

Woodberry Down

Regeneration News



Issue 20 • March 2007

Woodberry Down Redevelopment Information Centre Now Open

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Before Living Memory

Before World War II Woodberry Down was an area of grand houses with large gardens owned by wealthy politicians and business men. Within ten years their houses gave way to the London County Council estate.

But in order to understand fully how the transformation came about, we must first go back nearly 400 years - to the reign of King James I.

The origins of Woodberry Down

It would appear that the earliest reference to Woodberry Down is in "The map of the division of the Manor of Stoke Newington in the County of Middlesex made by order of Lady Abigail 1736". The street Wood Berry Down, therefore, the largest field in the area which eventually gave its name to the whole neighbourhood.

The street plans of the area all say something about its early history. Wood suggests that it is one of the last areas of trees to be taken. Barry is unlikely to mean that the area was such a place but it probably derives from the Old English word "berd" meaning near the manor house or wood. The presence of the Manor House pub would seem to confirm this, except that it was not built until 1822, and the Stoke Newington estate house was over a mile away in Church Street. There was a manor of Woodberry, as perhaps it refers to this. Down has the traditional sense of 'a square of elevated land'.

There were no records in the 17th and 18th centuries, but in the 19th and 20th people came from all over to live in Woodberry Down, areas such as Kensington, Canonbury, Town, Paddington, Whitechapel, Finsbury and Islington. (Others came from further afield, from Uganda, Guyana and India).

Woodberry Down has attracted much attention since it was first planned, and then built, as a pioneering L.C.C. housing development. It had the first purpose-built comprehensive school in London.

Bricks, mortar, plans and policies - but what makes the history of a housing estate - the people, of course!

See the website: www.woodberrydown.org.uk or call 020 7463 2000

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WOODBERRY DOWN - COMMUNITY

A collage of photographs showing various community activities, including people playing sports, children at school, and community meetings.

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AERIAL

An aerial photograph of the Woodberry Down estate, showing the layout of the houses and the central pond.

Display Boards at the Information Centre

PROGRAMME UPDATE

DEMOLITION

The demolition of Woodberry Grove North is progressing well with three housing blocks remaining.

The next housing block due for demolition is likely to be Wychwood House on Woodberry Grove North. Wychwood House is likely to be demolished at the end of April and will be followed by Oakend House in May.

On Woodberry Grove North, Bowland House has been demolished and contractors are clearing the rest of the remaining rubble.

Demolition Progress

Ombersley	March 2006
Whittlebury	April 2006
Bewdley	August 2006
Glynn	November 2006
Bowland	January 2007

INTERESTING NOTE ON THE MASTERPLAN

The Masterplan incorporates an 'Environmental Statement' the objective of which is to reduce the impact of development on the environment.

In June last year, an environmental consultant spent three weeks surveying the site for protected species, such as slow worm, common lizard and grass snake. The result concluded that no protected species were found on the site, and showed the importance of surveying and relocating any protected animals if found.

In developing the Old School site all care has to be taken not to disturb birds that may be nesting in amongst the 'scrub' that has grown up over the years, and a particular horse chestnut tree on the site has been identified as a valuable roost for bats. To encourage the bats to roost outside of the construction area 'bat boxes' have been erected in the trees within the protected strip of land fronting the reservoir known as Metropolitan Open land, which will not be developed.

Berkeley Homes is organising this, and therefore the first homes built on Woodberry Down will be **bat flats!**



Environmental Consultant, Mr Waller, surveys the site for protected species

UPDATE

EDC ELECTIONS

The Estate Development Committee (EDC) elections are presently taking place with the results so far highlighted below.

Day	Date	Area	Results
Tuesday	13 March	Newnton Close	Doreen Cox, Sarah Marsh Jagdish Kumar
Wednesday	14 March	Peak, Petherton, Pewsham	Mehmet Cimen , Maxwell Ohajah
Wednesday	21 March	APEX	Gail Kahveci, Alex Robinson Gunel Sakin
Thursday	22 March	Nicholl, Needwood	Donna Ferguson, Ian Kleinberg
Thursday	29 March	Seven Blocks	Jessie Goodchild, Jacquie Knowles
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	

If you would like to know more about the EDC elections please contact Neal Purvis, Clive Burrows or Leszek Rataj from FIRST CALL at 93 Woodberry Grove, or contact 020 8809 7203.

“WOODBERRY WORKS”

Parkfield House is now empty and is being converted into the satellite construction training centre, “Woodberry Works,” that will be attached to Hackney Community College.

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

The partnership aims to train over 100 local people a year and provide complete support throughout and after training. This will include mentoring and guidance to develop a tailored package of support for each individual student. The project featured in Daily Housing News on 14 March.

INSPECTION UPDATE

A final reminder to residents that Hackney Homes is being formally inspected by the Audit Commission from **25 March – 5 April.**

We are aiming for a 2 star rating which will mean an additional £225m in government funding for Decent Homes works.

Inspectors will be visiting some estates and will be speaking to residents during these visits.

Some of you have already been selected to attend focus groups to share your experiences with the inspectors.

We should know the results by June.

