



*Image: An artist's impression of Woodberry Grove North properties.*

## Woodberry Grove North Progress Update

**Plans are progressing well for the Woodberry Grove North site which is located in the north east corner of Woodberry Down, next to the new Academy.**

In early October a series of resident consultation events were held by Berkeley Homes where ideas for the site were shared with residents who gave their comments and feedback. Further work needs to be done on the plans following the consultation and the

plans are expected to be submitted to the Council in late November for planning approval.

The site will have a mixture of Social Rented and Intermediate (shared ownership) properties. The image above is an artist's impression of what the buildings could look like.

Work is also underway for plans on the Green Lanes and Oakend sites.

## Monthly Calendar

### November

3 <sup>rd</sup> , 10 <sup>th</sup> , 17 <sup>th</sup> , 24 <sup>th</sup>	Older People's Coffee morning, Newton Close Day Centre, 10am - 12 noon. For further details contact Janice or Phil on 020 7241 9400.
4 <sup>th</sup>	New River Safer Neighbourhoods Surgery, 2.30-4.30pm at RRRRC. For more details contact the New River Team on 020 8721 2904.
5 <sup>th</sup> , 12 <sup>th</sup> , 19 <sup>th</sup> , 26 <sup>th</sup>	Hackney Play Bus parked near RRRRC, 10am-12pm. For more information contact Graham on 020 8815 3250.
12 <sup>th</sup>	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
6 <sup>th</sup> , 13 <sup>th</sup> , 20 <sup>th</sup> , 27 <sup>th</sup>	The DON Project Friday Club for young people, RRRRC, 5-8pm.
17 <sup>th</sup>	New River Safer Neighbourhoods Panel meeting, 7pm, Joseph Court Amhurst Park N16. For more details contact 020 8721 2904.
19 <sup>th</sup>	WDCO General meeting, RRRRC, 7.15-10pm.

### December

1 <sup>st</sup> , 8 <sup>th</sup> , 15 <sup>th</sup>	Older People's Coffee morning, Newton Close Day Centre, 10am - 12 noon. For further details contact Janice or Phil on 020 7241 9400.
3 <sup>rd</sup> , 10 <sup>th</sup> , 17 <sup>th</sup>	Hackney Play Bus parked near RRRRC, 10am-12pm. For more information contact Graham on 020 8815 3250.
9 <sup>th</sup>	New River Safer Neighbourhoods Surgery, 2.30-4.30pm at RRRRC. For more details contact the New River Team on 020 8721 2904.
10 <sup>th</sup>	Repairs Surgery: Information Centre, 95 Woodberry Grove: 2pm-4pm.
4 <sup>th</sup> , 11 <sup>th</sup> , 18 <sup>th</sup>	The DON Project Friday Club for young people, RRRRC, 5-8pm.
10 <sup>th</sup>	WDCO General meeting, RRRRC, 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

## Community Feast 2009



**Wednesday 2nd December, from 3-6.30pm  
at the Robin Redmond Resource Centre.**

**Featuring food, entertainment, information  
about the regeneration programme and fun  
for all, whatever your age. Plus it's free!**

**So dust off your baubles, dig out your  
stockings and come and meet your  
neighbours under the mistletoe...**



# Where to find out more about the Woodberry Down Regeneration Scheme

Every month we send you the latest edition of this Newsletter, containing the latest announcements, construction updates and information about groups you can join and events to attend.

However, if you want to find out more, there are two places you can go:

## Woodberry Down Regeneration Information Centre

The Information Centre is the place to visit with your questions about the Woodberry Down Scheme. The Information Centre is open from 1pm – 5pm on Tuesdays and from 10am – 4pm on Wednesdays and Thursdays. You can come and ask your questions and have a look at the Masterplan model which gives an indication of how the area will look once the Scheme is completed.

There's also a repairs surgery once a month (see the monthly calendar at the front of each newsletter for dates) where you can report repairs.

The Information Centre is at 95 Woodberry Grove – part of the parade of shops.

## The Independent Tenants' and Leaseholders' Advisors

If you'd rather seek advice from an independent source, you can turn to the Independent Tenants' and Leaseholders' Advisors (ITLA). The ITLA are not part of the Council; however, they have all the latest information about the Woodberry Down scheme and can give you impartial advice on a number of matters.

It is their job to:

- Provide clear impartial advice on proposals to tenants and leaseholders
- Identify residents' concerns with the proposals
- Help the Woodberry Down Community Organisation (WDCO) to negotiate the different aspects of the proposals with the Council to make sure residents concerns are met in any proposals
- Hold advice surgeries for you to drop in and ask your questions.

### Changes to advice surgeries:

Sakine, our Turkish Advisor, will be away until January 2010. So in November and December surgeries will be held on Mondays and Thursdays from 3pm -7pm. A Turkish speaking interpreter will ONLY be available on Mondays.

The ITLA office is at 93 Woodberry Grove – in the parade of shops.

