

## Principal Development Agreement Moves A Step Closer

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*Architects Impression of the  
Old School Site Broadwalk*

# UPDATES

## PDA (PRINCIPAL DEVELOPMENT AGREEMENT) UPDATE

### **Cabinet approves signing of the Principal Development Agreement (PDA) between Hackney Homes, the Council and Berkeley Homes.**

Putting in place a Principal Development Agreement (PDA) between Hackney Homes, the Council and Berkeley Homes (the developer for the Kick Start sites) has recently taken a successful step forward.

A final stage draft was submitted to the Cabinet at the end of July. The Cabinet has approved signing this important agreement showing their support for the proposed plan to develop Woodberry Down Kick Start Sites.

The signing of the PDA will be a major achievement and conclude months of hard work by both Hackney Homes, the Council and Berkeley Homes. This agreement is a commitment between Hackney Homes, the Council and Berkeley Homes to regenerate the first phase, and moves Woodberry Down a significant step closer to becoming a sustainable community. The next step following submission of the Master Plan is for Berkeley Homes to submit a Detailed Planning Application for the Old School Site, the first Kick Start Site planned to be developed.



Architects Impression of Old School Site

# UPDATES

## DEVELOPMENT OF HEALTH CENTRE SITE UPDATE

**The City and Hackney Primary Care Trust (CHPCT) has been working closely with the Hackney Homes Ltd and the London Borough of Hackney and the Learning Trust to develop plans for a brand new health centre.**

The new health centre will replace the current John Scott Health Centre. The land of the John Scott Health Centre can then be free for development of new housing.

The Cabinet (the decision making body of the Council) met at the Town Hall at the end of June to consider the New Health Centre Cabinet Report. The Cabinet decided that the Woodberry Regeneration Team

should proceed towards developing a new Health and Children's Centre at Woodberry Down

The new centre is proposed to be located on the site of Pewsham House, as well as 8, 10 and 10A Woodberry Down, opposite St Olaves Church.

A public meeting took place earlier this month to discuss these latest developments with the residents affected by this.

## YOUR COUNCILLORS – DO YOU KNOW WHO THEY ARE?

**Following the elections in May, this year, there were changes to some of the Councillors in many of the wards in Hackney.**

Below are the Councillors that cover Woodberry Down:



### Brownswood Ward

- Councillor Brian Bell  
– Labour



- Councillor Feryat Demirci  
– Labour



- Councillor Darren Parker  
– Labour



### New River Ward:

- Councillor Maureen  
Middleton – Conservative



- Councillor Harvey Odze  
– Conservative



- Councillor Simche  
Steinberger – Conservative

# FEATURE

## Manor House Development Trust



The Manor House Development Trust is composed of a group of people determined to change their area for the better, and was created as part of the succession strategy for the Woodberry

A primary focus for the Trust will be the development and management of a Priority Community Facility. This will be a new facility over two floors, with excellent views of the West Reservoir. The Trust has also secured a ten year lease for a new building on Green Lanes that will house the Royal Association for the Deaf and provide a home for Access to Employment, a locally based job brokerage.

### Down and Stamford Hill SRB6 Partnership.

Thanks to Hackney Council the area around Manor House will undergo dramatic change over the next few years with the redevelopment of Woodberry Down. The Trust will be well placed to ensure that local people benefit from the change.

The Trust will be run by Helen Grayshan the new Chief Executive of the Development Trust. A Board oversees the work of the Development Trust and comprises an accountant, a solicitor, a fundraiser, four tenants from within the Trust's boundaries, and representatives from three locally based organisations



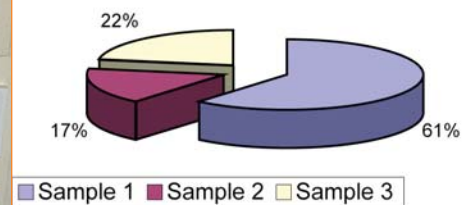
Local resident and Chair of the Trust, Sarah Marsh believes that the Trust will provide a real voice to local people:

*“As a resident led Trust, we are committed to the ethos of empowering the community. The Trust will provide a platform for the views of local people and champion the needs of the local area.”*

