

Community Fun Day at Rowley Gardens



INSIDE THIS ISSUE

Feature: Community Fun Day

Updates: Demolition

Decant

News: School Children Visit
Berkeley Homes
Development

Energy on
Woodberry Down

EDC Design
Workshops



UPDATES

PLANNED DEMOLITION FOR JULY

The next blocks planned for demolition in July are Glynn and Bewdley House.

Glynn House is located on the far east of Woodberry Down between Selwood House and Hanover Shelter. Glynn House has been mostly vacant of tenants for some time and is being demolished to improve the Woodberry Down environment.

The demolition of Bewdley House, located on Woodberry Grove North, also in July is planned to coincide with the Woodberry Down Primary School holidays to reduce disturbance to school students, staff and residents.

The Woodberry Down Regeneration Team would like to thank all residents affected by the demolition for their patience and tolerance throughout this necessary phase to allow the development of new mixed tenure homes.



DECANT – KICK START SITES

Woodberry Grove North

On Woodberry Grove North, Ombersley and Whittlebury Houses have been completely demolished and Bewdley House is planned for demolition during July. Only four blocks remain on the area with five tenants and seven leaseholders still residing.

Parkfield House, Oakend House & Newton Close

The number of residents residing in these three blocks include 20 tenants and 19 leaseholders. The Rehousing

Team are currently negotiating suitable alternatives of housing for these residents.

Horston House & Sherwood House

Of the original 89 residents, there are currently 38 tenants and 19 leaseholders residing.

The Rehousing Team is taking every consideration in rehousing and negotiating with residents on the Kick Start sites. The team understand this is a difficult time for some residents.

EDC KICK START SITE 1 (THE OLD SCHOOL SITE) DESIGN WORKSHOPS

The EDC, WDRT, Berkeley Homes and their architects, Rolfe Judd and Wilkinson Eyre, have been meeting on a regular basis to discuss aspects of the Old School Site.

Recently a design workshop was held where EDC members had the opportunity to view proposed floor plans and layouts for the Old School Site homes. Berkeley Homes and Rolfe Judd provided models of the various internal layouts and EDC members had the chance to comment.



ENERGY ON WOODBERRY DOWN

The Project Team has researched the options for an energy strategy on Woodberry Down, which looks towards satisfying the policies of both government and the Mayor of London in respect of sustainability and renewable energy.

The Masterplan Team is specifying energy reduction measures that will reduce the carbon emissions by approximately a factor of four from their current levels, whilst at the same time doubling the number of homes on Woodberry Down.



Wind Turbines



Electric Cooker

How will my house be heated & how will I do my cooking?

All new homes on Woodberry Down will be heated from a modern energy centre located in the basement of each block.

Each home will have high tech meters so that residents only pay for what they use - go away on holiday and you will use no heat and not pay for any.

The energy centres will use large gas-boilers and combined heat and power (CHP) units to raise hot water. This hot water will be distributed to each home to provide space heating (through a conventional radiator system) and hot water for sinks, basins, showers and baths.

Electricity will be generated on-site by the CHP units and wind turbines and will be supplemented by 'grid' electricity to meet the demand from the homes.

The advantage of using a centralised system is that generating heat and electricity on-site is more efficient than importing electricity from the grid and raising heat from small, individual boilers. This means less fuel is used and household energy bills are reduced. Carbon dioxide emissions are also lowered through the use of centralised plant and renewables.

Lowering our carbon dioxide emissions is a planning requirement enforced by the Government.



Other advantages include hot water and heating on demand throughout the year and no hot water tank or boiler is required, that means more storage space. It is also worth noting that the new homes will be highly insulated with double glazing installed throughout, existing occupants will notice a considerable reduction in their annual energy bills. Both heat and electricity are metered for each home so you pay only for what you use.

Supply of heat and electricity will be the responsibility of an Energy Service Company (ESCO). The ESCO will guarantee the energy supply and must provide it at least 5% cheaper than the local utility supplier.

Gas cannot be supplied to each dwelling primarily for safety reasons. Some blocks have many storeys and were there to be an accident involving gas (for example a fire) many residents would be affected. Therefore, installing gas in dwellings for cooking purposes is considered an undesirable risk. Electric fuelled hobs have advanced in their response time, making them easier to cook on, and are cheaper to run.

At the same time, due to technological developments in housing design eg better insulation, it will be much cheaper to heat your home than it is now.



CHP Unit

COMMUNITY FUN DAY



A summer's day provided perfect conditions as over 500 residents attended the recent Community Fun Day held on Saturday 17th June at Rowley Gardens.

The Woodberry Down Regeneration Team were supported by Berkeley Homes (developer), Circle Anglia (Housing Association for the Kick Start sites), Shephard Epstein Hunter and Matrix Partnerships (Masterplan architects), Demo One (demolition contractor); and a number of community groups and organisations, who were all available to speak and discuss the regeneration plans with the residents.

The purpose of the Fun Day was to give residents the opportunity to see the Masterplan model, see the proposals of what Woodberry Down could look like in the future by means of a computer generated fly-through, and also the most up-to-date information on the progress of the project.