# Interim Repairs Update

Last month we announced the interim repairs programme, and you should have received an introductory letter from Mulalley and Company Ltd. Since then, some residents have asked when the repairs will be made to their homes. Below are approximate dates when the external works will begin on each block. You will receive more specific information from Mulalley about when the works will begin on your block as the programme progresses.



If you have further questions you'd like to ask about interim repairs, please call the Mulalley Resident Liaison Officer on 0800 028 8511.

Ashdale House	January 2010
Burtonwood House	January 2010
Ennerdale House	January 2010

Chatterden House	January 2010
Sellwood House	January 2010
Delamere House	January 2010

Brockhurst House	February 2010
Kinver House	February 2010
Mendip House	February 2010

Burtonwood House	March 2010
Allerdale House	March 2010
Westwood House	March 2010

Finmere House	March 2010
Keynsham House	March 2010
Groveley House	March 2010
Toxteth House	March 2010
Weardale House	March 2010

Farningham House	April 2010
Bayhurst House	April 2010

Kilpeck House	May 2010
Knaresborough House	May 2010
Leighfield House	May 2010
Lonsdale House	May 2010
Pickering House	June 2010
Cannock House	June 2010
Savernake House	June 2010

Rowley Gardens	
Block 1	June 2010
Block 2	June 2010
Block 3	June 2010
Block 4	June 2010
Block 5 Maisonette	June 2010
1-23 & 242-246	June 2010

**Please note:** *The interim repairs programme is for homes in phases 3-5 of the regeneration.*

*Homes in Phases 1-2 won't be eligible for Interim Repairs because they are in the earlier phases of the regeneration and are expected to be demolished within the next five years.*

## **Blocks not included in the Interim Repairs programme:**

Woodberry Grove (above the shops)  
 Banstead House  
 Burtley Close  
 Spring Park Drive  
 Town Court Path  
 Peak House  
 Petherton House  
 Needwood House  
 Nicholl House  
 Havering House  
 Wyersdale House  
 Weybridge House  
 Wensleydale House

### What are Interim Repairs?

The Council will be making repairs to homes to make sure they are weather-tight and maintained in a safe condition until blocks in phases 3-5 are demolished to make way for new homes at Woodberry Down.

### What work will be done to my home and block?

Work will focus on exterior repairs and could include roof repairs, new double-glazed windows, brickwork and concrete repairs, repairs to gutters and drainpipes and repairs to communal areas.

### Why are these works taking place when Woodberry Down is being rebuilt?

The regeneration of Woodberry Down is planned for the next 20 years. Many of you will be living in your current homes for quite some time, so it is important to make sure homes are up to a decent standard and weatherproof – until the time comes for you to move into your new home.

### What's happening next?

Over the next two months we will need to complete surveys. This may mean we have to gain access to your flat to take measurements for the new windows. If we do need to gain access, you will be contacted by a Resident Liaison Officer from Mulalley's who will arrange for a suitable time to visit. We won't need to access every flat, so don't worry if you don't hear from us, it doesn't mean you won't be getting the repairs.

## Digital TV is coming to Hackney Homes' residents

You may have seen adverts and leaflets telling you that the UK's analogue TV signal will soon switchover to digital. This switchover is Government policy; therefore Hackney Homes is beginning a major programme to install a new communal TV, radio and satellite system to all large blocks of flats in the Borough in time for the Government's full digital switchover in 2012.

Once it's installed, residents will be able to access television from countries including Russia, France, Turkish-speaking countries and Eastern European states.

Over the coming months Hackney Homes will be telling you more about the switchover, but for more information on how this will affect you, [visit your local neighbourhood office](#) where information leaflets are available.

Alternatively you can email [digitalswitchover2012@hackneyhomes.org.uk](mailto:digitalswitchover2012@hackneyhomes.org.uk)



# Progress on the Old S



12 March 09 Groundbreaking Day marking the start of construction



March 09 Preparation work begins on site



July 09 The Tower Crane is erected



August 09 Block F reaches 1st floor level



October 09 Block F reaches 4th floor level



View of how Block F and the surrounding area will likely look when finished

# School Site

## Update from **Berkeley** HOMES

### What has happened during the last month?

**Block F (33 apartments)** The concrete frame is now nearing completion with only the roof slab above the 4th floor level left to go. This should be 100% complete by end of October.

**Block G (84 apartments)** The new Community Facility space on the ground floor has now had its core constructed and the concrete structure for this block is now up to the 2nd floor level.

**Block E (46 apartments)** This block has had its foundation piles installed and is now awaiting the commencement of the superstructure. The old power substation has finally been decommissioned and the construction of the new one in Newton Close has finished. We can now demolish this old building which has remained on the Old School Site.

### What will be happening over the next month?

We will begin the next stage of construction on **Block F** - the preparation for the cladding. You will start to see scaffolding being erected around this building.

**Block G's** concrete frame will keep growing and the new drainage works will continue to progress which is a slow process due to the deep trench construction.

