



New Milestones Reached - but more to do



Woodberry Grove North – Construction to begin

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Signing of the Principal Development Agreement

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...continued on page 3.

Monthly Calendar

February

2 nd	New River Safer Neighbourhoods Community Action Panel meeting, at Joseph Court, Amhurst Park N16, 7pm-8pm.
2 nd , 9 th , 16 th , 23 rd	Older People's Coffee Morning, Newnton Close Day Centre, 10am - 12 noon. For further details contact Janice or Phil at Age Concern on 020 7241 9400.
4 th , 11 th , 18 th , 25 th	Hackney Play Bus parked opposite Woodberry Grove shops, 10am-12pm. For more information contact Graham on 020 8815 3250
5 th , 12 th , 19 th , 26 th	The DON Project Friday Club for young people, RRRRC, 5-8pm.
11 th	Repairs Surgery: 151 Woodberry Grove, 2pm-4pm.
24 th	New River Safer Neighbourhoods drop-in session, 2.30-4.30pm at RRRRC. For more details contact the New River Team on 07884 117 298.
18 th	WDCO General meeting, RRRRC, 7.15-10pm

March

2 nd , 9 th , 16 th , 23 rd , 30 th	Older People's Coffee morning, Newnton Close Day Centre, 10am - 12 noon. For further details contact Janice or Phil at Age Concern on 020 7241 9400.
4 th , 11 th , 18 th , 25 th	Hackney Play Bus parked opposite Woodberry Grove shops, 10am-12pm. For more information contact Graham on 020 8815 3250
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11 th	Repairs Surgery: 151 Woodberry Grove, 2pm-4pm.
18 th	WDCO General meeting, RRRRC, 7.15-10pm
Parkside Youth Centre	Opening hours from 22nd February Tuesday - Thursday 6pm - 9pm Friday 6.30m - 9.30pm

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

Community Feast survey winners

Following the Community Feast that took place in December, three people who completed the event survey were selected at random and have won vouchers. They are Abdul Hamid Adambai, Gary Robert Morton, and L. Gosling.

Age Concern Christmas Party

Woodberry Down elders celebrated the festive season with a swing in December at the Age Concern Hackney Christmas party at the Newnton Close Day Centre.

The afternoon included a Christmas lunch, mince pie cakes, a sing-a-long of Christmas carols and dancing.

The Older People's Coffee Morning takes place every Tuesday morning at the Newnton Close Day Centre. For more information contact Janice or Phil at Age Concern on 020 7241 9400.



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Woodberry Grove North – Construction to begin

MORE than 240 new affordable homes are to be built on Hackney's biggest regeneration project, following confirmation of nearly £27million of Government funding.

Berkeley Homes, with the support of the Council has been allocated Homes and Communities Agency funding of £26,975,000, which will see 187 social rent homes and 60 shared ownership homes built at the Woodberry Grove North Site, Woodberry Down and at a site in Green Lanes near the Manor House tube station.

Subject to planning permission, work is set to begin in March 2010 and the new homes are expected to be completed in 2012/13. The Woodberry Grove North site is part of Phase One of Woodberry Down's regeneration programme, which will also include a new health centre, community centre and the new Skinners' Academy.

The Principal Development Agreement

On Monday 25 January, Hackney's Cabinet made key decisions which will progress the regeneration of the Woodberry Down Estate.

- Berkeley Homes are now the confirmed developer for the whole development. Berkeley are already building the new homes on the Old School Site, which are due for completion in 2011. Nearly 500 private and affordable homes are also in the process of being built.
- Genesis Housing Group has been confirmed as the Registered Social Landlord (RSL) – Genesis will own and manage the new affordable homes at Woodberry Down once they are built.

The regeneration of Woodberry Down will deliver over 4,500 new homes for rent and for sale and a range of new facilities including a community centre, health centre, business centre, new Academy, extended primary school, as well as retail and commercial opportunities.

Cllr Karen Alcock, Deputy Mayor of Hackney, said: "This £27 million unlocks the next phase in Woodberry Down's renewal. It is providing high quality affordable homes as well as key community facilities"

Milestone reached - but more to do continued...

