




## Local Resident Builds New Woodberry Down Homes



**The first resident from Woodberry Down has been employed to work on site.**

**Derick Hudson not only lives at Woodberry Down, he will also now be building new homes as part of the area's regeneration, thanks to a scheme helping local people access construction industry jobs.**

Woodberry Works trains local people, enabling them to gain the qualifications and experience needed to apply for construction jobs. Its focus is on large-scale building and regeneration projects taking place around Hackney and east London.

*...continued on page 3.*

## Monthly Calendar

### March

2 <sup>nd</sup> , 9 <sup>th</sup> , 16 <sup>th</sup> , 23 <sup>rd</sup>	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 <sup>th</sup> , 11 <sup>th</sup> , 18 <sup>th</sup> , 25 <sup>th</sup>	Hackney Play Bus parked opposite Woodberry Grove shops, 10am-12pm. For more information contact Graham on 020 8815 3250
5 <sup>th</sup> , 12 <sup>th</sup> , 19 <sup>th</sup> , 26 <sup>th</sup>	The DON Project Friday Club for young people, RRRC, 5-8pm.
11 <sup>th</sup>	Repairs Surgery: 151 Woodberry Grove, 2pm-4pm.
15 <sup>th</sup>	International Women's Day Event, Robin Redmond Resource Centre, N4, 11am-3.30pm.
18 <sup>th</sup>	WDCO General meeting, RRRC, 7.15-10pm

### April

6 <sup>th</sup> , 13 <sup>th</sup> , 20 <sup>th</sup> , 27 <sup>th</sup>	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.
1 <sup>st</sup> , 8 <sup>th</sup> , 15 <sup>th</sup> , 22 <sup>nd</sup> , 29 <sup>th</sup>	Hackney Play Bus parked opposite Woodberry Grove shops, 10am-12pm. For more information contact Graham on 020 8815 3250
9 <sup>th</sup> , 16 <sup>th</sup> , 23 <sup>rd</sup> , 30 <sup>th</sup>	The DON Project Friday Club for young people, RRRC, 5-8pm.
8 <sup>th</sup>	Repairs Surgery: 151 Woodberry Grove, 2pm-4pm.
15 <sup>th</sup>	WDCO General meeting, RRRC, 7.15-10pm
Parkside Youth Centre	Opening hours Tuesday - Thursday 6pm - 9pm Friday 6.30m - 9.30pm

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

## A Housing Forum Demonstration Project

Woodberry Works Training Partnership has recently been approved as a Housing Forum Demonstration Project in recognition of its aim to engage the local community in training and to further maximize the employment opportunities offered to the local community.



### training courses running throughout March...

- Construction taster for young women and men** - learn basic 'hands-on' tiling, painting and decorating, plumbing and carpentry and find out about what it's really like to work in the industry
- Women's DIY taster** - Learn when to DIY or not to DIY, use basic tools and materials
- First Aid for Appointed Persons** - Learn the minimum level of First Aid needed in the workplace
- Health and Safety training, CSCS test and site visit** (2-3 Day course) - Anyone going on site regularly, whether a visitor or employee must have Health and Safety training and a Construction Skills Certification Scheme Card (CSCS Card)
- Food Hygiene Certificate** - CIEH Level 2 Award in Food Safety qualification. For anyone wanting to work in the food industry.

Courses are FREE. You must be a Hackney resident, 16 years and over, unemployed or working fewer than 16 hours per week, with the Right to Work in the UK. All participants will have the opportunity to attend a job preparation workshop after training.

For information or to enrol: contact Lydia or Caroline on 020 8356 1796 or 0800 694 2109 or email: [lydia.opare-kwarteng@hackneyhomes.org.uk](mailto:lydia.opare-kwarteng@hackneyhomes.org.uk)

# Local Resident Builds New Woodberry Down Homes

*Continued from front page...*

Derick is a skilled, qualified and experienced bricklayer who approached Woodberry Works as a way of updating his Construction Skills Certification Scheme (CSCS) card. Now that he has his card Berkeley Homes – one of Woodberry Works' partners – have put him in touch with one of their sub-contractors who have offered him a job.

Derick says, 'I want to inspire other young people in the area to get onto apprenticeship schemes and get work like I have.... It takes time and it isn't easy, but you must start somewhere. It sure isn't a waste of time!'

Cllr Karen Alcock, Deputy Mayor of Hackney said, 'This is an important first step for Woodberry Down – we hope that many more local residents benefit from opportunities created by the regeneration of the area. Hackney Council is committed to ensuring not only high quality housing in the borough, but that all our residents can make the most of training and employment opportunities.'

Trevor Hughes from Berkeley Homes stated that 'we are delighted to have Derick on site as our first Woodberry Down resident employee. We are confident we can find many more like him within the community to fill positions on our sites moving forward on this exciting regeneration scheme.'

Simon Donovan, Director of the Manor House Development Trust – a key Woodberry Works partner – says, 'This is a significant step. Local residents getting jobs on site here at Woodberry Down is a fundamental goal for the Manor House Development Trust. A measure of the success of this scheme will be the numbers of jobs created for local people.'

Throughout March Woodberry Works is offering free taster courses for young people and women. These include tiling, painting and decorating, plumbing, carpentry and DIY. These courses take place alongside accredited training to gain a Health and Safety CSCS card, First Aid and Food Hygiene qualifications. We hope to offer short courses in construction plant training in the near future.

To qualify for Woodberry Works training applicants must be a Hackney resident, at least 16 years old, unemployed (or working fewer than 16 hours per week), with the right to work in the UK. All participants will have the opportunity to attend a job preparation workshop after training.