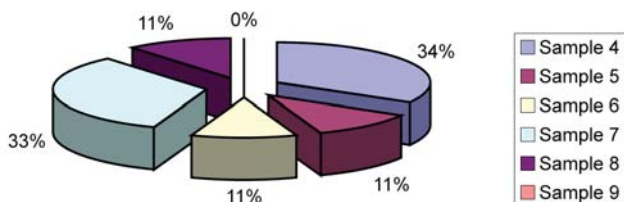
## Kitchen Samples – Your Responses from the Fun Day Survey



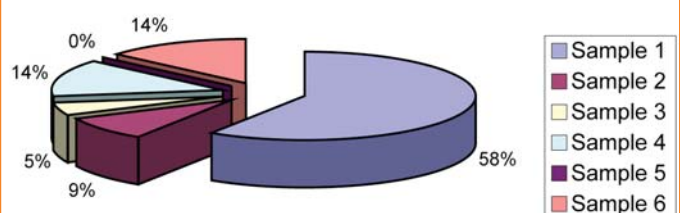
Resident's preference for door/drawer finishes



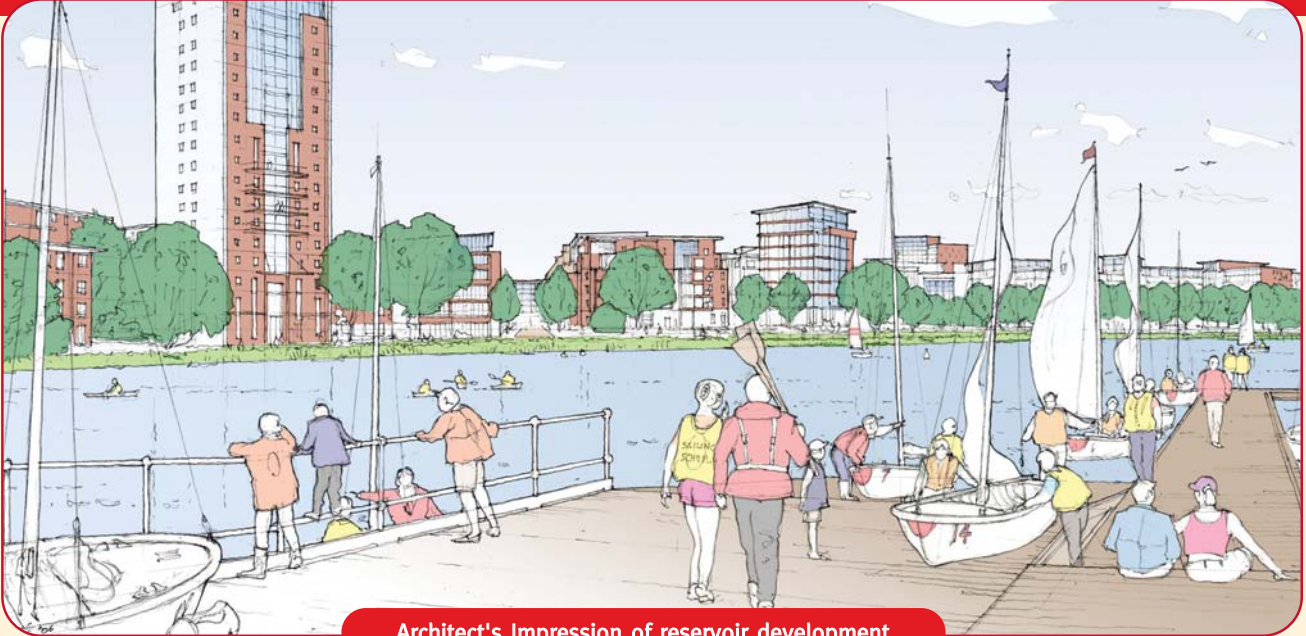
Resident's preference for Worktops



Resident's preference for Handles



## SAFETY A PRIORITY IN THE NEW DEVELOPMENTS OF THE WATERSIDE



Architect's Impression of reservoir development

**The regeneration will increase opportunities for Woodberry Down residents to take advantage of some of the stunning views and also increased waterside facilities at the New River and the Reservoirs.**

The Woodberry Down Regeneration Team will be assessing with its partners and RoSPA (The Royal Society for the Prevention of Accidents) how to ensure

that the waterside is made safe, especially for children. It will be a balance of ensuring there is both adequate safety and access to the waterside. This will be discussed with residents in the near future.

