# WOODBERRY DOWN COMMUNITY ORGANISATION
# EXECUTIVE COMMITTEE

# Minutes
## Tuesday 3rd November 2026
### 7 pm Zoom Meeting

**Attendance**

Adrian Essex, Hilary Britton, Leonora Williams, Andrea Anderson, Omar Villalba, Oonagh Gormley, Gita Sootarsing

**Visitors included**

Roda Hassan, Ameera Hassan

**0.1 Welcome / Apologies for absence**

Omar Villalba

**Introduction**

1. **Minutes of meeting 20 October 2026:**

1.1. The minutes were agreed and accepted for accuracy.

2. **Matters Arising / Action Tracker:**

2.1. The Chair raised that Sue Eadle is already involved in the Phase 3 RA.

**ACTION**: Roda to share the minutes from Phase 3 meeting with Hilary.

2.2. Roda updated that she has emailed Caroline Westheart regarding Block D lease and associated loss of revenue, and is waiting for a response.

2.3. The Chair has not yet spoken to Mat Jenner regarding resident and Hackney Council involvement in the Public Art Commission. The Chair reported that he now has a clearer understanding of the source of the Section 106 funding and the processes through which it is allocated and approved. He feels better equipped to raise his concerns about the current proposals and will arrange a meeting with Mat Jenner, which Gita will also attend.

**ACTION**: The Chair and Gita to discuss Public Art Commission proposals and S106 money with Mat Jenner.

2.4. Oonagh sought clarification on WDCO's enquiry to Skinners' Academy, asking whether it related to a specific individual or group wishing to hire the facilities but unable to afford the cost, or whether it was a general enquiry about community access. Oonagh advised that Skinners' Academy currently offers a 10% discount to local community members hiring its sports facilities.

2.5. Hilary suggested that WDCO should establish a stronger relationship with the new Headteacher at Skinners' Academy to ensure they have a better understanding of WDCO's role and the wider community beyond the school.

2.6. The Chair advised that the MHDT Board of Trustees meeting has been rescheduled to 23rd November, where he intends to raise WDCO's proposal to hold fewer events, with a greater emphasis on quality and higher standards.

**ACTION:** The Chair to discuss WDCO's proposal for fewer, higher-quality events with the MHDT Board of Trustees on 23rd November.

2.7. Roda confirmed that she had circulated the Commercial and Community Asset Strategy. The Chair expressed concerns that Hackney had provided a sanitised version of the strategy, which lacked substantive recommendations.

2.8. Oonagh raised concerns regarding WDCO's response to the Strategic Planning Team on the Hackney Local Plan consultation, questioning who had decided that social rented housing should be WDCO's main priority.

2.9. The Chair clarified that WDCO's response included a number of caveats and reflected the wider context of the borough-wide Local Plan consultation, drawing on lessons learned from the regeneration of Woodberry Down.

2.10. The Chair explained that Geoff and Francis had drafted WDCO's response, which was subsequently uploaded to the website and received several comments. He added that the draft had also been circulated to Board members, with a deadline of midday the previous Sunday for reaching a decision by email.

2.11. Roda enquired about how the Heritage Programme would be advertised, noting that members of the Community Club had expressed an interest in participating.

**ACTION:** Roda to follow up with BH regarding the publicity and promotion of the Heritage Programme.

2.12. Roda confirmed that she was in discussions with Clare regarding the possibility of independently facilitating WDCO's discussion on the Phase 5 Reserved Matters planning application.

2.13. Roda provided an update on concerns relating to properties being advertised as short-term Airbnb lets, which had been raised at the Safer Communities meeting with the delivery partners. She advised that an arrangement had been put in place for R&R to receive alerts when properties appeared online as Airbnb listings.

**<u>Major Topics</u>**

**3. Items for EMB Meeting**: Roda requested for public realm to be included in the EMB agenda.

3.1. The Executive Committee agreed that WDCO should raise concerns regarding NHG's contractors at the EMB meeting. Roda confirmed that she would include this item on the agenda.

3.2. Hilary added that WDCO should praise R&R's performance and communication regarding the Thames Water basement leak, and to note that WDCO are looking forward to receiving the same quality of communication in future on the estate.

3.3. The Executives noted that WDCO should raise concerns over NHG contractor at the EMB. Roda to include this item to agenda.

4. **West Reservoir**

4.1 Ian Holland has invited WDCO to a meeting to discuss the planning application he is preparing.

**ACTION:** The Chair to inform members of the available dates and times for a meeting with Ian Holland.

5. **Safer Community Meeting**

5.1 Roda provided an update on R&R's proposal to Berkeley Homes to introduce an AI-based security system capable of analysing CCTV footage and identifying potentially suspicious activity. R&R is looking to arrange a meeting with WDCO members and Residents' Association (RA) representatives to present the proposal, as the introduction of the system could potentially replace one or two security wardens.

5.2 Oonagh highlighted that the review of alternative security arrangements was an RA-led initiative and emphasised that any decisions regarding changes to the existing security service should rest with the residents who would ultimately fund it.

5.3 Roda clarified that the proposal remained at an exploratory stage and that no decision had been made on whether to proceed. She emphasised that the update was being shared for information only.

6. **Preparations for November Board**

6.1 Hilary proposed that the Board discuss WDCO's response to the Phase 5 Reserved Matters planning application.

6.2 The Chair noted that a blog had been published on the WDCO website outlining the key elements of the current planning application. He emphasised the importance of WDCO preparing a clear and coherent response to the proposals.

6.3 Hilary suggested that WDCO should arrange a presentation to help residents better understand and visualise the proposed development, particularly in relation to the appearance, landscaping, scale and layout of the buildings. She suggested using visual materials, such as 3D images or models, to illustrate how Phase 5 would look once completed.

6.4 It was proposed that WDCO would arrange a public meeting, facilitated by Clare, to discuss the Phase 5 planning application and provide residents with an opportunity to consider the proposals.

**ACTION:** Roda to speak to Clare about preparing visual materials, including images or 3D illustrations, to help residents understand the proposed Phase 5 development.

**ACTION:** WDCO to arrange a public meeting with Clare to discuss the Phase 5 Reserved Matters planning application.

6.5 Roda confirmed that the NLA Awards and the WDCO Away Day had been added to the November Board agenda.

**7. AOB**

7.1. Roda provided an update on arrangements for the WDCO festive dinner. She confirmed that Brownswood had been contacted but was fully booked for the proposed date.

7.2. Roda had subsequently contacted the Three Crowns and other venues. Menus had been provided, and a response regarding availability was expected the following day.