To register your interest with Woodberry Works please contact Lydia or Caroline on 020 8356 1625 or 0800 694 2109; or email Lydia at [lydia.opare-kwarteng@hackneyhomes.org.uk](mailto:lydia.opare-kwarteng@hackneyhomes.org.uk)



# Construction update from **Berkeley** HOMES

## What has happened since the last Newsletter?

**Block F (33 apartments)** We have started brickwork to the external walls and have installed windows up to the 2nd floor. We have also started the roof finishes so that we can work on the new apartments inside the shell of the building.

**Block G (84 apartments).** We have nearly finished the concrete frame to this block with just the roof slab left to set in place. We have begun to put up the external cladding and are about to start fitting the windows.

**Block E (46 apartments).** We have managed to catch up on the time lost due to bad weather and the concrete frame is now in place up to 1st floor level.

New Basement Construction. Following completion of the basement retaining wall we have now begun the main bulk dig operation which will take place over the next two months.

## What will be happening over the next month?

The tower crane we have used to build blocks F & G is due to come down mid-March, as soon as both concrete frames are finished. A new tower crane will be erected around the same time to continue the construction of Block E.

The piling rigs that have been on site since Christmas will be taken away during the next month once the foundation piles are completed.

We will begin fitting out the 33 units in Block F during March, involving our electricians, plumbers and plasterers.

The main task that will cause increased site activity is the bulk dig of the basement which will involve up to 50 lorry loads coming and going from the site every day.



## Robin Smith, Woodberry Down Programme Director moves on



During January, several milestones were reached on the regeneration of Woodberry Down, the largest scheme in Hackney. At the January meeting of Hackney Council Cabinet, Hackney Council appointed Berkeley Homes and Genesis Housing Group as the Council's partners for all phases of the Woodberry Down Regeneration. In addition, the Homes and Communities Agency awarded £27 million to progress with building 250 new homes.

Alongside this, changes in the management of Woodberry Down were announced. As a result Robin Smith will step down as Woodberry Down Programme Director.

Robin Smith has been a Director in Hackney Homes since the inception of the Arms Length Management Organisation in April 2006. He has been an adviser to Hackney Council since 2002.

During his time in Hackney, he has planned the investment to commence the Decent Homes programme, overseen the housing management services provided to 34,000 homes and advised on the new Customer Services Centre in Hackney. Over the past six years, he has concentrated on leading the biggest regeneration project in Hackney on Woodberry Down. This project now has National Demonstration Project Status on how to best deliver Mixed Sustainable Communities. The Kick Start Phase started on site in 2009, and by February 2010 nearly 500 new homes, a new Academy and a new community centre were under construction.

Before joining Hackney, Robin spent 12 years as Chief Executive at two Councils, having originally trained as a town planner and an architect. He has undertaken major regeneration schemes in Hertfordshire, Cumbria and Swansea, plus the design and construction of a new village as well as 800 affordable homes. He has also worked with the Council of Europe on planning and marketing major regeneration conferences and exhibitions in Berlin and in the UK.

Robin left Hackney on 12 February to return to his own consulting business, Regeneration Strategies Ltd, which specialises in advice on how to design and deliver successful urban regeneration.

Charlotte Graves, Chief Executive of Hackney Homes said: "Robin has made a significant achievement in bringing the Woodberry Down Project this far to these important milestones. I want to thank him for his hard work and commitment and I wish him success for the future".

# Interim Repairs Programme begins

During February the Interim Repairs Programme moved into the next phase and contractors are now on site. Burtonwood, Ashdale and Ennerdale are the first blocks to have scaffolding put up and repair works will begin soon.

Work will focus on exterior repairs and will include roof repairs, new double-glazed windows, brickwork and concrete repairs, repairs to gutters and drainpipes and repairs to communal areas. In most cases, the first job to be done will be repairs to roofs. Later in the programme the windows will be replaced.

## Insurance and Security

If you have home contents insurance, we recommend you contact your insurance company to advise them of the repairs programme. When you speak to them, you should tell them that scaffolding will be going up around your building.

While the scaffolding is up, residents are asked to be particularly vigilant. The only people allowed on the scaffolding are contractors carrying out the repairs work. They will be easily identifiable, wearing hard hats and brightly coloured high-visibility vests or coats.

If you see anything suspicious in the first instance you should call the Police on 999. There will be additional security patrols around the estate while the scaffolding is in place.

If you have any questions about Interim Repairs please contact the Mulalley Resident Liaison Officer on Freephone 0800 028 7353.



# Changing Minds

## Free Mental Health Awareness Training

- Do you want to receive **FREE** interactive and engaging training?
- Do you want to develop your skills and learn about Mental Health?
- Are you a local resident or organisation in the Woodberry Down area?

Changing Minds Mental Health Awareness Courses help people to recognise how important **Mental Wellbeing** is to all of us, to gain knowledge and skills which will be useful to ourselves, families, friends and colleagues and to tackle the long – standing stigma around mental health problems.

For more information please contact:

**Stephanie Monteilh**

Changing Minds Co-ordinator

Tel: 0844 225 2054 / 07973 985 632

[smonteilh@shoreditchspa.org.uk](mailto:smonteilh@shoreditchspa.org.uk)



Shoreditch Spa is a Shoreditch Trust social



# 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](http://www.hackneyhomes.org.uk/woodberrydown)

Email: [wdr@hackneyhomes.org.uk](mailto: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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