

# Minutes of Meeting of the Woodberry Down Estates Development Committee held on Thursday 12<sup>th</sup> December 2002 at the Robin Redmond Resource Centre, London N4

## PRESENT

Sarah Marsh  
Alex Robinson  
Loraine Braniff  
Veronica Mensah  
Loraine McGarvey  
Peter Naughton  
Agatha Nwosu  
Kathleen Smith  
Valerie Norman

Donna Ferguson  
Layi Adesanu  
Nuray Wood  
Alex Sheridan  
Louisa Hitchison  
Walter Hare  
Debbie Sinanan  
Vi Carpenter

### WDRT Team

Mark Adams  
Clive Burrows

Neal Purvis  
Leszek Rataj

### Visitors

Tim Thurston  
Councillor Christopher Sills  
Councillor Aussenberg

Dearle and Henderson  
Noreen Raja

## 1.0 APOLOGIES FOR ABSENCE

Councillor Maureen Middleton  
Jonathon Devan  
Gail Kahveci

Councillor Peacock  
Luigi Marazzi

Walter Hare, the new representative nominated by Holmleigh Road TRA was welcomed to the EDC. Neal reported that Lidia Achilleos, EDC member had died recently. Her funeral is on Friday 13<sup>th</sup> December.

## 2.0 MINUTES OF THE MEETING 21st NOVEMBER 2002

2.1 Approved as accurate.

## 3.0 MATTERS ARISING FROM THE MINUTES OF THE MEETING

3.1 (4.4) Mark has written to Vi and will send the letter to all leaseholders.

- 3.2 (4.5) Work is being done by LBH Legal Department on the questions from the EDC Rehousing sub committee. In response to a question from Vi, Mark said he was confident that the advice would be ready in January. Colin has agreed to a monthly meeting with leaseholders representatives to identify and deal with leasehold issues as they come up. **An EDC Officer to attend these meetings.**
- 3.3 (5.5) Mark explained that Cabinet papers for the Cabinet meeting on 27.1.03. had to be submitted by 25.11.02. Mark has booked a slot for a Woodberry Down Report at the February Cabinet meeting. The Expectation Document approved by the EDC at the last meeting will be part of the February Cabinet Report. He is awaiting formal feedback from the Senior Lettings Manager on the Expectations Document. **Mark to report to EDC Officers on progress.**
- 3.4 (6.2) Colin has identified and provided translations to leaseholders about the survey.
- 3.5 (9.7) Places have been booked for both the January and February Glasshouse training sessions in Chester. If there is a spare place, a member of the team is to go with the EDC.

#### **4.0 REPORT BACK FROM THE MEETING OF EDC OFFICERS WITH CABINET COUNCILLORS**

- 4.1 Loraine reported that much of the meeting had been about planning issues. LBH does not have an up to date Unitary Development Plan setting out planning policy across the whole of the borough. The plans for Woodberry Down will have to be examined by the Planning Department before approval and the Planning Department have concerns about the density of the new housing. Mark reported that he was expecting a first written response from Planning Department on Friday 13<sup>th</sup> December.
- 4.2 There was a variety of opinions on what effect the mayor of London's draft London Plan would have on development at Woodberry Down proposals for Woodberry Down.
- 4.3 Mark reported that the issues raised by the Planning Department were an internal issue for the council to sort out.
- 4.4 Alex had asked that Woodberry Down be seen as a special case within the council's plans. Mark has invited the Head of Planning to the Estate.
- 4.5 There is a new planning application going in for 220 Green Lanes.
- 4.6 Loraine reported that Councillor Carswell was supportive of the proposals in the Cost Option Appraisal.

