




Above (left to right): Peter Naughton - Chair of the WDCO, Tony Pidgely - Managing Director Berkeley Homes, Karen Alcock - Deputy Mayor of Hackney, Stephen Oakes - Homes and Communities Agency, Jules Pipe - Mayor of Hackney.

Old School Site Groundbreaking Event



On Thursday 12th March construction work began at Woodberry Down, a historic event celebrated with a Groundbreaking ceremony at the Old School Site.

Local residents from the Woodberry Down Community Organisation

(WDCO) and the Manor House Development Trust (MHDT) along with local councillors and senior government figures gathered on the Old School Site to see the first soil turned.

Guests were entertained by music from City Jazz, and the Mayor of Hackney, Jules Pipe, made a speech to mark the occasion.

...find out more on page 3

Monthly Calendar

April

3 rd	Launch of the Woodberry Down Healthy Spaces Club, East Reservoir Community Garden, 3.30pm-6.30pm.
7 th , 14 th , 21 st , 28 th	The Older People's Coffee morning, RRRRC. More details contact Janice or Phil on 020 7241 9400.
1 st , 8 th , 15 th 22 nd , 29 th	Hackney Play Bus outside Pewsham House, 1pm-3pm. More information contact Sarah Marsh on 07957 914491.
9 th	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
3 rd , 17 th , 24 th	The DON Project Friday Club for young people, RRRRC, 5pm-8pm.
14 th	Growing Older and Living Independently, RRRRC, 11am. A public meeting for everyone over 50 on Woodberry Down.
16 th	WDCO General meeting, RRRRC, 7.30pm-10pm.

May

5 th , 12 th , 19 th , 26 th	The Older People's Coffee morning. More details contact Janice or Phil on 020 7241 9400.
6 th , 13 th , 20 th , 27 th	Hackney Play Bus outside Pewsham House, 1pm-3pm. More information contact Sarah Marsh on 07957 914491.
14 th	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
1 st , 8 th , 15 th 22 nd , 29 th	The DON Project Friday Club for young people, RRRRC, 5pm-8pm.
19 th	Turkish Women's Group, 12pm-2pm, RRRRC.
21 st	WDCO General meeting, RRRRC, 7.30pm-10pm.
ITLA opening hours	93 Woodberry Grove, Tuesdays and Thursdays 9.30pm-7pm. Advice surgeries held 3pm-7pm.
Parkside Youth Centre opening hours	New opening hours from 20th April 09 Monday 6pm - 8pm Tuesday - Friday 6pm - 9pm

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



Let's get the show on the road...

A series of Roadshows will be taking place next month. The Roadshows will be themed so that various information is available about the regeneration programme and will provide you with the opportunity to ask questions. Scheduled timetable:

- Wednesday 27th May
- Thursday 28th May
- Friday 29th May
- Tuesday 2nd June
- Wednesday 3rd June
- Saturday 6th June



Come along to a session and meet the Woodberry Down Regeneration Team staff and other partnering organisations. A small exhibition trailer specifically refitted to accommodate all of the Woodberry Down display information will be at the Roadshows.

Look out in the next issue of the newsletter for location and themes for each roadshow.



Fun Day 2009!

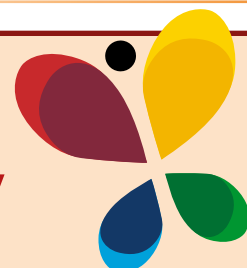
This year's Fun Day will be taking place on Saturday 11th July. The Fun Day is for residents of Woodberry Down to come along and find out more about the Woodberry Down Regeneration programme. Various entertainment will be available on the day and food too!

If you would like to get involved or have a stand on the day get in touch with the Communications and Consultation Team on 0800 694 2109.



Old School Site

Groundbreaking Day



Mayor Pipe said: “The Woodberry Down scheme is not just about construction. It is about the communities that live here, and realising the benefits of these new homes for everyone, maintaining the area’s unique community spirit and pride and harnessing this with the opportunities the regeneration creates and enabling people to create opportunities for themselves.”

The Mayor was also keen to thank the WDCO, MHDT, local organisations and all residents of Woodberry Down that have participated in many ways so far during the scheme.

Stephen Oakes, London North Director of the Homes and Communities Agency (HCA), said he was delighted the HCA’s £16m of funding meant that the vital regeneration of Woodberry Down can forge ahead and deliver the homes and facilities that local residents deserve.