At the recent Cabinet Meeting, the signing of agreement with Berkeley Homes/Principal Development Agreement (PDA) and the grant from the HCA are all important milestones for the regeneration, but there is a long way to go. The Woodberry Down Regeneration is a long term project and is not expected to be completed until 2027.

The signing of the PDA is important because it is the agreement that gives certainty to the Council that Berkeley Homes will build all the new homes and that Genesis will become the landlord.

The first 117 homes are currently being built. In March work will start on over 240 more brand new homes. In March we also expect to hear about further funding grants for the Horston and Sherwood and the Newton Close sites. Work is expected to start soon after if the bids are successful. However, the regeneration of Woodberry Down will involve decants, buybacks and interim repairs to achieve its long term objective of a truly regenerated community. We will continue to work closely with the Woodberry Down Community Organisation (WDCO) and residents on how these plans will affect individuals and families on Woodberry Down.

Decant, Buyback and Repairs Update

Important information for residents living in Phases One and Two.

Changes to the Decanting Programme

Some changes have been made for the decant and demolition timetable for Phase Two of the Woodberry Down Regeneration. Please read on to see how this might affect you.

There are two reasons that the phasing plan has been altered:

1. The deteriorating condition of Peak, Petherton, Nicholl and Needwood Houses
2. To allow for a further funding bid to the Homes and Communities Agency to build more new social rented homes on the site.

All residents affected by the change in plans have been written to, to explain what the changes mean for them. Block meetings for these residents will also be held during February – invites will be sent out soon.

Peak, Petherton, Nicholl and Needwood Houses

These blocks were originally scheduled to be demolished in 2012/13, however they will be demolished next due to their deteriorating condition. For example roofs need recovering, rainwater and soil pipes are leaking, and the lifts need major work. There are plans for decanting residents in Peak and Petherton Houses over the next six to eight months; and decanting of Nicholl and Needwood will begin towards the end of this year.

Residents will be offered the following choices:

1. Move to a refurbished, 'enhanced' void property in another part of Woodberry Down, with the option of either:
 - a. Moving to the Old School Site when homes there are ready by mid-2011;
 - b. Moving to Woodberry Grove North when the homes are completed in 2012/13;
 - c. Moving to one of the other new homes when they are ready at a later date.

OR

2. Move away from Woodberry Down to a Council or Housing Association property elsewhere in the borough. Residents would only move away if they wanted to do so. Those opting for another Council-owned property would move with the Right to Return to a home at Woodberry Down. However those moving to a Housing Association property would not then be eligible for the Right to Return.

Tenants and Decanting – how will it work?

In February we will begin contacting Peak and Petherton House tenants to start the decant process. We will begin contacting residents in Nicholl and Needwood shortly after.

Residents will receive a visit from a Decant Officer during the next couple of months. This is to assess their needs for the home that they will move to and to explain more about the decanting process. We will also be asking for their preferences of which site they would like to move to when they eventually move into a newly built home.

Tenants being asked to move will receive a Disturbance Payment of £4,700 each time they move, along with reasonable costs for things like removals.

What is an enhanced void property?

Those tenants being asked to move twice will move into an enhanced home – i.e. one that has received redecoration including: upgraded kitchens and bathrooms, redecorated (painted throughout), new carpets, including underlay.

Leaseholders and Buybacks

Soon we will be contacting Leaseholders in Peak, Petherton, Nicholl and Needwood houses to discuss purchasing their properties. These will be independently valued and bought back by the Council.

In addition to the assessed value resident leaseholders will receive an extra 10% of this amount and non-resident leaseholders will receive an extra 7%.

Further options will soon be available to purchase shared equity and shared ownership properties from Genesis Housing who will own the new homes being built.

Other Phase 2 Residents

Until now we expected Spring Park Drive, Town Court Path, Burtley Close and Banstead Court residents to be decanted first in Phase 2.

These plans have now changed given the poor condition of Peak, Petherton, Nicholl and Needwood Houses, compared with the condition of the remaining Phase 2 properties.

