

# Community Feast proves a success

On Thursday 4<sup>th</sup> December the Woodberry Down Regeneration Team saw more than 300 residents living in and around Woodberry Down come along to the Robin Redmond Resource Centre (RRRC) for the first ever Community Feast. Residents and stakeholders were invited to the event to celebrate the past year at Woodberry Down.

...find out more on page 3

*Right:  
Local children enjoy  
themselves at the first  
Woodberry Down  
Community Feast*



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- Achievements in 2008
- Walking Together Programme
- Resident Site Visit

...read inside for further information

# Happy New Year!

# A message from Robin Smith,



## Programme Director Woodberry Down

Dear Residents,

I would like to wish you all a Happy New Year. As we enter this New Year, we reflect on the past and look forward to a promising year ahead. For the Woodberry Down Regeneration Team one thing is for certain – it's been a very busy year. Here are just a few of the highlights:

- Over 250 residents attended our Fun Day in July, enjoying music and dance, along with the chance to talk to us and contractors about the regeneration programme.
- In October we held our second Future of London Conference at Church House, Westminster – the most successful to date – sharing knowledge across major housing schemes in London.
- Also in October the revised Masterplan was formally approved by Sub Committee, which sets a framework for detailed plans for individual phases.
- Our demolition programme is well underway with already 9 blocks demolished, including Dean House being demolished.
- We have produced a number of key publications which provide useful information for residents, including Guidance on timescales for regeneration (within the newsletters), the Leaseholder and Tenant Offer publications, and the Woodberry Down Principles and Purposes booklet published along with the Woodberry Down DVD.
- Over 300 residents visited the Robin Redmond Resource Centre to take part in our first Community Feast, to celebrate the winter season and talk to the team about the latest updates on the regeneration programme.

We have made progress, but we recognise that the economic situation has delayed the start in building the new homes, which were to be entirely financed by private house sales. We expect a delay of about two years overall to the programme.

More 2008 highlights are included in this edition of the newsletter.

2009 will be an exciting year for Woodberry Down as there are a number of major developments including:

- The start of the new Academy in February.
- We are also working towards an early start on the new homes to be built on the Old School Site.
- There should also be a planned repairs programme for Phases 3 to 5, subject to the Council agreeing the funding.
- Design work on the Manor House area, and Seven Sisters Road
- Not forgetting more Roadshows, Site visits and a Fun Day for you to learn more about the regeneration and general progress – look out for details.



Robin Smith, Programme Director Woodberry Down

## Monthly Calendar

### January

6 <sup>th</sup> , 13 <sup>th</sup> , 20 <sup>th</sup> , 27 <sup>th</sup>	The Older People's Coffee morning. More details contact Janice or Phil on 020 7241 9400.
7 <sup>th</sup> , 14 <sup>th</sup> , 21 <sup>st</sup> , 28 <sup>th</sup>	Parkside Youth Centre Girls Night, 6.00-8.30pm, Woodberry Grove.
7 <sup>th</sup> , 14 <sup>th</sup> , 21 <sup>st</sup> , 28 <sup>th</sup>	Hackney Play Bus outside Pewsham House, 1pm-3pm. More information contact Sarah Marsh on 07957 914491.
8 <sup>th</sup>	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
9 <sup>th</sup> , 16 <sup>th</sup> , 23 <sup>rd</sup> , 30 <sup>th</sup>	The DON Project Friday Club for young people, RRRRC, 5pm-8pm.
12 <sup>th</sup>	Training Course Open Day, RRRRC, 10am-4pm
15 <sup>th</sup>	WDCO General meeting, RRRRC, 7.30pm-10pm

### February

3 <sup>rd</sup> , 10 <sup>th</sup> , 17 <sup>th</sup> , 24 <sup>th</sup>	The Older People's Coffee morning. More details contact Janice or Phil on 020 7241 9400.
4 <sup>th</sup> , 11 <sup>th</sup> , 18 <sup>th</sup> , 25 <sup>th</sup>	Parkside Youth Centre Girls Night, 6pm-8.30pm, Woodberry Grove.
4 <sup>th</sup> , 11 <sup>th</sup> , 18 <sup>th</sup> , 25 <sup>th</sup>	Hackney Play Bus outside Pewsham House, 1pm-3pm. More information contact Sarah Marsh on 07957 914491.
12 <sup>th</sup>	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
6 <sup>th</sup> , 13 <sup>th</sup> , 20 <sup>th</sup> , 27 <sup>th</sup>	The DON Project Friday Club for young people, RRRRC, 5pm-8pm.
19 <sup>th</sup>	WDCO General meeting, RRRRC, 7.30pm-10pm
ITLA opening hours	93 Woodberry Grove, Tuesdays and Thursdays 9.30pm-7pm. Advice surgeries held 3pm-7pm.