He said: “This is part of our programme to kickstart development activity in London and improve the quality and affordability of housing. It’s great to see that Woodberry Down is one of the very first beneficiaries of the HCA’s support.”

Peter Naughton, Chair of the WDCO, said that he welcomed the start of construction work on site, and that the community should be the next priority of the scheme.

Tony Pidgely, Managing Director of the Berkeley Group, said: “Woodberry Down is a great scheme and a great location, but the most important things are to build communities and places where people really want to live.”

Key themes of the speeches were partnership and that everyone involved in the scheme built on this further, continuing to work together to make sure the vision for Woodberry Down is achieved.

After the speeches concluded everyone gathered outside for the Groundbreaking ceremony, where Mayor Pipe, Deputy Mayor Karen Alcock, Tony Pidgely, Stephen Oakes and Peter Naughton broke the ground with ceremonial spades to get construction underway, and Tony Pidgely presented the Mayor and Peter Naughton with a commemorative photo of Woodberry Down to mark the occasion.

Work on this first site is expected to be completed late next year, and will also include the construction of a new community centre.

It’s been quite a month for Woodberry Down, with Genesis Housing Group also being chosen as the preferred bidder to work in partnership with the Council and a developer to take the scheme forward.



Above: Mayor of Hackney, Jules Pipe.





Old School Site Groundbreaking Day photos ...



Above: Key partners with Woodberry Works trainees.



Above: Key partners celebrate the start of the Old School Site construction.



Construction Update from Berkeley



Site preparation works for the 'Groundbreaking' opening meant we had plant and labour on 'The Old School Site' for the first time during the fortnight leading up to the event on 12th March 2009. Following this successful showpiece occasion, we formally commenced development works on Monday 16th March 2009.

The initial two weeks of activity will see the formation of some investigation trenches which will be witnessed by the Museum of London Archaeologists to establish if there is any historic interest in the site. This is very unlikely but needs to be confirmed.

Next on the programme is the installation of the service access road across the site and the forming of the main construction entrance on Woodberry Grove. This access point is where all construction vehicles and operatives will enter and exit the development and security arrangements will be put in place here to police this area as it is the only interface with the general public and we need to ensure they are protected from site activities at all times. The installation of the site accommodation units will also take place within the first two weeks of construction and these will be in the form of cabins situated behind the hoarding line on Woodberry Grove. A contact board will be erected above the hoarding line within this location advising the local community of the Site Manager's details, including phone number, should anyone feel the need to call him for whatever reason.

Once the site has been established in terms of access and site accommodation then we will begin the major construction activities such as foundation piling, tower crane erection and the large drainage infrastructure works that are required to serve the new scheme.

The first phase of construction on 'The Old School Site' is to build out the first two residential blocks at the rear of the development closest to Town Court Path. These are known as Blocks F & G and can be seen on the model displayed in the Regeneration Information Centre at 95 Woodberry Grove. The tallest element of these blocks is 8 storeys high with the lowest at 4 storeys. The new drainage infrastructure serving these blocks will run below ground parallel with the New River terminating in a new connection in Woodberry Grove with a large amount of surface rain water being collected in a new attenuation design within the landscaping scheme as part of our sustainable development plans.

It is our intention to keep you all constantly updated on progress throughout our time on site, as well as forewarning everyone on any major upcoming site activities.

Look out for Berkeley Homes Old School Site update in next month's newsletter.



Above: Architectural image of the Old School Site.



Above: Demolition work on the Old School Site.

Right: Tom McGregor, Executive Director Genesis.



Left: Anne Dufton Genesis Team Leader with MHTD/WDCO members.



RSL Announcement Event

Members of the Woodberry Down Community Organisation (WDCO), the Manor House Development Trust and the Woodberry Down Regeneration Team, along with the Deputy Mayor, Councillor Karen Alcock, and Hackney Homes Chair, Rupert Tyson, attended an event to announce the new Registered Social Landlord (RSL) on the 10th March.

Woodberry Down Programme Director, Robin Smith, made the announcement that the Genesis Housing Group (GHG) was the successful RSL. Robin thanked residents for their involvement and support in helping to select the new RSL and said: "This announcement is the fruition of a 2 year process that has involved residents throughout the entire process, we are confident that we have secured the best possible deal for the

residents and the Council to move the scheme forward as we move into the delivery stage of the scheme."