This means residents living in Spring Park Drive, Town Court Path, Burtley Close and Banstead Court will stay in their current homes until approximately 2014/15.

Residents of the Four Blocks

Havering, Wyersdale, Weybridge and Wensleydale Houses (known as the Four Blocks) will now receive repair work during the next few months to ensure their homes are weather-tight and in a reasonable condition until about 2016, which is the current estimated date for decant and demolition.

The repairs include new double glazed windows, roof repairs, maintenance of concrete and brickwork, tank overflows and staircase areas. Defective asphalt areas and broken entrance doors will also be renewed, ensuring wind- and water-tightness.

As with the rest of the interim repairs programme Leaseholders will be asked to contribute to the cost of the repairs as with all major works programmes.

We understand the need to keep costs to a minimum in these difficult economic times. There will be a number of payment options available including deferring payment until their properties are bought back by the council.

Oakend Residents

A planning application has been submitted to develop the Oakend site, which includes the shops on Woodberry Grove with the homes above.

We understand Berkeley Homes wish to develop this site in two phases, starting with part of the parade of shops stretching from the current Woodberry Down Regeneration office to the launderette. No firm plans are in place yet and Berkeley Homes do not plan to start this decant and demolition process until at least 2011. We will regularly update affected residents and retailers.

Phasing Plan



Construction update from **Berkeley** HOMES

What has happened on the Old School Site over the last month?

Block F (33 flats)

We have now finished the concrete frame to Block F and have erected all the scaffolding. This has allowed us to start putting up the external walls and to start installing the windows.

Block G (84 flats)

The snow and bad weather over December and early January affected progress on Block G as we were unable to get concrete wagons onto site, losing us valuable time. The frame is now nearing completion from the 5th to the 8th floor. We have started the scaffolding on this block early to try to minimise the delay caused by the weather.

Block E (46 flats)

Progress on this block has also been affected by the snow and although we have started constructing the foundations we have not achieved as much as we would have liked by now.

New Basement Construction

We are making good progress with the construction of the basement – you may have noticed lots of activity with piling rigs and tracker cranes behind the hoardings.

What will be happening over the next month?

As soon as the basement wall construction is complete we will start digging out the soil down to the new car park level. This will mean an increased number of lorries entering and exiting the site, and we aim to minimise disruption to Woodberry Grove.

By the end of February we hope to have almost completed Block G's concrete frame (8th floor) and to have installed most of Block F's windows. We will have also started Block F's external brickwork.



Draft Manor House Area Action Plan

Work is about to start on the draft Manor House Area Action Plan, which will be known as the Masterplan. It is needed to maximise the opportunities that the Woodberry Down Regeneration scheme will bring to the area, and to support the emerging Core Strategy policy to develop Manor House as a local centre.

The objectives of the draft Masterplan are to:

- Create a strong and distinctive neighbourhood hub around Manor House underground station;
- Improve the environment;
- Promote mixed employment, retail and residential uses;
- Improve access within the area, addressing barriers to movement;
- Improve access to Finsbury Park;
- Promote sustainable forms of transport including walking, cycling, buses and tube.

