



Woodberry Down

Regeneration News



Issue 19 • February 2007

Outline Planning Application awaiting validation



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PROGRAMME UPDATE

DECANT & DEMOLITION

The Woodberry Down Regeneration Team began rehousing residents on Phase 1 of the Kick Start sites towards the end of 2004. From the original 263 homes on Phase 1 of the Kick Start sites, there are only 4 remaining tenants to rehouse.

The Regeneration Team are currently working with tenants and leaseholders in Pewsham, Sherwood and Horston Houses.

The housing blocks that have been demolished to date on Woodberry Down include Bewdley, Bowland, Ombersley, Whittlebury, and Glynn House.



MASTERPLAN

The Outline Planning Application (OPA) is in the process of being validated by LBH Planning Department. This process has been complicated by the listing of the Woodberry Down Primary School and the John Scott Health Centre. The Masterplan Team and LBH planners are working together to ensure that consideration of the OPA will progress whilst acknowledging that further work will be needed to resolve the issues of education and health care provision.

A significant element of the continuing work on the OPA is the development of a Design Code which is being worked on by the Masterplan Team and LBH planners. This Design Code will eventually be included within the planning consent and will guide developers in respect of the design, the works and the materials to be used in the development of Woodberry Down,

and ensuring that the quality of the development will be delivered.

The Design Code will comment on matters such as:

- General Principles of the Masterplan
- Urban Character
- Street Types (including trees)
- Block Types
- Private Outdoor Space
- Courtyard Types
- Public Parkland Standards
- Environmental Standards
- Architectural Standards
- Application of the Code

The objective is to define principles and thereby allowing future developers and architects the flexibility to come up with interesting and innovative solutions whilst ensuring that the character and the quality of the overall development are not compromised.

NEWS

COMMUNITY INFORMATION

COMMUNICATION & CONSULTATION OPEN EVENING

Do you have questions about the Regeneration of Woodberry Down and are unable to reach us during office hours!

**Starting from 13 March
Every Tuesday 4pm to 7pm
At the Robin Redmond
Resources Centre**

For more information contact
**Eduardo Araujo on 020 8356 1671
or Freephone 0800 694 2109**



ROBIN REDMOND RESOURCE CENTRE

OUTSTANDING RESPONSE FOR LIBRARY VOLUNTEERS

The RRRC received an excellent response to its search for volunteers to help at the new satellite library. There were over 40 residents who applied and 20 were chosen for training as librarians.

SATELLITE LIBRARY OFFICIAL OPENING: 12 March

All residents welcome to come down and check out the new facility.

**For further information please contact
RRRC on 020 8802 7580**

! SECURITY ALERT TO RESIDENTS !

It has come to the Regeneration Team's attention that there are people on Woodberry Down posing as contractors from the Water Board.

Recently two men gained entry into a resident's home by saying they were from the Water Board and needed to repair a burst pipe. They provided false identification and a reason for needing entry.

The Regeneration Team would like all residents to be aware of this and if they have any concerns please call the police or relevant company for verifying identification.



CONTACT POLICE ON 999

Any other security issues please inform the Regeneration Team on Freephone 0800 694 2109 or the New River Safer Neighbourhoods Team on 07884 117 298 or the Brownswood Safer Neighbourhoods Team on 07843 291 140

RESIDENT ELECTIONS

ESTATE DEVELOPMENT COMMITTEE ELECTIONS

The Estate Development Committee (EDC) is the representative body for residents across Woodberry Down. The EDC has negotiated with Hackney Homes, Hackney Council, outside organisations, architects, Berkeley Homes and others to make sure residents' concerns are central to the proposals for the regeneration of Woodberry Down.

The elections for EDC members occur every two years and the next elections will be in March, April and May 2007. All Woodberry Down

residents are able to participate in the elections, vote or stand for election.

There are 10 areas across Woodberry Down that elects 23 members to the EDC. There are also spaces for representatives nominated by the Tenants' and Residents' Association recognised by Hackney Homes, the North East Leaseholders' Association, and the retailers on Woodberry Down.

The dates for the elections for each area of Woodberry Down are:

Day	Date	Area
Tuesday	13 March	Newnton Close
Wednesday	14 March	Peak, Petherton, Pewsham
Wednesday	21 March	APEX
Thursday	22 March	Nicholl, Needwood
Thursday	29 March	Seven Blocks
Tuesday	17 April	Ashdale, Burtonwood
Thursday	26 April	Springpark Drive
Tuesday	1 May	Rowley Gardens
Tuesday	8 May	Seven Sisters Road SE
Tuesday	15 May	Seven Sisters Road NE and Woodberry Grove



EDC meeting

There will be more information available before the election dates above.

If you would like to more about what is involved in being an EDC member contact Neal Purvis, Clive Burrows or Leszek Rataj from FIRST CALL at 93 Woodberry Grove, or contact 020 8809 7203.