The event provided an opportunity for residents and key local stakeholders to informally meet the Genesis Team to celebrate the announcement and to discuss plans and ideas with senior members of the Genesis Team. Peter Naughton chair of the WDCO welcomed Genesis on board and said: "We look forward to working in partnership with the Genesis Group for the benefit of all residents."

In a brief speech to the residents Anne Dufton said "We are absolutely delighted to be selected to join you in delivering the new Woodberry Down. We are ready to start work straightaway".



Right: Genesis team members with residents.



Left: Councillor Karen Alcock, Peter Naughton and Robin Smith.

Hello from the Genesis Housing Group

It is a great honour to have been selected to be the Registered Social Landlord (RSL) partner for the Woodberry Down regeneration. We thank the Evaluation Team, especially your Woodberry Down Community Organisation (WDCO) representatives, for the fair, tough and informative process that resulted in our selection.

Anu Vedi, our Chief Executive, sends his greetings: **“We are deeply committed to people living on Woodberry Down and helping you secure your new homes and new neighbourhood.”**

The whole of Genesis is thrilled by our selection and determined to deliver for Woodberry Down. In this Newsletter, we introduce three members of our team (see picture below), with more to come next month. Our aim is to meet as many residents and as many organisations as possible in the next few weeks. At the same time, we are working with the Council and Berkeley Homes to sort out the legal agreements for the first 117 homes on the Old School Site. How pleased we are to join you just as this exciting new development is starting.

We hope to get started soon with the WDCO on setting up the shadow board for the new Community-Based Housing Association (CBHA), as well as working on everything to do with Phases 2-5.

The group image below shows Tom McGregor, Anne Dufton and Glyn Jones. Tom is one of our Executive Directors and he will be the champion for Woodberry Down within Genesis, holding a strategic overview of the project. Anne is the Genesis team leader for taking forward our work with you, leading on negotiations and co-ordinating our whole team’s input. In particular she will work with you to produce the best possible offer to residents to encourage everyone to vote in the stock transfer ballot. Glyn is our housing management specialist, who will ensure the new CBHA is set up properly with good housing policies and will steer the stock transfer of the existing homes from the Council to the CBHA. We aim to have a base on Woodberry as soon as possible, so it will be easy for you to meet the team.

More in next month’s newsletter....



Above: Anu Vedi, our Chief Executive.



Above (left to right): Tom McGregor, Anne Dufton and Glyn Jones.



The *Well* London programme on Woodberry Down



Canoeing and Bushcraft for Young People

The Well London programme for Woodberry Down kicks off on Thursdays 4.30pm – 6pm from April 23rd to July 16th 2009 with free canoeing lessons at the West Reservoir, with the opportunity to gain qualifications, for young people living in the Woodberry Down area. The course is for people aged 13 – 19 years old but if you are younger or older, there may be an opportunity to take part. Sessions will be supervised by fully qualified instructors and youth outreach workers from Elevate. Participants will be given free membership to the water sports youth club at the West Reservoir.



Also for young people living in the Woodberry Down area is a free bushcraft course which will teach young people essential outdoor survival skills such as making fires, building shelters, and how to use tools safely. This takes place at the East Reservoir in late June/early July with a trip away on 8th-9th August. The course is organised and run by the London Wildlife Trust. Spaces are limited on both courses. To book your place or for more information, please call Sonia, Well London Activator, on 020 7343 1756. A second bushcraft course will happen in early August.

These projects are delivered in partnership with and part funded by the Manor House Development Trust.



Volunteering and Training opportunities

The Well London Delivery Team (WLDT) for Woodberry Down aims to promote opportunities for local residents to improve their diet, increase physical activities, and improve mental wellbeing. The WLDT is looking for volunteers who can help to promote these opportunities. Volunteers will be trained and can get qualifications and will be supported. An excellent opportunity to do something worthwhile for your community and your CV at the same time.

Please keep an eye out for more Well London projects on their way. To find out more about Well London and other opportunities contact Faye Adams-Eaton on 020 8223 4149.



Launching our NVQ 1 in Hospitality



Course details

- Includes: Food Hygiene, Food Preparation and Cooking, Food and Drink Service, Health and Safety at Work and Hospitality Customer Service.