WDCO: Woodberry Down Community Organisation  
RRRC: Robin Redmond Resource Centre

I would like to thank all of you for your support in 2008. The team looks forward to a busy and successful year in 2009 when we expect the first new homes to start being built. Throughout 2009 we can continue our mission 'To deliver excellent, accessible services, and quality homes that people want to live in'.

Regards,

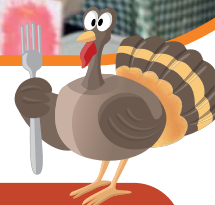
Robin Smith  
Programme Director of Woodberry Down

# Residents warm up at Woodberry Down Community Feast

The Robin Redmond Resource Centre (RRRC) hosted the annual Community Feast organised by the Woodberry Down Regeneration Team which took place on Thursday 4<sup>th</sup> December. More than 300 residents living in and around Woodberry Down came along to enjoy the festivities.

Residents and stakeholders were invited to the event to celebrate the past year at Woodberry Down. **Kelly Wallace**, Capital Project Manager at the Learning Trust was also there to update residents on the progress of the Skinners Academy site, as were representatives from the construction company **Willmott Dixon** and the **Academy's architects Studio E**. Both handed out leaflets and goody bags to families on the day and also received an array of suggestions from children on ideas for a time capsule planned for the Skinners Academy site. **Well London** talked to residents about their walking project within Hackney.

*Right: Local residents enjoy the scenery at the Robin Redmond Resource Centre*



The theme for the event was 'Community Café', and to enhance the theme a rural backdrop was created for a large area within the RRRC, creating an authentic café environment.

*Right: East London Food Access providing healthy eating advice*

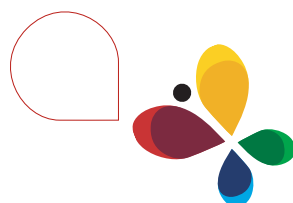


*Left: Nemesis perform their latest dance moves to the audience*



**Councillor Steinburger** said: 'The Community Feast was a really good event, and I was so pleased to see so many different people there all with smiles on their faces enjoying themselves. Every part of it was interesting and fun from the entertainers to the Skinners Academy. I look forward to the next event.'

There was a wide range of entertainment including a Magician and Face Painter on hand for both adults and children, with an evening performance from **Nemesis**. The **Immediate Theatre** also performed a short piece from the story of 'Anansi and the magic drum'. A wide variety of food was provided, from Turkish treats to Caribbean cuisine. **Les Moore of ELFA (East London Food Access)** hosted a table top displaying fresh fruit and vegetables as part of their healthy eating program. 'ELFA' supply several schools in Hackney with fresh fruit and also run programs to encourage residents on estates to opt into taking on healthy eating habits. The 'Healing Tent' pampered residents with relaxing back massages and other treatments.



# 2008 achievements

## JANUARY

### January

- Signed revised Principal Development Agreement

Due to the listing of the John Scott Heath Centre and the Primary School a land swap had to be negotiated due to the loss of development land. This was an important step forward and enabled the new Academy to proceed and bring forward a number of sites from later phases.

## FEBRUARY

### February

- Team Away Day

The Woodberry Down Regeneration Team took a day out the office to look at strategies and the way forward.



## MARCH

### March

- Increased security on Woodberry Down (wardens and CCTV)

The Neighbourhood Wardens increased their presence in the area as they help make Woodberry Down a safer place.



## April APRIL

- Kick Start Site 1 approved by Hackney Planning

The first 'Kick Start Site', the Old School Site on the corner of Woodberry Down and Woodberry Grove, has received a unanimous vote of approval from Hackney Council Planning Committee subject to Section 106 agreement.

- French Ministers Visit

The Woodberry Down Regeneration Team receives a visit from French Government representatives (pictured right).



## MAY

### May

- Well London Community Café

A number of local residents attended the event where discussions took place on residents views on what can be done to improve health and well-being in the area.



- Graduation Day for Woodberry Works Trainees

Woodberry Works has proved to be a success with the first intake of trainees graduating on Wednesday 21<sup>st</sup> May. All graduates were from Woodberry Down and Stamford Hill, and will be equipped with a City and Guilds Level 1 and a Construction Skills Certification Scheme (CSCS) Card to enable them to work in the construction industry.