There were details of the phasing to enable residents to see when they are likely to be decanted and rehoused, and when demolition of the blocks is proposed.

Berkeley Homes displayed alternative designs for worktops, kitchen cupboard fronts and handles so residents were offered the opportunity to give preference over a number of designs.

The live steel band and free barbeque created a lively atmosphere as people danced and picnicked at Rowley Gardens. Residents also had the opportunity to have a free massage and complementary therapies.



Selection of Internal Specifications



FEATURE

COMMUNITY FUN DAY

There were plenty of activities on offer for the children, including a bouncy castle, sumo wrestling, face painting, clown, and the Hackney Playbus.

Amanda Murrell, Communication and Consultation Manager for WDRT, made the following comment:

'I was delighted with the number of residents who attended the Fun Day. We really enjoy giving back to the community and I think this was visible by the number of smiles on children's faces.'

'The Consultation Team's number one priority is keeping residents informed about the Regeneration Project, and we believe the Fun Day and other events, are an excellent way to deliver this information.'



STALLS PRESENT AT THE COMMUNITY FUN DAY

| | |
|------------------------|--|
| ACCESS TO EMPLOYMENT | NEW RIVER SAFER NEIGHBOURHOOD TEAM |
| AGE CONCERN | PARKSIDE YOUTH CLUB |
| BERKELEY HOMES | ROBIN REDMOND RESOURCE CENTRE |
| CIRCLE ANGLIA | STAMFORD HILL AND WOODBERRY DOWN SRB |
| CITIZENS ADVICE BUREAU | SURESTART NEW RIVER |
| COMMUNITY WARDENS | THE LEARNING TRUST |
| DEMO ONE | WOODBERRY DOWN BME HOUSING ASSOCIATION FORUM |
| DRUG ACTION TEAM | WOODBERRY DOWN REGENERATION TEAM |
| FIRST CALL (ITLA) | |
| JAMBOULAY | |
| MANOR HOUSE TRUST | |



PRIZE DRAW

All residents who completed a feedback form were entered into a prize draw, and the winners are:

First Prize: BT hands free studio phone
W. Awosokanre

Second Prize: Haden bread & bagel toaster
V. Mensah

Third Prize: Apollo telephone
S. Kog

Thank you to all residents who completed the feedback form



PRIMARY SCHOOL CHILDREN VISIT BERKELEY HOMES DEVELOPMENT



Aragon Tower Views

Children from Woodberry Down Community Primary School accompanied by a teacher, classroom assistant and members from the Regeneration Team were treated to an enjoyable day out with a visit to Aragon Tower in Deptford.

Seventeen School Councillors aged 6 to 11 years had the opportunity to enjoy breathtaking views of the City and River Thames from a 25th floor apartment. Children also had the opportunity to ask questions to Berkeley Homes staff.

On the return journey the children had the opportunity to complete a feedback form with their thoughts and views about the site visit. There was some interesting feedback and two pupils, Temitope and Paris have received a prize for completing the form.

We hope that this is the first of many opportunities for children and young people from Woodberry Down to attend visits to other developments in the future. If you are a young person living on Woodberry Down and would like to find out more about the project or get involved please speak to a member of Consultation Team on 0800 694 2109



Students' Comments

"Well I really enjoyed the Aragon Tower and I really enjoyed looking at the one on the 25th floor."

"Today was a great experience and a great understanding of knowing what will be happening on the Woodberry Down Estate."

"I have learnt that to be a builder it is very hard!"

Aragon Tower is a refurbished 29 storeys ex local authority tower block, which is currently in the last stages of development.



WHAT CAN BERKELEY HOMES OFFER

As well as providing Hackney Homes with 457 social rented homes across the four Kick Start sites, Berkeley Homes will be constructing Circle Anglia's intermediate homes and a range of housing for sale on the open market. Details and prices of these will be available in due course.

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)

若您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 અસ્ટેટમાં થઈ રહેલ પરિવર્તન વિષેની આ અગત્યની માહિતી પાઈતી હોય તો આ ખાલામાં ટિક્કવું થિલેલ કરો, તમારું નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખી અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પરત મોકલો. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਅਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਇਹ ਮਹੱਤਵਪੂਰਣ ਜਾਣਕਾਰੀ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਾਕਸ 'ਤੇ ਨਿਸ਼ਾਨ ਲਗਾਓ ਅਤੇ ਹੇਠਾਂ ਆਪਣਾ ਨਾਂ, ਪਤਾ ਅਤੇ ਫੋਨ ਨੰਬਰ ਲਿਖੋ ਅਤੇ ਇਸ ਡਾਕਮ 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 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)

Please return to: Freepost RLST-SUUI-UBSE, Hackney Housing Service, Woodberry Down Regeneration Team, 151 Woodberry Grove, London N4 2SB

| | |
|------------|-------|
| Name: | _____ |
| Address: | _____ |
| Telephone: | _____ |

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 in the box alongside or email wdrtd@hackneyhomes.org.uk

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

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If you need to speak to any member of the Woodberry Down Regeneration Team please call 0800 694 2109. Alternatively you can visit the office at 151 Woodberry Grove, Monday to Friday between the hours of 10.00 and 16.00.