## **5.0 MASTERPLANNING**

- 5.1 Mark reported that a timetable had been set out at the last EDC meeting that would have led to consultation on the Draft Masterplan in November and a report to the Council's Cabinet in February 2003.
- 5.2 The meeting with CABE on Monday had identified concerns. Broadway Malyan had produced the first draft masterplan at the meeting.
- 5.3 Mark explained that more creative ideas were needed to strengthen the draft masterplan, that more explanation was needed of the proposals and how they were developed, and that options not adopted need to be explained.
- 5.4 Several EDC members raised concerns about the draft masterplan not being clear for EDC members or other residents yet. More views other than birds eye needed to be put into the document. There were concerns about the time available to discuss it at the CABE workshop and the defensive replies to many of the EDC questions.
- 5.5 Tim introduced a response from the EDC to the draft masterplan. Some of the main points were:
  - ◆ Why were the locations for high and low blocks decided?
  - ◆ How would the design affect management costs?
  - ◆ What would the effect of the design be on the neighbours
  - ◆ Were there any similar schemes built?
  - ◆ What are the fixed and variable options?
- 5.6 Peter asked what effect would problems in the sale of properties have on the proposals.
- 5.7 The EDC agreed that the circulated document be sent to Broadway Malyan. A written response to be asked for by the EDC Social meeting on Thursday 19<sup>th</sup> December.
- 5.8 There was a discussion on how to make sure that the Draft Masterplan meets the EDC's and the council's aspirations and is accessible to residents across the estate.
- 5.9 Tim made clear that answers to some of the questions should be available in a week and others would take longer.
- 5.10 Mark explained that he would also write to Broadway Malyan with issues for the council.
- 5.11 Tim reported that CABE had offered a second workshop in week beginning 20.1.03. EDC need to set an agenda before fixing a date for this meeting.

## **6.0 LEASEHOLDERS**

- 6.1 Vi raised the problem of some leaseholders being offered less than market value for their home by Nelson Bakewell, the council's valuers. Some leaseholders who did not have good advice had accepted some of these offers. One leaseholder

- had to pay for her own surveyor to do a valuation. Vi was worried that some elderly leaseholders were being 'conned'.
- 6.2 Mark explained that council policy was clear from the Cabinet Report. Leaseholders were to be bought out at market value. **Mark agreed to raise this with Nelson Bakewell.**
- 6.3 Councillor Sills said he was appalled. He suggested Vi write to leaseholders in the area and warn them about this. Councillor Aussenberg suggested that any vulnerable leaseholders treated like this should receive compensation from the council.
- 6.4 **Mark agreed to copy Vi, EDC Officers and Councillors in to correspondence on this issue.**
- 6.5 Vi raised a letter she had received from PCHA that said entryphones would be installed to some blocks and that leaseholders would have to pay an amount towards this. What was the point of doing this in blocks where they could well be demolished in the near future?
- 6.6 Mark responded that there was a dilemma. No one wanted maintenance work to stop on the blocks, but the money that was spent needed to be targetted to essential works and works to blocks that would be later in the regeneration programme.
- 6.7 **Mark suggested a meeting between PCHA, the EDC and the Tenants Associations in the New Year.**

## 7.0 SRB UPDATE

- 7.1 There was a written report from Renaisi. Loraine reported that the SRB Board had agreed the programme for 2003/4. The Board has agreed to commission more projects rather than wait for submissions from projects for funding. Training is a big issue.
- 7.2 Renaisi were tendering for the work of managing the council's SRB programmes from March 2003.

## 8.0 ELECTIONS

- 8.1 Neal introduced the proposals for EDC elections. There will be 15 meetings in January and February 2003 to elect the new EDC. TRAs will be asked to nominate their representatives. The EDC agreed the election process.

## 9.0 WDRT UPDATE

- 9.1 Mark explained that the spending for the housing element of the SRB Delivery Programme had been adjusted. The LDA had raised issues on SRB paying for more leaseholder buybacks than the LBH contribution. They had asked for the spend for

2003/4 to be scaled down. The total amount for leaseholder buybacks was likely to be £30m.

- 9.2 LBH were applying to ringfence any capital receipts from Right to Buy sales to the regeneration of the estates.
- 9.3 Mark reported that the Woodberry Down website was being reviewed. This would allow the website to play a bigger role in getting information across to residents and those outside of the estates on the regeneration. The release of the draft masterplan will probably generate media interest.

## **10.0 FINANCE SUB COMMITTEE**

- 10.1 Sarah reported that the EDC has now received cheques for the first half of 2002/3 budget from LBH.
- 10.2 The Finance sub committee had discussed the costs of the computers, the time and money spent on maintenance and upkeep. The EDC resolved to suspend IT support, commission an independent review of the IT needs of EDC members from a college.
- 10.3 Some IT support was used by people who were not attending the EDC. The EDC resolved to remove those members who had not attended or sent apologies to 3 meetings. These members are:
  - ◆ Maxine Barnes-Green
  - ◆ Sultana Qureshi
  - ◆ Uzma Khan
  - ◆ Sayma Akcinar

Chris Leedham has not attended 3 meetings, he is nominated by APEX TRA.

- 10.4 No EDC members have been given manuals for the computers.

The meeting ended at 9.30pm. The next meeting will be on Thursday 12th December at 7pm.

Neal Purvis  
19.12.02.