RoSPA is a registered charity established over 80 years ago. RoSPA is actively involved in the promotion of safety and the prevention of accidents in all areas of life - at work, in the home, and on the roads, in schools, at leisure and on (or near) water.

## 'LOCAL GIRL BECOMES AN ASSISTANT TO A TIME LORD'

A resident from Woodberry Down has been in the newspapers recently for getting a key role in one of Television's most famous and popular programmes.

Freema Agyeman, 27, who went to Our Lady's Convent Secondary School in Amhurst Park, Stamford Hill will play Martha Jones in the next

series of Doctor Who. Freema will take over from the previous Doctor's sidekick; Rose Tyler, played by Billie Piper, who left the show recently.

Freema grew up in Woodberry Down with her mother, brother and sister. She will now make TV history as the first black assistant to Doctor Who in the show's 43 year history.



David Tennant and Freema Agyeman

## ROBIN REDMOND RESOURCE CENTRE (RRRC) – SUMMER EVENTS



### Summer Youth Dance & Creative Art Project

“Are you aged 12 – 19 and living in the Woodberry Down or Stamford Hill area?” If so why not go along to the Robin Redmond Resource Centre and see what’s happening this summer.

There will be two free dance and art projects to choose from. Starting from Monday, 7th August 2006, there will be sessions available in daytime and evening. The project will cover a range of dance styles by expert tutors.

This summer, there will be two free dance projects for young people aged 12 to 19 living in the Woodberry Down and Stamford Hill area. Starting Monday 7th August.

For more information and to sign-up, please call Goknil or Ruth on: 020 8802 7580 or call in at the Robin Redmond Resource Centre by Friday, 4th August 2006.

Robin Redmond Resource Centre, 440 Seven Sisters Road, Corner of Seven Sisters Road & Woodberry Grove.

Tube: Manor House. Buses: 253, 254, 259, 279, 341, 141 or 29.

**Summer Youth Dance and Creative Art Project**

African Dance Contemporary Ballet  
DANCE STREET DANCE BREAK DA  
HIP HOP Contemporary African Dance  
Contemporary Ballet BREAK DANCE  
DANCE HIP HOP Contemporary African Da  
African Dance Contemporary Ballet BREAK DA  
DANCE STREET DANCE Contemporary Ba  
HIP HOP Contemporary African Dance

2 FREE dance projects for young people aged 12 to 19 living in the Woodberry Down and Stamford Hill area starting Monday 7th August

Two dance and art projects to choose from, either daytime or evening, covering a whole range of dance styles with expert tutors.

For more information and to sign-up please call Goknil or Ruth on 020 8802 7580 or call in at the Robin Redmond Centre by Friday 4th August.

Robin Redmond Resource Centre 440 Seven Sisters Road  
Corner of Seven Sisters Road & Woodberry Grove  
Tube station: Manor House Buses: 253,254,259,279 or 341, 141, 29

woodberry down stamford hill SRBE  
RENAIBI  
LONDON DEVELOPMENT AGENCY  
Hackney Homes  
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# FEATURE

## TO REACH URBAN COMMUNITIES EVERY (TRUCE) EVENT TAKES PLACE IN WOODBERRY DOWN



**TRUCE is an anagram standing for To Reach Urban Communities Every and is an organisation of young evangelists who lead outreach projects in urban cities across America.**



During July, Truce held three events on Woodberry Down. They were lively and inspirational and were well attended.

TRUCE was founded by Nicky Cruz. It is a joint partnership between the Police and Faith Groups. Comprising 20 young ex-gang leaders from the Bronx who have made positive life changes, they travel to different locations using music and dance to give a Christian message.

Their target audience is aged 18+ and their aim is to bring respect and a sense of hope and self worth to the young people of Hackney. They also help with Substance misuse, addictions; Housing and Education.

The team plan to come back next year to work again in Hackney, as well as other boroughs across London.