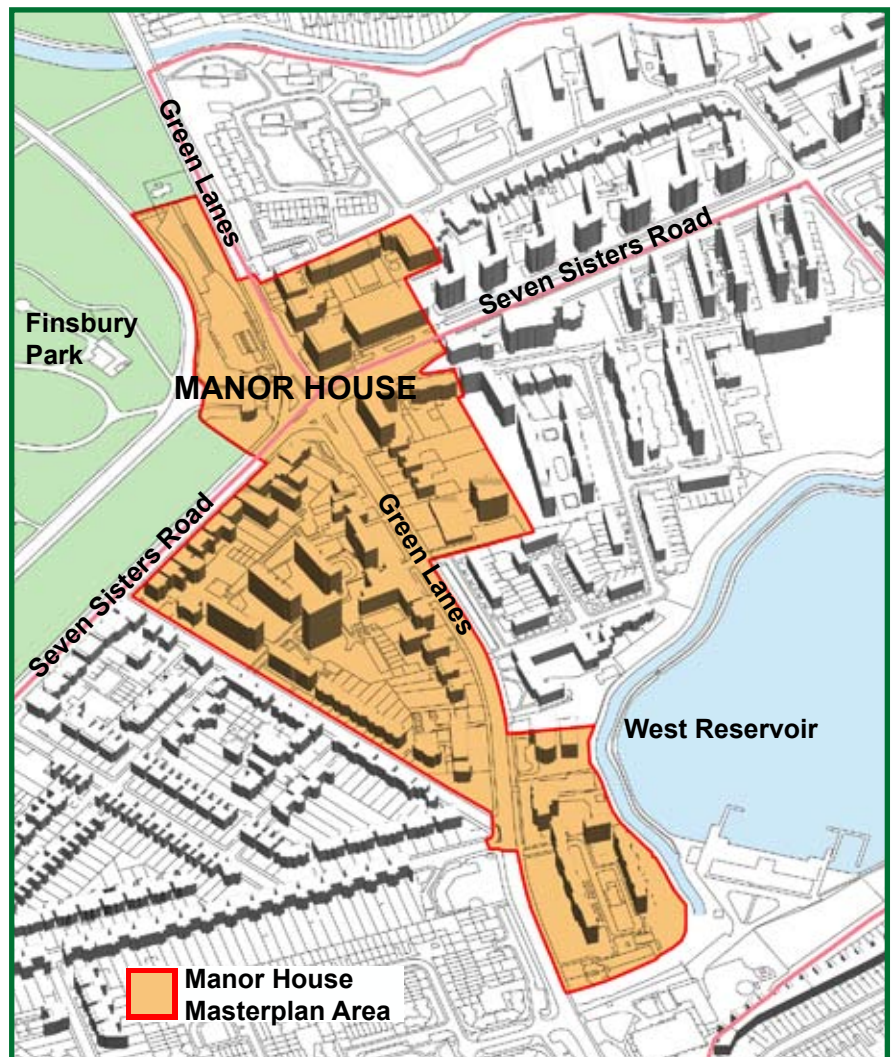
Have Your Say

Help us shape the future plans for Manor House by telling us how the area could be improved.

To find out more on how you can become involve, contact us on:

Web: www.hackney.gov.uk/manor-house-aap.htm
 Email: strategic.delivery@hackney.gov.uk
 Telephone: 020 8356 8047

To be kept informed about progress on the draft Masterplan please send us an email with your contact details to the email address above.



Hackney Homes and London Wildlife Trust work together to save valuable habitat

As the demolition begins in preparation for the massive Woodberry Down Estate Regeneration, great efforts have been made by Hackney Homes and London Wildlife Trust to save a small corner of precious green space. Overlooking the New River and East Reservoir a special 'wildlife corridor' has been left untouched by the demolition team from Demo One Ltd. As well as protecting the 100 metre line of trees and shrubs the team has created a 'dead hedge' to support the various bird species who rely on the site for nesting, feeding and safety. The next step is to turn the rest of the site into a wildflower meadow to support an even greater of bird, insect and animal species.

The site backs onto East Reservoir, a recognised site for nature conservation in the middle of urban Hackney, where stunning reed beds surround a large man-made lake, which ripples with reflections of Woodberry Down blocks.

David Mooney of the London Wildlife Trust says "It's great to see developers and wildlife organisations working together to protect sites like these. They are so important for a variety of reasons – they are tiny oases of precious, mixed habitats in a very built-up, inner city environment. The breeding birds on the site include the Goldcrest and Great Spotted Woodpecker whilst migrant visitors such as Pied and Spotted Flycatchers and the very rare Siberian Chiffchaff have found sanctuary here. We hope that by next spring the site will be a hive of activity for London's wildlife."

Paul Farrell of Hackney Homes says "As the works progressed weekly meetings were held with the London Wildlife Trust and the protection of the plants, trees and wildlife were closely monitored. The site team from Demo One also developed awareness, and, took a real interest in the protection of the natural environment. Traditional demolition procedures were reviewed and adapted to successfully satisfy the wishes of the Trust."



