTION: The Chair to contact CETRA and arrange an opportunity for Board members to hear about their experience and identify any lessons that could be relevant to WDCO.

3.15. WDCO Office Licence to Occupy – See email:

3.16. The Chair sought the Board's authority to proceed with engaging solicitors in relation to signing the Licence to Occupy for the WDCO office. The Board agreed.

3.17. Festive Meal (Christmas meal): The December WDCO Board meeting will be held on Thursday 10 December. Board members agreed that the Festive Meal would take place after the December Board meeting, which would be a shorter meeting with an earlier start time.

ACTION: Gita to confirm the cost of last year's Christmas meal at the Brownswood.

ACTION TRACKER

1. Spilt household: Hackney will provide WDCO with an update on the split household review in the summer, before the review commences, including the scope of the Local Lettings Policy review.

- **Update at Board on 16th July:** There is currently no confirmed date for the review of the Local Lettings Policy. However, before the wider review takes place, Hackney intends to review the Woodberry Down split household policy with WDCO.

WDCO would like clarification on the scope of the review, including whether the review will be limited solely to the split household policy or will consider other aspects of the Local Lettings Policy.

WDCO also requested a clear timeline for the review.

Hackney Policy Team is currently working on the policy and obtaining legal advice before wider engagement can begin.

ACTION: Molly to follow up and provide an indicative timeline for the Local Lettings Policy review when available.

Update from Hackney 17th September: The Council is undertaking a review of the borough-wide allocations policy. This is in the final stages of being completed, and once it has been formally adopted a review of local lettings policies will proceed - the 'split household' policy for Woodberry Down forms part of the Woodberry Down Local Lettings policy. The Council will engage with WDCO once the Council is proceeding with a review of the local lettings policies.

ACTION 17th September: Hackney to provide WDCO with further details on the timetable for the Local Lettings Policy review.

2. Phase 5 Decant Strategy: Hackney to present the Phase 5 decant strategy to the WDCO Board ahead of the Cabinet meetings in May/June.

- **Please see Hackney report update:** The Woodberry Down team is seeking Cabinet approval to bring phase 5 'in phase' at the June Cabinet meeting (it has now been published on the Council's forward plan for Cabinet decisions). This Cabinet decision will enable work to commence on the preparation of a Compulsory Purchase Order (CPO), Delegate Authority to enter into a CPO Indemnity Agreement with Berkeley Homes, enable us to serve initial demolition notices and award decant status to affected secure tenants, including reference to the Phase 5 decant strategy. The Council is continuing preparation of this strategy as well as a communications plan for this. To note, a cabinet paper outlining next steps in phase 5 and bringing it 'in phase' is scheduled for June cabinet which makes reference to the decant strategy being

in development and provides some details of the specifics should double decanting be required for some residents. Each decant will be tailored as best possible to the residents needs. An update on the decant strategy and forward programme will be presented once finalised.

- **Update at Board 16th July:** Cabinet decision had formally brought Phase 5 into decant and that the detailed strategy would now be developed. LBH have advised that WDCO would have an opportunity to contribute and that the strategy would focus on ensuring clear arrangements and appropriate support for affected residents.

ACTION: Molly to follow up with Lewis and arrange for early engagement with Jackie/WDCO on the development of the Phase 5 Decant Strategy.

Update from Hackney 17th September: Lewis has met with Jackie (and the ITLA) to discuss the Phase 5 Decant Strategy. A second follow up meeting is taking place today (thursday 17th September)

3. Redmond Centre Christmas period: Simon to explore the feasibility of keeping the Redmond Centre open for residents over the Christmas period.

- MHDT will report back to the Board once they are in a position to provide an update.

4. Affordability: Hermione and Roda to seek an update from Cllr Nicholson and Gareth on the affordability review, including cost pressures and potential mitigation measures. (Action from April)

- The action has now been assigned to Cllr Alastair Binnie-Lubbock, who has agreed to look into this.

5. Agenda item for future Board meeting: Hackney Works to be invited to a future Board meeting, with Cllr Rachel Nkiessu-Guifo also included in the invitation.

Proposed future agenda items for WDCO Board

Proposed Future Agenda items	Lead:
Hackney Works	LBH
Phase 5 Decant	Jackie Myers/LBH
Step free access to Manor House Station	WDCO Board
Woodberry Down Public Art Commission	WDCO Board/LBH
Phase 5 - Reserved Matters Application	WDCO

Meeting Date:	Proposed Agenda Items:	Lead:
15 th October 2026	Block D verbal update (TBC)	LBH/Mill Co
15 th October 2026	WD Heritage Programme	BH
15 th October 2026	Hackney's Local Plan	LBH
19 th November 2026		
19 th November 2026		
10 th December		
21 st January		
18 th February		