FEATURE

UPDATE ON CCTV PROGRESS

Excellent news this month as Woodberry Down receives financial approval for upgrading CCTV.

The Woodberry Down Regeneration Team, Hackney Homes, SRB6 Programme and the EDC have been working with CCTV Hackney to get this project off the ground.

The next couple of months will see the team meeting with residents, Hackney CCTV Team and the Police to research suitable locations for the cameras across Woodberry Down.

A project team made up of residents, Police and CCTV management will analyse local crime data to gain a detailed understanding of the most suitable locations for cameras. Residents will also get the opportunity to provide local knowledge of crime and antisocial behaviour hot spots.



There are currently only a few cameras on Woodberry Down and the upgrade will see additional relocateable cameras targeting trouble spots as they are identified. The system will be monitored by the Borough's CCTV team jointly with the Hackney police.

This is an important step for community safety on Woodberry Down as CCTV will deter crime and help residents feel secure in their neighbourhood.

"WOODBERRY WORKS" PROJECT GETS GO-AHEAD

"Woodberry Works" is the name of the new construction training programme for Woodberry Down and Hackney residents.

The Hackney Community College has been working with the Regeneration Team on delivering this project. The team aspire to train over 120 people a year and provide complete support throughout and after training.



Site for construction training, Parkfield House

Late last year a construction training survey was carried out generating residents' views and ideas for the centre. Residents' responses to the survey are being incorporated into the course structure.

The project is supported by Hackney Homes, London Borough of Hackney, Berkeley Homes, Circle Anglia, Manor House Development Trust, SRB6 Programme, and Access to Employment.

If residents would like to get involved in this project please contact Andrew Sissons on 020 8356 1715 or visit the Regeneration Office.

The team are currently seeking volunteers who have experience in the building trade and can offer skills, support and training.

NEWS

SURVEYORS TO CONDUCT STOCK CONDITION SURVEYS

Frost Associates has been commissioned to carry out a survey on all housing blocks in Phases 3 - 5 to collect information on the condition of the properties, and to assess what works need to be carried out in order to meet the Government's Decent Homes Standards.

Over the next 2-3 months, surveyors from Frost Associates will be visiting your homes, inspecting the external condition of each block, and inspecting the common areas.

Before surveyors undertake visits to your homes, a letter will be sent to you giving details of their proposed visiting date, times and will contain photographs of all surveyors involved.

Each surveyor will carry identity cards with photographs and we would ask that you make sure they are shown to you before allowing entry.

Should you have any concerns please call the Regeneration Office on **Freephone 0800 694 2109** before allowing entry to your home.

THIS MONTH'S WORD SEARCH

T	Y	V	B	A	E	D	S	E	E	C	V	O	P	T	A	Z	P	I	O	J	T	R	F	V	O
W	O	O	D	B	E	R	R	Y	W	O	R	K	S	Y	P	F	E	D	V	N	H	I	I	D	P
R	D	H	E	T	E	Q	S	D	Y	I	O	V	C	D	E	R	Y	X	Z	B	H	N	P	W	B
E	Q	B	T	F	R	O	S	T	A	S	S	O	C	I	A	T	E	S	P	I	I	F	Y	Q	E
E	R	T	U	I	Y	Q	I	T	R	E	D	V	B	I	O	P	G	U	F	F	O	R	E	P	C
P	O	R	E	F	F	E	E	C	A	R	D	S	D	I	N	B	C	R	E	R	P	V	S	O	D
C	R	E	S	E	I	I	P	C	P	O	F	G	Y	R	U	D	V	D	R	I	O	E	F	R	H
H	D	C	D	N	V	I	O	T	D	D	R	I	P	T	Y	V	B	W	D	P	I	S	E	Y	U
E	S	T	A	T	E	D	E	V	E	L	O	P	M	E	N	T	C	O	M	M	I	T	T	E	E
Q	P	O	Y	M	Q	T	I	U	B	N	P	C	E	R	S	X	T	D	F	I	E	L	I	P	U

Questions - All questions are answered in this month's newsletter

1. What elections are coming up?
2. How many housing blocks have been demolished on Woodberry Down?
3. What day will the Communication & Consultation Open Evening be on?
4. What has Woodberry Down just received financial approval for?

5. What is the name of the new construction training facility?
6. What is the company conducting the stock condition surveys?
7. The surveyors will have identity _____ on them?

Please complete the word search and send freepost (address on back page) to the Regeneration Office by 20.03.07.

Winner of the January word search is M. Hanson.

TRANSLATIONS

If you would like this important information about changes happening to the Woodberry Down estate please tick the box and put your name, address and telephone number below and return this form to the Freepost address given.