Skidders' Academy Topping Out Ceremony

A topping out ceremony was held at the end of November to mark the completion of the highest point of the new Skidders' Academy building. Mayor Jules Pipe was joined by John Burrows (The Learning Trust's Head of Property and Capital Development), Jenny Wilkins (Skidders' Headteacher), the Right Honourable Earl of Malmesbury (Chair of Governors), Simon Cook (Construction Manager, Willmott Dixon) and pupils from the current school.

With the main structure in place, work is now focused on creating walls and ceilings to start shaping the auditorium, the gym, the library, the classrooms and other facilities ready its opening in September 2010.

The new Skidders' Academy will be a new non-denominational, six-form entry, 11-18 year old mixed school for 1,150 pupils in Woodberry Down. The £30 million project has been funded by The Department for Children Schools and Families. It forms the first part of a new education and lifelong learning campus for Woodberry Down, which will eventually include the extension and remodelling of the existing primary school and a new Children's Centre.





Training courses for the new year

Since October 2009, over 40 people have completed certificated training through Woodberry Works.

We are planning further FREE short courses (some with qualifications) for February to April 2010:

- **Construction taster for young women and men (16 – 30yrs)**
4 x ½ day taster sessions held 2 days a week for 2 weeks (To be arranged)
This is an introductory construction course. You will be taught basic skills in Plumbing, Tiling, Carpentry, Painting & Decorating, and find out what it is like to work in the industry.
- **Women’s DIY taster (16yrs & over)**
1 day course, 12 or 19 March 2010
Participants will develop basic DIY skills and will be able to identify which repairs they can undertake and which need to be performed by professionals.
- **First Aid**
1 day course, 3 March 2010
Learn the minimum level of First Aid required in the workplace.
- **Health and Safety Training, CSCS test and site visit**
2- 3 days, 26 February, 5 March, 8 March for test
This training is for anyone wanting to gain access into construction and the built environment as a regular site visitor or future employee. You will learn site health & safety for the CSCS test and visit a construction site.
- **Food Hygiene Certificate, CIEH Level 2 Award in Food Safety**
5 evenings, Monday 22 February to Friday 26 February 2009, 5-8pm
This is an essential qualification to access opportunities in catering for anyone wanting to work in the food industry.

Courses are FREE. You must be a Hackney resident, aged 16+ years, unemployed or working fewer than 16 hours per week, with the right to work in the UK.

For information or to enrol contact Lydia or Caroline on 020 8356 1625 or 0800 694 2109; or email lydia.opare-kwarteng@hackneyhomes.org.uk

AQA awards at East Reservoir

The East Reservoir will be offering AQA awards to the community involved at the East Reservoir.

The AQA awards will initially focus on bushcraft and aspects of practical conservation, such as site accessibility. These units will consist of 10 hours work and will be offered to students and volunteers attending courses or clubs or carrying out practical conservation activities at East Reservoir Community Garden.

For more information contact Lorna Fox, Education and Young People’s Officer on 020 8802 4573.

Over 55’s Luncheon Group

Starting Tuesday 23rd February

Every Tuesday, 12.15pm - 2pm.

Cost £2.50 for a healthy lunch.

Come and enjoy a lovely hot healthy lunch with old and new friends.

Menu will include 2 courses of hot nutritious food.

Please book by contacting Lydia, the Luncheon Club coordinator on 020 7503 0394.



Mentoring with Genesis Community

Sign up for our brand new mentoring project which takes place every Tuesday from 2.30 – 5pm for young people aged between 8-25 years old. The venue will be the Robin Redmond Resource Centre and the Parkside Youth Centre.

Get involved with your local community, share your experience, meet new friends and learn new skills. There will be a

range of workshops on topics such as Gun and Knife Crime, Sexual Health and Drug Awareness. We can help you find employment, education and training opportunities. There will be a wide range of activities and support. For more information and to sign up, please contact **Sharon Gaspard** on **07810 814197** or **Fabian Gilbert** on **020 8900 4768**. Alternatively you can email sharon.gaspard@ghg.org.uk

££ Genesis Community Chest ££

Grants of between £500 and £1000

are STILL available to community and voluntary groups for projects or activities that will benefit the Woodberry Down residents and the local area.