## June JUNE

- Harrogate

The Woodberry Down Regeneration Team exhibited at the National Chartered Institute of Housing Conference in Harrogate.



# July

## • Fun Day

More than 250 residents enjoyed the entertainment and sunshine at the Woodberry Down Community Fun Day at Rowley Gardens on Saturday, 5<sup>th</sup> July. The Fun Day also provided an ideal opportunity for residents to learn more about the regeneration of Woodberry Down, with the Masterplan model being displayed and members of the team available to answer questions.



# AUGUST

## August

### • Tidy-Up Day

The Woodberry Down Regeneration Team organised a series of Tidy-Up days throughout August using more than 240 volunteers from UBS. The volunteers worked on a number of areas within Woodberry Down which had been recommended by both residents and local businesses.



### • Visit from Baroness Andrews

# SEPTEMBER

## September

September saw many parties visiting Woodberry Down such as:



- DCLG Visit to Woodberry Down
- GLA Visit to Woodberry Down
- Hackney Community College visit
- BBC Waking The Dead

# OCTOBER

## October

### • Ways Into Work Programme for Woodberry Down residents

Ways into Work is delivered by Hackney Homes in partnership with Access proved to be a success.

### • East Reservoir official opening

On Wednesday 29<sup>th</sup> October a great new facility was officially opened to Hackney schools, residents and young people for years to come. The Community Garden, located by the New River on Newnton Close near Bethune Road, is being created by London Wildlife Trust with the assistance of local volunteers to provide a natural recreation and learning environment for residents.



### • Future of London Conference

The Woodberry Down Regeneration Team hosted the second Future of London conference - the best to date.

### • Revised Masterplan gets approved by planning sub committee

On Thursday 16<sup>th</sup> October the Masterplan Planning Sub Committee formally approved the revised Masterplan for Woodberry Down subject to a section 106 agreement (the financial contribution from the developer towards social infrastructure such as roads, schools and training programmes). The revisions were undertaken to ensure the inclusion of a new Academy in the area.

# NOVEMBER

## November



- Oakend House demolition
- Developer site visit to 2 Berkeley Homes' sites (see page 6)

# DECEMBER

## December

- Community Feast (see page 3)
- Start of Dean House demolition (9<sup>th</sup> block to be demolished)
- Iain Wright Ministerial Visit to Woodberry Down



# Electrical Safety Talk at Woodberry Down Primary School



With construction of the Skinners' City Academy due to start in early 2009 and demolition of Oakend House and Dean House ongoing, the Woodberry Down Regeneration Team is keen to raise awareness over site safety, in particular with younger residents.

On Tuesday 25<sup>th</sup> November 2008 WDRT organised for Mark Jones, from EDF, to run two sessions with pupils from the Woodberry Down Community Primary School, teaching them the dangers of electricity. The interactive sessions proved to be very popular with the pupils whilst still ensuring that the serious safety message was understood.

Over the next few weeks hoardings will be going up around the Academy site and will contain warning signs learnt by the Woodberry Down pupils.



At the Woodberry Down Fun Day there was a competition to choose the best Health and Safety recommendation for the Academy site. The winner, Tuana

from Rowley Gardens, suggested that warning signs drawn in graffiti-style are put up on the hoardings. Therefore, an art project is being organised with pupils from Skinners' and Woodberry Down Primary School to design the warning signs which will eventually be displayed on the boards.

## Resident Site Visit to Berkeley Homes Sites

As part of the selection for a developer partner for phases 2-5 of the Woodberry Down Regeneration Programme, the Woodberry Down Regeneration Team took a full coach to of residents to visit two

Over 75% of residents who attended felt better-informed as a result of the visit, and many appreciated the opportunity to see both empty and occupied properties in the two Berkeley developments.



Above: Residents are shown the Royal Arsenal Masterplan model

Berkeley Homes Sites; the first was The Royal Arsenal in Woolwich and the second Beaufort Park in Colindale. It also gave residents a great opportunity to meet and talk with members of the Woodberry Down Regeneration Team.

There were specific things that people were encouraged to look out on the visit which included:

- Modern methods of construction;
- Combined heat and power;
- Community facilities;
- Recycling facilities;
- Quality of social housing build;
- Parking.

There will be a second visit in January, this time to some sites managed by the developer Lend Lease; again this is open to all residents. If you're interested in taking part, please contact the Regeneration Team on 0800 694 2109.