Who is the course open to?

- Hackney residents over 16 years old with priority to residents of Woodberry Down Estate and Stamford Hill
- People with no full level 1 or higher qualification
- Employment seekers and benefits claimants

NVQ 2 in Business Administration... LAST FEW PLACES

Course details

- Course commences April 2009 - 18 weeks study plus 16 weeks work placements (programme ends November 2009)
- 2 days per week study (1 day at Woodberry Works in the "Orbit Bus" and 1 day at College of North East London)
- 1 day per week work experience
- Range of entry qualifications to be gained on the way to achieving the Level 2 NVQ including: Skills for Life, Key Skills, Text Processing, Customer Service*, Health and Safety*
- Employability support built into the course, with jobs already identified with Berkeley Homes
- Continued support and assessment for completion of portfolio to gain the Level 2 NVQ qualification
 - * Programme permitting

Who is the course open to?

- Hackney residents over 19 years old with priority to residents of Woodberry Down Estate and Stamford Hill
- People who have been EU residents for the last 3 years

Don't miss your chance...call Marlene on 07597 961 461.

Time to get involved



The Woodberry Down Community Organisation (WDCO) is holding elections for representatives from each part of Woodberry Down.

Representatives are being chosen at special elections meetings which are taking place right now.

Anyone over 18 years of age can put themselves forward to represent their part of the estate or nominate a friend or neighbour. If you are elected you will be expected to attend the monthly WDCO Board meeting and one or two other meetings each month.

The next election meeting will be for Woodberry Down South West which comprises the area to the south of Seven Sisters Road between Woodberry Grove and Green Lanes including the Apex blocks, Nicholl and Needwood, Peak and Petherton Houses and Spring Park Drive.

This meeting will be held on 22nd April at 7pm at 1 Wyersdale House on Seven Sisters Road.



Join the Manor House Development Trust



The Trust is a membership based organisation and is open to all people living or working in North East Hackney.

We are dedicated to highlighting and improving local community ownership, community benefit and mutual support.

The Trust exists to champion the needs of the local area.

As a Trust member you will:

- Meet other members of your community
- Attend MHDT meetings
- Receive regular Trust agendas and proposals
- Be involved in many of the decisions affecting your area and your community

- Have ample opportunity to voice your opinions and views
- Have a say in how funds are used and distributed within your area
- Attend MHDT social events
- Have the opportunity to get involved with various projects in and around your area/ community

We aim to motivate our community to fully participate and feel a sense of ownership of the regeneration in their area, and to celebrate and appreciate the rich diversity of age and culture that is a key feature of our neighbourhood.

If you would like to become a member, please contact Jessica Francis on 020 8356 1796 or jessica.francis@hackneyhomes.org.uk

Woodberry Down Men's Forum

Woodberry Down Regeneration Team are keen to hear from men of all ages interested in being part of a new Woodberry Down Men's Forum. This group will provide a regular space for men to meet and talk about any topics relevant to you. Are you a father or father-to-be, would you like to share your experiences of bringing up children and discussing the trials and tribulations that this may bring. This group will create an open house for men to talk freely and openly about health, relationships, training and everyday challenges.