NEWS

PINNACLE TAKING OVER FROM PATHMEADS ON HOUSING MANAGEMENT

From the 1st of April 2007, Pinnacle, an experienced housing management service provider, will be the new housing management partner for the North East Neighbourhood, including Woodberry Down.

Residents may be aware that Hackney Homes has been carrying out tendering for the contract to provide housing management services for the neighbourhood. The current service for the North East Neighbourhood is provided by Pathmeads and that contract expires on 31 March 2007.

Hackney Homes received a number of high quality bids including the current provider Pathmeads. A great deal of detailed consideration was given to the bids submitted and the assessment panel included resident representatives. The assessment resulted in the new 7 year contract being awarded to Pinnacle, who previously managed some housing in Hackney.

Mr Elliott Brooks, Contract Manager for Pinnacle, will be based in the Clock House Office at Stamford Hill and has been busy meeting with residents and representatives from the North East Neighbourhood over the last month.

What does this mean for residents of Woodberry Down?

The changeover will not affect residents and if residents require any further information please contact Pinnacle on 020 8356 6553.



Hackney Homes / Pinnacle signing of contract

TACKLING DRUGS & ALCOHOL

The Woodberry Down and Stamford Hill Substance Misuse Group was set up in 2003 to tackle the problems of drugs and alcohol with partners including the SRB6 team, housing, police, treatment services, wardens and Drug Action Team.

Projects supported this year include a substance misuse information peer education project with Park Side Youth Club and work with partners to tackle street drinking issues at Stamford Hill.

addaction

Helping individuals and communities to manage the effects of drug and alcohol misuse

This year Addaction Community Drug Service is launching a new service to providing a mobile harm reduction service visiting various locations in Hackney, including Woodberry Down. The service aims to educate and support drug users to be more responsible when disposing of their works, and reduce the nuisance caused by the disposal of needles and other drug paraphernalia in the community.

If you would like to find out more about this new service please contact the Addaction Harm Reduction Team on 020 8985 3757.

FEATURE

OFFICIAL OPENING OF WOODBERRY DOWN REDEVELOPMENT INFORMATION CENTRE

The 4th April will see the Mayor of Hackney and delegates attend the official opening of the Redevelopment Information Centre at 95 Woodberry Grove.

The centre will allow Berkeley Homes, the Woodberry Down Regeneration Team and Circle Anglia to provide up-to-date information on the regeneration and allow residents to view and discuss project information.

Berkeley Homes expects the information centre to be an ideal tool in continuing the consultation process of the project to the community, in partnership with Hackney Homes and Circle Anglia.

This is another important step in bringing forward the regeneration of Woodberry Down. Berkeley Home's direct representation within the community will be an opportunity for the residents to see the designs come to fruition with their direct input on areas, such as, the internal layouts of the units.

OPENING TIMES: 10am – 4pm	
Tuesday	BH, WDRT & CA
Wednesday	WDRT & CA
Thursday	BH & WDRT
1st Tuesday every month open till 7pm. Starting from 10th April	

For further information contact the Regeneration Team on Freephone 0800 694 2109.



WHEN WILL CCTV BE UP & RUNNING?

Residents have met with the Area Police Inspector and the Borough CCTV Team to plan the locations of the CCTV cameras on Woodberry Down. This included analysing local crime data to find the most suitable locations to position cameras. The SRB6 programme and the London Borough of Hackney have provided funding of £365,000 for the CCTV system which will be linked to the CCTV centre in Stoke Newington. The system will also link existing cameras on Woodberry Down, and possibly TfL cameras at Manor House.

If all goes to plan, the implementation of CCTV on Woodberry Down is expected within the next 4 months.



Stoke Newington CCTV Centre

COMMUNITY NEWS

BUILDING BRIDGES

An exhibition of work made by young people and older people about their experience of living at Woodberry Down

Immediate Theatre has spent the past month on Woodberry Down talking to local people, young and old, about the difficulties they have getting on with each other. They have devised a series of scenes, films and visual images to share, and hope this will be a starting point for finding ways for young and old to get along and work together to make Woodberry Down a better place to live for everyone.

Funded by: The London Borough of Hackney Community Safety Team

Supported by: Hackney Youth Service, Youth Inclusion Project and Age Concern, Woodberry Down Regeneration Team and Hackney Homes.

Come along and join the conversation

On Saturday 14th April

Lunch from 12 noon

1pm Performances and discussion

3pm Tea

Location: Parkside Youth Centre
Woodberry Grove

For more information contact Meg Page at
Woodberry Down Regeneration Team on
Freephone 0800 694 2109



Produced by Immediate Theatre

THIS MONTH'S WORD SEARCH

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

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

1. What is the next housing block likely to be demolished?
2. The M_____ incorporates an 'Environmental Statement'?
3. The site for the 'Woodberry Works'?
4. Who is attending the official opening of the Information Centre?

5. Hackney Homes needs a 2 ____ rating to achieve additional funding?
6. What company is taking over from Pathmeads?
7. What is the name of the production Immediate Theatre are hosting?
8. Who is the manager of the Rehousing Team?

Please complete the word search and send freepost (address on back page) to the Regeneration Office by 20.04.07.

Winner of the February word search is Mr B. Zammit