For more information and an application pack please contact **Vitolina**, Genesis Community's Grants Officer, on **020 8900 4780** or by email: vitolina.samu@ghg.org.uk

We are especially interested to hear from groups led by Woodberry Down residents!



Ways into Work Training Job Fair

Friday 12 February, 11am-4pm
at the Robin Redmond Resource Centre
440 Seven Sisters Road, N4 2RD.

- Free event - everything is free
- Real job vacancies
- Workshops on CV writing, job preparation
- Design your CV
- Banking and benefits advice



All Hackney residents are welcome. Please bring your passport and proof of ID.

For more information call Genesis Community on 020 8900 4781 or 07525 909 910.

Groundworks Grow Bag Healthy Spaces Project Update

In the five weeks leading up to the Christmas break local residents ventured out in all weathers to set up the grow bag site. So far they have:

- Filled 32 x 1 tonne grow bags with soil, compost & manure; more bags will be filled as the weather improves and residents take on their bags;
- Planted organic garlic and broad beans as part of the winter food growing season;
- Planted the herb patch with purple sage, rosemary and thyme;
- Built a large composting area using wooden pallets, filling this with leaf debris;
- Sawn up a diseased old tree which had fallen in a Hackney park to create seating areas for the gardeners and large wildlife habitat piles: these are ideal for all winter hibernating creatures;
- Laid wood chips to make pathways between the grow bags.

A talented local resident has also very kindly built wooden seating areas for two residents who are unable to bend over to garden.

Over 50 people have already signed up to adopt a grow bag and there is now a reserve list, with more bags ready to adopt by the end of February. To put your name on the reserve list contact

Sam Alexander on 020 8510 5418 or by email: sam.alexander@groundwork.org.uk

This project is one of a series of Well London initiatives run by Groundwork London over a three year period. Well London is a Big Lottery funded programme working with local communities working with local communities to improve their mental and physical well-being across London.



Free Cycle and Maintenance Training

Would you like to:

- Learn to cycle?
- Increase your confidence cycling on the road?
- Learn essential bike maintenance skills?

It's never too late to learn how to cycle, and there are many people who would cycle more often if they had the confidence and road skills. Knowing basic maintenance skills such as oiling, adjusting brakes and changing a puncture are useful and much cheaper to do yourself.



This is a FREE cycle course for people of all ages and abilities. Families from Woodberry Down estate are particularly welcome.

**Starts Saturday 20th February 2010
for 6 weeks, 1pm – 4pm
at Sir Thomas Abney School
Fairholt Road, London, N16 5ED**

Sessions will be fully supervised by qualified instructors. If you have your own bike, please bring this along. If not don't worry – there will be bikes provided so you won't miss out. There will also be opportunities to buy heavily discounted bikes and accessories.

Booking for the course is essential as places are limited. For more information and to book please email gail@stabikes.org.uk or leave a message on **07726 348483**.



Do you want to Deliver exercise classes? Learn valuable skills?

FREE Level 2 NVQ Community Activator Training

Learn how to deliver circuits and walking classes

On completion of the training you will:

- be mentored by an exercise professional
- have access to resources and up to £3000 of funding
- deliver exercise sessions in your local community

4 day course:

20th, 21st, 27th and 28th February 2010

- Travel and childcare costs reimbursed
- Only 20 places available

For further information contact

Sonia Gouveia on 020 7343 1756

or email: s.gouveia@centralymca.org.uk

Contacts & Translations

Woodberry Down Regeneration Team

151 Woodberry Grove N4 2SB

Opening Times

Monday - Friday 9am-5pm

Freephone: 0800 694 2109

Web address:

www.hackneyhomes.org.uk/woodberrydown

Email: wdr@hackneyhomes.org.uk

Independant Tenant and Leaseholders' Advisors

93 Woodberry Grove N4 2SB

Opening Times

Tuesdays and Thursdays between 3pm-7pm

Telephone: 020 8809 7203 / 0800 169 8677

Useful numbers

Repairs Contact Centre: 020 8356 3691

High Profile Security: 07950 546 043

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