# Walking Together Programme

New Year, New You, Put a Spring into your step for a healthier lifestyle. Join up to a health walk with Hackney's Walking Together Programme.

Looking for simple, easy steps towards a healthier lifestyle?  
Why not take part in Healthy Walks taking place in Clissold Park and various other parks in Hackney?

Suitable for all ages, especially those who are beginners to exercise, feel unfit or are over 50. The walks take between 30 – 60 minutes and are led by a qualified Health Walks leader and First Aider.

All are welcome! For a timetable and further information about walks please contact **Surbjit Mahey**, Health Walks Co-ordinator (working on behalf of Hackney Council) on [surbjit.mahey@learningtrust.co.uk](mailto:surbjit.mahey@learningtrust.co.uk) or 07891 498150.



Right: Healthy walks in the park



## Have you got a story to tell?



The Woodberry Down Regeneration Team welcomes story ideas from residents for the Newsletter. If you have a story to tell contact the Team on freephone 0800 694 2109 or email [effy.lambrianou@hackneyhomes.org.uk](mailto:effy.lambrianou@hackneyhomes.org.uk)

If you have any comments or questions about the regeneration plans for Woodberry Down please write them below including your details and send to the freepost address on the back page.

Five horizontal lines for writing comments or questions.

Best story of the month will win a £10 shopping voucher.

# Contacts & Translations

## Woodberry Down Regeneration Team

### Communication & Consultation Team:

**Andrew Sissons (Interim Manager):** 020 8356 1715  
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**Rob Francis:** 020 8356 1671  
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### Rehousing Team:

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**Joanne Chitolie:** 0208 356 1680  
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**Rudi Ellis:** 020 8356 1672  
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**Francis Kwateng:** 020 8356 1673  
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**Freephone:** 0800 694 2109

**Web address:**  
www.hackneyhomes.org.uk/woodberrydown

**Web mail:** wdrt@hackneyhomes.org.uk

### Redevelopment Information Centre:

**95 Woodberry Grove N4 2SB**

#### OPENING TIMES:

**Tuesday:** 1pm-5pm

**First Tuesday of Month:** 1pm-7pm

**Wednesday & Thursday:** 10am-4pm

**Contact: 020 8809 1120**

**Return post address:**

**FREEPOST RLST-SUUI-UBSE**  
Hackney Housing Service  
Woodberry Down Regeneration Team  
151 Woodberry Grove  
London N4 2SB

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<b>Bengali</b> <input type="checkbox"/> এই দলিলে কি লেখা আছে সে সম্পর্কে যদি আপনি জানতে চান তাহলে অনুগ্রহ করে উপযুক্ত বাক্সে টিক দিন, এই পাতার নিচে আপনার নাম, ঠিকানা ও ফোন নম্বর লিখুন এবং এটি নিচের ঠিকানায় ফেরত পাঠান।	<b>Somali</b> <input type="checkbox"/> Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.
<b>French</b> <input type="checkbox"/> Si vous désirez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous.	<b>Spanish</b> <input type="checkbox"/> Si desea saber de lo que trata este documento, marque la casilla correspondiente, escriba su nombre, dirección y número de teléfono al final de esta página y envíela a la siguiente dirección.
<b>Kurdish</b> <input type="checkbox"/> Ger hun dixwazin bizanibin ku ev dokument çi dibêje, ji kerema xwe qutika minasib îşaret bikin, nav, navnîşan û hejmara telefona xwe li jêrê rûpel binivîsin û wê ji navnîşana jêrîn re bişînin.	<b>Turkish</b> <input type="checkbox"/> Bu dökümanda ne anlatıldığını öğrenmek istiyorsanız, lütfen uygun kutuyu işaretleyerek, adınızı, adresinizi ve telefon numaranızı bu sayfanın alt kısmına yazıp, aşağıdaki adrese gönderin.
<b>Polish</b> <input type="checkbox"/> 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.	<b>Vietnamese</b> <input type="checkbox"/> Nếu bạn muốn biết tài liệu này nói gì hãy đánh dấu vào hộp thích hợp, điền tên, địa chỉ và số điện thoại của bạn vào cuối trang này và gửi lại theo địa chỉ dưới đây.
<b>Urdu</b> <input type="checkbox"/> اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھئے اور اسے نیچے دئے گئے پتہ پر واپس بھیج دیجئے۔	<b>Chinese</b> <input type="checkbox"/> 如果你想知道這分文件的詳細內容，請在方框內打鉤，在本頁下面寫下你的名字、地址和電話號碼並寄到下面的地址。

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