

Woodberry Down **n**ews



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

wdr@hackneyhomes.org.uk

Independent Tenant and Leaseholders' Advisors

93 Woodberry Grove N4 2SB

Opening Times

**Tuesdays and Thursdays
between 3-7pm**

Telephone / Freephone

020 8809 7203 / 0800 169 8677

Useful numbers

Neighbourhood Housing Office

020 8356 1670 / 1706

Repairs Contact Centre

020 8356 3691

High Profile Security

07950 546 043

Re-housing Team

Freephone **0800 694 2109**

Robin Redmond Resource Centre

020 8802 7580

Manor House Development Trust

020 8356 1796

More homes on the way

The next stage in the regeneration of Woodberry Down continues, with Homes and Communities Agency funding secured for hundreds of new affordable housing to be built over the next five years, in addition to the 1,000 homes already under construction.

The HCA grant comes after the Council agreed to invest over £16million in the programme during the next four years, with development partner Berkeley Homes contributing more than £30million.

Planning permission was also granted earlier this month for construction work by Berkeley Homes to take place at the Horston and Sherwood, and Newton Close sites, and Phase 2 will be considered in March to build a total of 226 homes for social renting, 182 for shared ownership, and the remainder for private sale.

Taken together, the funding and planning approval mean that just under half of the 4,600 homes planned for the 20-year regeneration programme are now either under construction or due over the next five years.

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Computer generated image of how the new housing will look

Construction update from Berkeley Homes

Kick Start Site 1 – The Old School Site

Block F (33 units)

These properties are now finished and Genesis Homes have inspected each apartment. There has been a slight delay in connecting the gas and water which has held up the process of checking the units by running the services. We will do this in early February, in good time for the first residents to move into the apartments in May.

Block G (84 units)

The new Community Centre is progressing well and will be ready by May 2011, along with the apartments. Most balconies have now been fitted; all bathrooms and kitchens have been completed with properties decorated up to the sixth and seventh floor. The riverside and the New River path will also reopen in May 2011.

Block E (46 shared ownership units)

The windows are now in place and the the internal fit-out of these units is ahead of schedule, ready for occupation by August 2011.

Block D (21 shared ownership units)

We have now finished the concrete frame and are installing the cladding. These homes are due for completion by October 2011.

Block B (64 private units)

We have completed the cladding panels to this block and fitted the balconies. The new Sales & Marketing Suite on the ground floor of this block is due to open mid-February.

Block C

(67 private units and 8 shared ownership units)

We have completed the concrete frame and have fitted most of the cladding. The internal work on this block is going well and we have finished the apartment walls up to the third floor.

Block A (175 private units)

The central core now stands at thirteenth floor level and the concrete floor at eleventh floor level. This block has been severely delayed due to snow, and we have started fitting the cladding up to second floor level.

Kick Start Site 2

Woodberry Grove North

The piling work is now complete for Block 1 and Block 2 with Block 3 completion expected at the time of writing. The car park under Block 2 is now 30% complete. The drainage and ground works for Block 1 are about 40% complete. Construction across the sites was severely affected during December due to the heavy snow. The first sixty homes in Block 1 will be ready by April 2012 and this phase is due for completion by March 2013.

268 Green Lanes

Construction began on 25 October 2010 and so far we have reached the first floor.



New homes on the
Old School Site

Work for local people

Twelve local residents worked on the Old School Site during December 2010. We are exploring another initiative put forward by Woodberry Works to employ local apprentices through our subcontractors. A third meeting took place early January with Berkeley Homes and our subcontractors with a view to taking on some of the trainees on both KSS1 and KSS2.

Hackney Homes News

Stay warm and well this winter

Flu and colds are common during the winter months and Hackney Homes would like to make sure that you keep warm and healthy and the reduce the risk of illness.

Here are some simple and easy tips to follow in the next few months to help you stay healthy:

- Get a free seasonal flu jab available from local chemists and GPs.
- Avoid catching colds or flu by maintaining good hygiene, washing your hands regularly and throwing tissues away once used.
- Have plenty of hot food and drinks. Eating regularly will help keep your energy levels up.