উভবেরি ডাউন এস্টেটে যেসব পরিবর্তন সাধিত হচ্ছে সে বিষয়গুলির উপরে এই গুরুত্বপূর্ণ তথ্য যদি পেতে চান তাহলে অনুগ্রহ করে এই বাক্সে টিক দিন এবং আপনার নাম, ঠিকানা ও টেলিফোন নম্বর নিচে লিখুন এবং এই ফর্মটি সরবরাহ করা ফ্রীপোস্ট (ডাক টিকেট লাগবে না) ঠিকানায় ফেরৎ পাঠান। (Bengali)

若你希望取得這份有關對Woodberry Down 屋村作出改變的重要資料，請在空格 一剔，在下方填上你的姓名、地址和電話號碼，然後把表格寄交所提供的免付郵資地址。(Chinese)

પૈ તમારે Woodberry Down અસરમાં થઈ રહેલ પરિવર્તન વિષેની આ અગત્યની માહિતી મેળવવા માટે તમે આ બોલામાં ટિક્કવું થિએલ કરો, તમારું નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખો અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પરત મોકલો. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਆਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਇਹ ਮਹੱਤਵਪੂਰਣ ਜਾਣਕਾਰੀ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਕਸ 'ਤੇ ਨਿਸ਼ਾਨ ਲਗਾਓ ਅਤੇ ਹੇਠਾਂ ਆਪਣਾ ਨਾਂ, ਪਤਾ ਅਤੇ ਫੋਨ ਨੰਬਰ ਲਿਖੋ ਅਤੇ ਇਸ ਫਾਰਮ ਨੂੰ ਹੇਠਾਂ ਦਿੱਤੇ ਗਏ ਫ੍ਰੀਪੋਸਟ ਪਤੇ 'ਤੇ ਵਾਪਸ ਭੇਜੋ। (Punjabi)

Nếu bạn muốn những thông tin quan trọng này về những thay đổi xảy đến với khu vực Woodberry Down xin hãy đánh dấu vào hộp này và điền tên, địa chỉ và số điện thoại vào dưới đây và gửi lại đơn này tới địa chỉ miễn phí đã ghi. (Vietnamese)

إذا أردت تلقي هذه المعلومات الهامة بخصوص التغييرات الحاصلة في عقارات Woodberry Down ، فالرجاء وضع علامة الصحیح في المربع وذكر اسمك وعنوانك ورقم تليفونك فيما أدناه وإعادة هذه الاستمارة إلى العنوان المذكور مجتاً. (Arabic)

Αν θέλετε αυτή η σημαντική πληροφορία σχετικά με τις αλλαγές που γίνονται στο κτήμα Woodberry Down παρακαλώ σημειωθείτε στο κουτί και γράψτε το όνομα, η διεύθυνση και το τηλέφωνό σας κάτω και γυρίστε αυτό το έντυπο στη γραμμένη διεύθυνση του Freepost (Greek)

Si vous souhaitez recevoir les informations importantes sur les changements se produisant au lotissement de Woodberry Down, veuillez cocher la case et inscrire vos nom, adresse et numéro de téléphone ci-dessous et nous retourner ce formulaire à l'adresse postale gratuite indiquée. (French)

Haddaad rabtid warbixintaan muhiimka ah oo ku saabsan isbeddelka ka dhacaayo xaafadda Woodberry Down fadlan calaamadee bokiska hoosna ugu qor magacaaga, cinwaankaaga iyo lambarka taleefankaaga si fasiix ah una soo celi cinwaanka lagu siiy ee Boostada lacag la'aanta. (Somali)

Si desea recibir información importante acerca de los cambios que se están produciendo en la zona de Woodberry Down, marque la casilla y escriba su nombre, dirección y número de teléfono más abajo y envíe este formulario de manera gratuita a la dirección indicada. (Spanish)

Woodberry Down sitesindeki değişiklikler hakkındaki bu önemli bilgileri edinmek istiyorsanız, kutuyu işaretleyin, kutunun altına adınızı, adresinizi ve telefon numaranızı yazın, daha sonra da bu belgeyi aşağıdaki adrese ücretsiz olarak postalayın. (Turkish)

اگر Woodberry Down تعلقہ میں ہونے والی تبدیلیوں کے بارے میں یہ اہم معلومات چاہتے تو براہ کرم اس خانے میں نشان لگائیں اور نیچے اپنا نام، پتہ اور ٹیلیفون نمبر لکھیں اور دئے ہوئے مفت ڈاک پتے پر یہ فارم واپس کریں۔ (Urdu)

See below for Freepost Address.

Name:	_____
Address:	_____
Telephone:	_____

If you would like this publication in any of the following formats, please complete and send to the freepost address on the right:

- In Large Print In Braille
 On Disk On audio Tape

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

Please contact a member of the Communication and Consultation Team with any ideas about this publication or if you would like any information about the regeneration of Woodberry Down. Please let us have your address for information.

Alternatively you can write to the **FREEPOST** address, call us on tel: 0800 694 2109 or email: wdrthackneyhomes.org.uk

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Alternatively, if you need to speak to any member of the Woodberry Down Regeneration Team, you can visit the office at 151 Woodberry Grove, Monday to Friday between the hours of 10.00 and 16.00.