## COMMUNITY SAFETY NEWS



**Crime & anti-social behaviour is a concern for many residents on Woodberry Down. There are a range of initiatives taking place to improve community safety.**

Should you need to report an incident; High Profile Security patrol Woodberry Down 24hrs a day. Their telephone numbers are; 020 8533 331 or 07950 546043.

Safer Neighbourhoods is a truly local policing style: local people working with local police and partners to identify and tackle issues of concern in their neighbourhood.

Woodberry Down has two safer neighbourhood teams, each responsible for a different area.

- The **Brownswood Safer Neighbourhood Team** covers the area South of Seven Sisters Road and West of Woodberry Grove.
- The **New River Safer Neighbourhood Team** covers the North of Woodberry Down, including Rowley Gardens and also the area to the East of Woodberry Grove

If you have concerns about day-to-day crime and disorder issues please contact your local team. If you are unsure which team to contact please call either and if necessary your issue will be passed on to the relevant team.

For more information on Safer Neighbourhoods and contacts please visit our website [www.met.police.uk/saferneighbourhoods](http://www.met.police.uk/saferneighbourhoods)

### **New River Safer Neighbourhoods Team**

Sgt. Jon Norton  
PC Graham Blake  
PCSO Paul McManus  
PCSO Maria Browne  
PCSO Glen Stewart

#### **Contact Details**

Office – 0207 275 3154  
Mobile – 07884 117 298 or  
0208 721 2904

### **Brownswood Safer Neighbourhoods Team**

Sgt. Alison Lapper  
PC Yeohan Khan  
PC Kelly Wood  
PCSO Jaysen Ramdeen  
PCSO Hakan Akburak

#### **Contact Details**

Office – 0207 275 3117  
Mobile – 07843 291 140 or  
0208 721 2030

***Please remember, if your call is an emergency, always dial 999***

# FEATURE

Organisation	Telephone Number
● Anti-Social Behaviour Hotline:	020 8356 3030
● Services for Youth:	020 8356 7403/4
● Domestic Violence & Hate Crime Team: Freephone:	020 8356 4459 0800 056 0905
● Hate Crime Non Police reporting:	020 8510 4415
● Childline:	0800 1111
● Mediation (Helps people to deal with conflict, particularly with neighbours):	020 8356 4794
● Hackney Law Centre:	020 8985 8364
● Addaction: (Community Drugs Service):	020 8985 3757
● Off Centre (Advice & Counselling for young people):	020 8986 4016
● Connexions / Careers:	020 7275 0346

**Both the Task force and Cycle squad officers have been working in plain clothes in the Manor House area and in the past two weeks, two of the main drug dealers in the area have now been arrested.**

**As the weather gets hotter, the numbers of youths congregating around Woodberry Down are increasing. The police have been stopping youths in order to make contact and identify them, as it is often the same groups of youths moving between the Portland Rise Estate and Peak, Pewsham and Petherton Houses.**

## BE A VOLUNTEER TODAY

Are you a student looking for work experience? Unemployed and looking to gain experience and increase your skills? or retired and want to share your skills and knowledge with others.

If you would like to take an active part in the Woodberry Down regeneration project and have a couple of hours to spare a month, we would love to hear from you.

By volunteering, you may be able to develop your

basic skills and get some worthwhile experience.

We may also be able to offer you on the job training and administration work for those with lots of enthusiasm.

Contact the Consultation Team on (Freephone) 0800 694 2109 or drop in and see us at:

151 Woodberry Grove to see how you can get involved.

# FEATURE

## CAUGHT ON CAMERA SCHEME

### What is Caught on Camera?

The 'Caught on Camera' scheme allows residents to use their mobile phones to take a photo of graffiti, rubbish dumping or communal areas in need of repair. If you see a problem like this and want to report it, you can take a photo and text the photo and a message to Hackney Homes.

Residents can still report problems by phone or online but now have the additional option of using their camera phone.

All reports are will be recorded and action will then be taken to fix the problem. When you send a text you will receive a message back confirming the details received.

### How to send a photo

Residents can send their pictures to the Hackney Homes Contact Centre on: **0773 854 4872.**

Please make sure you include the name of the estate, i.e: Woodberry Down and a KEY WORD to make sure it reaches the right person.

