

Minutes of Meeting of the Woodberry Down Estates Development Committee held on Thursday 17th October 2002 at the Robin Redmond Resource Centre, London N4

PRESENT

Committee Members

Layi Adesanu
Alex Robinson
Loraine Braniff
Veronica Mensah
Gail Kahveci
Nichola Hanlon
Agatha Nwosu
Kathleen Smith
Valerie Norman

Sarah Marsh
Luigi Marazzi
Nuray Wood
Alex Sheridan
Loraine McGarvey
Peter Naughton
Debbie Sinanan
Vi Carpenter

WDRT Team

Mark Adams
Clive Burrows

Neal Purvis
Leszek Rataj

Visitors

Dan Bridge
Tim Thurston
Jessie Goodchild

Renaisi
Dearle and Henderson

1.0 APOLOGIES FOR ABSENCE

Lidia Achilleos
Councillor Chris Sills

Councillor Maureen Middleton
Jonathon Devan

2.0 MINUTES OF THE MEETING 19TH SEPTEMBER 2002

2.1 The minutes were approved as accurate.

3.0 MATTERS ARISING FROM THE MINUTES OF THE MEETING

3.1 Item 3.2 Mark has met Johnathon Devan about the shops. The council are trying to double the rents on the shops at a time of uncertainty caused by the regeneration. Mark has written an internal memo supporting the shopkeepers desire for a rent freeze and more sensitive treatment.

3.2 Item 3.4 Mark reported that the EDC budget of £53 000 for 2002/3 has been agreed with LBH Housing Department staff. The first 2 quarters should be paid in the next week. The WDRT will have to oversee the EDC spending. It is a recommendation in the Cabinet report that the budget be delegated to the EDC.

3.3 Item 7.3 Mark reported that Councillor Sills had suggested that one councillor per ward attend the Masterplanning Steering Group. Mark had written to all councillors and only one had so far responded. The EDC expressed its concern that the councillor who attended the Masterplanning Steering Group.

4.0 Code of Conduct

- 4.1 Neal circulated the existing EDC Code of Conduct and a some suggested additions. There was a discussion on the proposed additions.
- 4.2 Peter asked whether it was clear what was confidential information. Neal replied that the in meetings information that was confidential was always identified. This included cost option information and details of tenders. The main EDC meetings were public meetings and the information was public information.
- 4.3 There was a discussion on the role of EDC representatives to represent their area. It is clear that EDC representatives should bring the views of tenants in their area to the EDC.
- 4.4 There was a discussion about the responsibility of EDC members not to misrepresent the views of the EDC or misrepresent information about the regeneration of the estates.
- 4.5 Vi raised concerns about whether the EDC should have the power to expel members. This sanction would only be used in extreme circumstances or with EDC members who did not respond after warnings.
- 4.6 There was a vote on whether to delete the words 'or expulsion' from the suggested amendments to the Code of Conduct. 8 members voted for the words to remain, 6 members voted for the words to be removed.
- 4.7 The Code of Conduct was then accepted by a vote of members.

5.0 REPORT FROM RETEC

- 5.1 Debbie handed round a report on the work RETEC, a local organisation to develop training initiatives in the Woodberry Down area, had carried out.
- 5.2 There was a discussion on the need for a locally based organisation to get involved in the delivery of projects so that the SRB and other regeneration funding was controlled and used to benefit and employ residents based on Woodberry Down.

- 5.3 There was discussion on the need for childminders and nursery Mark suggested Surestart and Neighbourhood Nursery fund would be the best place to get help and funds to develop nurseries.
- 5.4 Jessie suggested Planning Permission, getting a survey and complying with OFSTED guidelines.
- 5.5 Agatha suggested the EDC needed more information on RETEC's proposals. Dan confirmed that the SRB Board will have a report on RETEC at the next board meeting.

6.0 Consultation on Cost Option Appraisal

- 6.1 Neal introduced the report that shows across the estate there is substantial support for the EDC's preferred option. There is clear opposition in Spring Park Drive to the proposals to demolish.
- 6.2 Vi asked about the Leaseholder Survey. Mark agreed to report back to the next EDC.
- 6.3 There were questions about the density proposed for the redeveloped estate.
- 6.4 The EDC agreed to proceed with Option 3A by a majority of 11 to 1 with 1 abstention.

7.0 Cabinet Report

- 7.1 Mark introduced this report. The council cabinet will decide on 4th November. The key items in the report are:
 - ◆ Sale of the School Site to English Partnership
 - ◆ Approval of Cost Option 3A
 - ◆ Confirm appointment of Masterplanning Consultants
 - ◆ Confirm EDC Budget
- 7.2 Vi asked whether the school site would be sold for £1. Mark replied it would be sold for more than that. The capital receipt would help the council to pay off some of their debts.
- 7.3 Peter suggested the timetable was optimistic. Mark confirmed that partner selection may take longer than timetabled.
- 7.4 Agatha asked about others sites to help with regeneration. Mark confirmed that other sites were being investigated. English Partnerships want to complete arrangements on the school site before looking closely at other sites.
- 7.5 The EDC confirmed its support for all of the recommendations in the Cabinet Report.

8.0 MASTERPLANNING PROCESS

- 8.1 Mark reported that the Masterplan Steering Group had met on Monday. 7 EDC members and representatives from the Primary Care Trust, the Learning Trust, Skinners School, BCL School, Councillors Carswell and Councillor Sills. Their were many

different interests represented and the meeting had not been easy.

- 8.2 Loraine was pleased that other organisations were now getting involved in the process.
- 8.3 There was a discussion about space standards. In response to a question from Vi, Mark made clear that the social rented housing, shared equity, shared ownership and key worker housing would be Parker Morris plus 10%. Vi wanted to see the housing for sale built to the same size and to the same quality.
- 8.4 Leszek suggested many owners may be more interested in amenities rather than size.
- 8.5 Tim explained that the EDC Officers had asked Dearle and Henderson to contact the Commission for Architecture and Built Environment (CAB) to provide support to the EDC during the Masterplanning Process. CABE are funded and supported by central government. They provide advice on good practice. CABE have agreed to provide free consultancy to help the EDC. A proposal was circulated. The EDC approved the appointment of CABE.
- 8.6 Agatha suggested meeting CABE before the next Masterplan Steering Group would help the EDC to get the most out of the next Masterplan Meeting.

9.0 Woodberry Down Regeneration Team update

- 9.1 The team expect to move to their new office in the next month.
- 9.2 Agatha asked about a house warming party.

10.0 Finance Sub Committee

- 10.1 Report approved.

11.0 Any Other Business

- 11.1 Neal circulated notes from the Pembury and Nightingale visits.
- 11.2 There was a discussion on the letter and article in the Hackney Gazette about the regeneration. Mark confirmed the leader of the council had written to the resident whose letter was in the Gazette. There was confusion as to whether the letter was received. **Mark to send a copy by recorded delivery.**
- 11.3 Luigi publicises the Fun Day and asked for volunteers to deliver the notices to residents.
- 11.4 Layi reported that the Recycling Project now has a Steering Group. Further reports on progress will be provided to the EDC.

The meeting ended at 9.45pm. The next meeting will be on Thursday 21st November at 7pm.

Neal Purvis
18.10.02.