

# Woodberry Down **n**ews



Hackney Council is regenerating Woodberry Down in partnership with Berkeley Homes, Hackney Homes, Manor House Development Trust, Genesis Housing Group and Woodberry Down Community Organisation

## Woodberry Down Regeneration Team

151 Woodberry Grove N4 2SB

Opening Times

Monday – Friday 9am-5pm

Freephone

**0800 694 2109**

Web address

[www.hackneyhomes.org.uk/woodberrydown](http://www.hackneyhomes.org.uk/woodberrydown)

Email

[wdrt@hackneyhomes.org.uk](mailto:wdrt@hackneyhomes.org.uk)

## Independant Tenant and Leaseholders' Advisors

93 Woodberry Grove N4 2SB

Opening Times

Tuesdays and Thursdays  
between 3-7pm

Telephone

**020 8809 7203 / 0800 169 8677**

## Useful numbers

Repairs Contact Centre

**020 8356 3691**

High Profile Security

**07950 546 043**

Decanting and re-housing

**0800 694 2109**

Robin Redmond Resource Centre

**020 8802 7580**

Manor House Development Trust

**020 8356 1796**

## New neighbourhood office

**Hackney Homes has launched a new Neighbourhood Housing Office at Woodberry Down. Under the management of partner Pinnacle, the office will be shared with the Woodberry Down Regeneration Team and will be open from 9am to 5pm, Monday to Friday.**

Staff at the new office will be able to assist residents with matters including estate management, cleaning and repairs, events, resident meetings and estate walkabouts, and tenancy and leasehold management queries.

In addition, an anti-social behaviour (ASB) surgery will be held every Friday from 2pm to 5pm, where residents will be able to speak to specialist ASB officers in confidence about their concerns.

Pinnacle, the housing contract manager for Woodberry Down, will continue to deliver housing management services to residents in the North East of the borough from the main office in Stamford Hill.

The contact numbers for the new Neighbourhood Housing Office, which is based at 151 Woodberry Grove, are 020 8356 1670 / 1706.



Miriam Patricia Bandeira Clemente, 15, cuts the ribbon at the official opening of the new Woodberry Down Housing Office with Hackney Homes staff and fellow residents, including Peter Naughton, Chair of the Woodberry Down Community Organisation (WDCO)

# Construction update from Berkeley Homes



New homes under construction on the Old School Site

## Kick Start Site One – Old School Site

Two demonstration homes have been viewed by a number of residents, and with the first people due to move in next year we are planning landscaping works which will involve closing the existing footpath again, from the end of October until April 2011.

The concrete structures to the east of the site have progressed, private sale blocks known as A, B and C. Block C is now at 6th floor level with two more to go, Block B is at seventh floor level with two to go, and Block A is at third floor level, with 23 to go.

We are employing modern methods of construction to clad the four blocks on the east side, known as Blocks A, B, C and D, using Unitised Cladding Panels. This ensures a very high quality of finish as panels are put together in factory conditions, including patio doors and balconies, and installed onto the structure's edge. This removes the need for scaffolding, and the first is due for installation in October.

## Kick Start Site Two – Woodberry Grove North

We have completed installation of tree protection fencing and removed trees which were scheduled to make way for the new blocks. The main construction works are under way with the reduce dig operation now 50% complete. Construction of the new sports pitch will begin as soon as planning permission is granted.

## 268 Green Lanes

Removal of Japanese Knotweed is complete and we are preparing to remove the existing vegetation in preparation for the main works which are scheduled to start in October.

## Job opportunities

We hope to employ at least ten people who attended a recent job opportunity open day within the next month; two plumbers and one bricklayer have already started.

If you're a member of the Woodberry Down local community with relevant qualifications who would like to apply for work on Berkeley Homes' Woodberry Down construction sites, please hand in your CV to Woodberry Works at the Robin Redmond Resource Centre, 440 Seven Sisters Road, London N4 2RD



**Or call Woodberry Works  
on 020 8356 1625 for  
further information**

## Woodberry Down Public Realm Improvements

The new park at Pewsham in front of the grow bag allotment is now complete, as are works in front of the school, and the Rose Garden at the junction with Woodberry Down and Woodberry Grove, including new benches.

We are carrying out daily litter picks along Woodberry Down and Woodberry Grove, and are also in discussions with the vicar at St Olave's, about improvement works to the front of the church.

## Woodberry Down Children's Centre



The centre offers a wide range of free fun activities for all families with children under five. We provide friendly family support including counselling and easy access to family health services such as midwives, health visitors, speech therapists and dieticians. You can see us if you need to register your new baby, get advice from the Citizens Advice Bureau or housing advice support, attend an ESOL class or want more information on childminders amongst many other services. There is also crèche support for classes such as the Parenting Programme.

Come down to our free daily drop-in and play sessions at Clissold Park (Mondays 1.30pm – 4pm, Tuesdays-Fridays 12.30pm – 4pm), where there's a messy play group suitable for all children aged two to five years old on Tuesdays (9.30am-11am).



**For more information**  
call 020 8815 3270 or  
visit the Lilliput Building  
Springpark Drive,  
London N4 2NP



**the learning trust**  
the future for education in Hackney

## Manor House Area Action Plan Community Consultation

The Council has recently approved the draft Manor House Area Action Plan (Phase1) Masterplan for consultation. A ten week consultation period will run during October and November 2010.

The Council seeks your views. Tell us what you think about the proposed strategy for the area.

### Community Consultation Events

**Tuesday 19 October 2010** 6-8pm

Woodberry Down Community Primary School,  
Woodberry Grove, London N4 1SY

**Monday 25 October 2010** 6-8pm

West Reservoir Centre, Green Lanes, London N4 2HA



**For further information and project updates**

**Visit** [www.hackney.gov.uk/manor-house-aap.htm](http://www.hackney.gov.uk/manor-house-aap.htm)

**Email** [strategic.delivery@hackney.gov.uk](mailto:strategic.delivery@hackney.gov.uk)  
(please include 'Manor House' in the subject line)

**Phone** 020 8356 8047

## Interim Repairs

Many residents will have seen the Interim Repairs works going on right across the estate. This is making a difference at Woodberry Down and that is why tenants and leaseholders will be asked to suggest priorities for the remainder of the Interim Repairs programme.

External works have taken place so far such as roof improvements and communal repairs.



**More information about Interim Repairs will be circulated in the near future.**



# Woodberry Down Community Organisation and New River ward by-elections

**At a by-election held on 16 September Benzion Papier was elected as a Conservative member for New River ward, after the death of Councillor Maureen Middleton in July.**

**On 2 September, a by-election was held to fill five vacant seats on the Board of the Woodberry Down Community Organisation (WDCO), the body that represents the interests of Woodberry Down tenants and leaseholders within the regeneration programme.**

Deirdre Gadsby and Geoff Bell were elected unopposed to represent the Seven Blocks, and in addition Darren Fraser will attend WDCO Board meetings. However, no one attended from the Apex blocks or Newnton Close, while no one put themselves forward to represent Rowley Gardens.

Peter Naughton, Chair of WDCO, said: "It is vital that residents are involved at every stage of the regeneration, and the best way to do this is to become a WDCO Board member – we need more people to come forward and get involved to help shape the future of Woodberry Down."

The WDCO Board meets in the Robin Redmond Resource Centre from 7pm every third Thursday each month, and residents are welcome to attend and observe.



**For more information on WDCO, please contact Simon Slater on 020 8809 7203. For more information on ward councillors, please contact 020 8356 3373, or visit [www.hackney.gov.uk/council-democracy](http://www.hackney.gov.uk/council-democracy)**

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