- Stay active and exercise when you can as this is good for your overall health can keep you warm in winter. If you can, try to move around at least once an hour.
- Wear lots of thin layers with clothes made from cotton, wool or fleecy fibres are particularly good and help to maintain body heat.

Heating your home

Heat your home at the right temperature. If you can't heat the whole house, heat the room that you spend the most time in and then your bedroom just before you go to bed. Drawing curtains and closing doors will help to keep the heat in the room that you use the most.

Cllr Karen Alcock, Deputy Mayor of Hackney, said: "Hackney Council made a pledge to residents that despite the economic climate we would find new and innovative methods with partners to provide housing at Woodberry Down. The Council's own investment demonstrates our ongoing commitment to one of the largest regeneration programmes in the capital."

The first new homes for social renting to become available, at the Old School Site, will be managed by Genesis Housing Group and are expected to be ready for occupation by Spring.

Meals on Wheels for Hackney residents

Meals on Wheels can deliver meals to older or vulnerable people in their own homes which can be provided on a short or long term basis according to your need.

All dietary and cultural needs are catered for including; Halal, Kosher, European and Caribbean. The Meals on Wheels Service operates every day of the year and at a small fee towards the meal.



For more information about Meals on Wheels call 020 8356 4550

Emergency Support for 60+

Age Concern Hackney provide confidential and independent advice on heating your home, saving money, guidance on gas and electricity bills, help with dealing with a damp home and assistance with applying for energy grants.

As the days and nights get colder emergency equipment (heaters and hotplates) are available on loan, as well as a home visiting service to vulnerable or housebound people.



For the 24-hour winter emergency helpline call 020 7241 2299

A helping hand for the vulnerable

Hackney Homes staff are on hand to support elderly and vulnerable residents during severe weather conditions. This includes

- Checking that they are safe
- Assisting with shopping wherever applicable
- Collecting prescriptions

If you or someone you know needs help please contact your local Neighbourhood Office.



For the Neighbourhood Office call 020 8356 1670 /1706. The office is open Monday to Friday 9am - 5pm.

Community highlights

Genesis Community Chest

In December 2010 the Genesis Housing Group Community Chest funded 3 local organisations.

One of the successful groups was The Woodberry Down Camera Club, a resident-led community group that teaches camera skills to young people. Immediate Theatre recieved funding to host The '2moro' Festival - a mini drama festival will raise awareness about the dangers of gun and knife crime with and for young people of Hackney.

The Community Chest has enabled projects like Access to Sports to continue football coaching with young people and the purchase of vital equipment.

Ward councillors

New River



Cllr Benzion Papier,
1st Sun each month, 11.30am - 12.30pm, TA Flat, 1 Wyersdale House, Woodberry Down, N4
2nd Mon each month, 4-5pm, Stamford Hill Library, Portland Ave, N16
Last Sun each month, 11.30am - 12.30pm, Ben Simons Community Hall, Bethune Rd, N16



Cllr Michael Jones,
1st Sun each month, 3-4pm TA flat, 1 Wyersdale House, Woodberry Down, N4



Cllr Sean Ned Mulready,
1st Sun each month, 10-11am, Bethune Social Club, Bethune Road, N16
Last Sat each month, 10-11am, St Thomas More RC Church, Henry Road, N4

Brownswood



Cllrs Brian Bell, Feryal Demirci & Oli De Botton
 (on a rota basis) 1st Thurs each month, 6.30-7.30pm, Amwell Court Community Hall, Green Lanes, N4



To check which councillor covers your area, or confirm surgery times, call: 020 8356 3373. More info: www.hackney.gov.uk/l-mayor-cabinet-councillors.htm

If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

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Jeśli chcesz dowiedzieć się, jaka jest treść tego dokumentu, zaznacz odpowiednie pole, wpisz swoje nazwisko, adres i nr telefonu w dolnej części niniejszej strony i przeslij na poniższy adres. (Polish)

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(Urdu) اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھیے اور اسے نیچے دیے گئے پتہ پر واپس بھیج دیجئے۔
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