- Use the key word **REPAIR** if you want to report a communal repair
- Use the key word **GRAFFITI** if you want to report graffiti
- Use the key word **RUBBISH** if you want to report rubbish dumping

If you have any queries you can contact the Housing Contact Centre on:

**0208 356 3691** or email [Repairs.RCC@hackney.gov.uk](mailto:Repairs.RCC@hackney.gov.uk)

or for out of hours: **020 8356 2300.**





# 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.

উডবেরি 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 নীচে 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)

જો તમારે Woodberry Down અસ્ટેટમાં થઈ રહેલ પરિવર્તન વિષેની આ અગત્યની માહિતી પાછળની ઢાંચે આ  બોલામાં ટિકનું ચિહ્ન કરવું, તમારું નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખી અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પરત મોકલવું. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਅਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਬਦਲੀਲੀਆਂ ਬਾਰੇ ਇਹ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਾਕਸ 'ਤੇ  ਨਿਸ਼ਾਨ ਲਗਾਓ ਅਤੇ ਹੇਠਾਂ ਅਪਣਾ ਨਾਂ, ਪਤਾ ਅਤੇ ਫੋਨ ਨੰਬਰ ਲਿਖੋ ਅਤੇ ਇਸ ਫਾਰਮ ਨੂੰ ਹੇਠਾਂ ਦਿਤੇ ਗਏ ਫ੍ਰੀਪੋਸਟ ਪਤੇ 'ਤੇ ਵਾਪਸ ਭੇਜੋ। (Punjabi)

Nếu bạn muốn những thông tin quan trọng này về những thay đổi xây 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 مجاناً. (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 fashiix ah una soo celi cinwaanka lagu siiyay 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 newsletter 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-SUUJ-UBSE**  
**Hackney Housing Service**  
**Woodberry Down Regeneration Team**  
**151 Woodberry Grove**  
**LONDON N4 2SB**

Please contact a member of the Consultation Team with any ideas about this newsletter 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: [wdrtd@hackneyhomes.org.uk](mailto:wdrtd@hackneyhomes.org.uk)

CONTACTS BOX	Woodberry Down Community Consultation Team	Rehousing Team
	<p><b>Amanda Murrell (Manager)</b> 020 8356 1670  <a href="mailto:amanda.murrell@hackneyhomes.org.uk">amanda.murrell@hackneyhomes.org.uk</a></p> <p><b>Catherine Olatunji</b> 020 8356 1674  <a href="mailto:catherine.olatunji@hackneyhomes.org.uk">catherine.olatunji@hackneyhomes.org.uk</a></p> <p><b>Yaw Addae Boadu</b> 020 8356 1671  <a href="mailto:yaw.addaeboadu@hackneyhomes.org.uk">yaw.addaeboadu@hackneyhomes.org.uk</a></p> <p><b>Yahya Hafesji</b> 020 8356 1678  <a href="mailto:yahya.hafesji@hackneyhomes.org.uk">yahya.hafesji@hackneyhomes.org.uk</a></p> <p><b>Nick Ronald</b> 020 8356 1707  <a href="mailto:nick.ronald@hackneyhomes.org.uk">nick.ronald@hackneyhomes.org.uk</a></p>	<p><b>Colin Bright (Manager)</b> 020 8356 1675  <a href="mailto:colin.bright@hackneyhomes.org.uk">colin.bright@hackneyhomes.org.uk</a></p> <p><b>Joanne Chitolie</b> 020 8356 1680  <a href="mailto:joanne.chitolie@hackneyhomes.org.uk">joanne.chitolie@hackneyhomes.org.uk</a></p> <p><b>Rudi Ellis</b> 020 8356 1672  <a href="mailto:rudi.ellis@hackneyhomes.org.uk">rudi.ellis@hackneyhomes.org.uk</a></p> <p><b>Francis Kwarteng</b> 020 8356 1673  <a href="mailto:francis.kwarteng@hackneyhomes.org.uk">francis.kwarteng@hackneyhomes.org.uk</a></p> <p><b>Madeline Antwi</b> 020 8356 1679  <a href="mailto:madeline.antwi@hackneyhomes.org.uk">madeline.antwi@hackneyhomes.org.uk</a></p>

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.