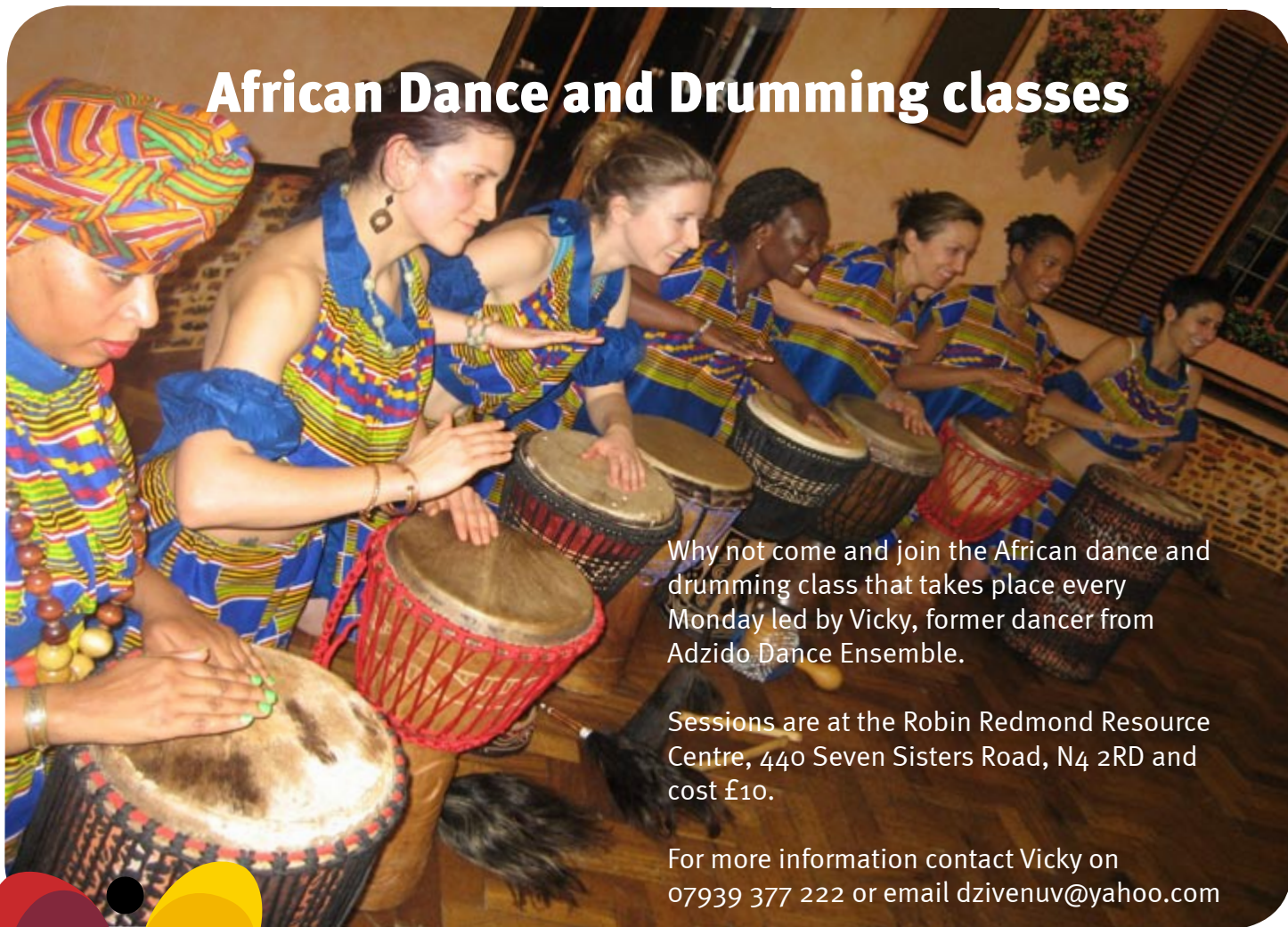
If you would like to find out more about the Woodberry Down Men's Forum contact Nadine Tapping on 0800 694 2109 or email nadine.tapping@hackneyhomes.org.uk

Turkish Speaking Womens' Group

We would like to invite Turkish women of any age living in Woodberry Down to be part of a new group being formed. Would you like to improve your English, or assist in translation, maybe food is your passion and you would like to pursue a career in catering, or maybe you have other ideas you would like to explore and would just like to talk to other Turkish women? If this sounds like you then we would like to hear from you.

Please call Nadine Tapping on 0800 694 2109 or email nadine.tapping@hackneyhomes.org.uk

African Dance and Drumming classes



Why not come and join the African dance and drumming class that takes place every Monday led by Vicky, former dancer from Adzido Dance Ensemble.

Sessions are at the Robin Redmond Resource Centre, 440 Seven Sisters Road, N4 2RD and cost £10.

For more information contact Vicky on 07939 377 222 or email dzivenuv@yahoo.com



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

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.

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

Contacts & Translations

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Francis Kwarteng: 020 8356 1673
francis.kwarteng@hackneyhomes.org.uk

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-5pm

Contact: 020 8809 1120

Useful numbers:

Repairs Contact Centre: 020 8356 3691

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Urdu <input type="checkbox"/> اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو براہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور لکھائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھیے اور اسے نیچے مقرر کیے ہوئے پتہ پر واپس بھیج دیجئے۔	Chinese <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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