**Blocks A, B, C & D** - Most significantly we are scheduled to begin the large scale excavation works in November to construct the basement below the 4 blocks known as A, B, C & D. This will mean there are 4 Piling Rigs in operation at the same time followed by a large digging operation which will last around 3 months.

# Demolition Update

**Demolition completed February 2009**  
**1-30 Dean House**

**Demolition completed August 2009**  
**1-35 Pewsham House**

**Demolition completed October 2009**  
**5-23 and 25-55 Newton Close**  
**1-35 Sherwood House**  
**1-30 Horston House**



**Newton Close Site**



**Horston & Sherwood Site**

# Skinner's Academy Update



## Construction Update

The concrete structure of one of the teaching blocks and steel frame of the sports hall is now at full height at the western end of the site. This gives a good indication of the scale of the Academy.

Works to the remaining teaching block and the entrance area are progressing well at the eastern end of the site. The concrete structure is expected to be complete in November.

Bricklaying to the section of the building from ground floor to first floor has commenced. External cladding of the upper floors has also started, accompanied by scaffolding.

We have also started work to construct the block-work walls inside the building. The works are on track and the Academy is scheduled to open on time in September 2010.

### Forthcoming Activity

During the next few weeks leading up to Christmas, as well as continuing to complete the structure of the building, works on the scaffolding and the external cladding will continue.

Within the next few weeks, works to construct the roof of the building will start along with the beginning of the internal works - the building of internal partitions and the installation of all of the mechanical and electrical systems. This increase in activity on site will mean the current volume of deliveries to site will continue.

*Simon Cook, Construction Manager*

## Message from Principal Jenny Wilkins

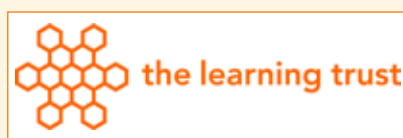
Skinner's Academy will be a new school for male and female students aged 11-19, providing a world-class education in a 21st century building.

There will be a culture of high expectation for every student which will underpin everything that takes place in the school.

The Academy will be a centre of excellence specialising in Business, Enterprise and ICT. It will offer a dynamic and personalised curriculum, enabling our students to achieve highly in a range of academic and vocational qualifications that will give them every opportunity to be successful citizens.

We are creating a learning environment that is exciting and motivating for every student, offering them both challenge and support on their path to success.

Our Academy will be at the heart of the community, seeking and valuing the views of parents and carers. We believe that working and listening to our community will secure the future success of the Academy as a beacon of excellence.



# Managing your money with the support of Genesis Community

Christmas is approaching and while it's a time of celebration for most, some people find themselves struggling financially, both in attempting to pay for the festivities and in paying for essential expenses such as heating. With this in mind, Genesis Community are offering Woodberry Down residents free, confidential advice surgeries held by their Financial Inclusion Officer Bob Butler on the last Friday of every month. If there's a high demand the project could be expanded.

The aim of this project is to offer residents:

- Basic money advice;
- An assessment of your financial situation – along with help by either Bob or other agencies;
- Assistance with dealing with rent arrears, debt;
- Help to get basic bank account with a cashpoint card.

Bob can also refer eligible people to a local furniture re-use centre which can offer them a good deal on furniture. People eligible for this would be on a low income / benefits.

## Catalogue Shopping

It is so easy to set up an account with a home shopping catalogue you might not realise you are paying a lot more than if you bought the same items elsewhere. Whilst these companies offer special deals, up to 20% off and no postal charges, you could pay far more than you expected for clothing and household goods. After the first interest-free period often lasting for up to three months, charges really kick in and can be as high as 40%. Check that deal really is as good as it first seems and then work out how much extra you may be paying if you only pay the minimum repayment each month.

**Genesis Community monthly Money Advice surgeries** are on the last Friday of every month at the Robin Redmond Resource Centre from 2.30-4.30pm. **To find out more, and to book an appointment, contact Bob Butler on 020 8548 2164 or at [rbutler@springboardha.org.uk](mailto:rbutler@springboardha.org.uk)**

## Adventures in Learning

**An exciting opportunity for adults aged 19+ to learn new skills, gain confidence, discover more about themselves and to develop a sense of worth.**

The project is a partnership between Hackney Council, Genesis Community, Greenwich Leisure Limited, Castle Climbing and On the Pulse.

This term's activities start on 2nd November and finish on 12th December, with a view to running another programme in the new year.

All activities are free and participants will be able to access them on the following days and times:

<b>Climbing</b>	Monday 12 noon - 2pm
<b>Canoeing</b>	Thursday 10am - 12.30pm
<b>Fitness</b>	Tuesday 12 noon - 2pm or Friday 12 noon - 2pm
<b>Sailing</b>	Thursday 10am - 12.30pm

**For further details contact Hackney Leisure and Physical Activity Department on 020 8356 6475 or email [leisuresports@hackney.gov.uk](mailto:leisuresports@hackney.gov.uk)**

## Training courses



We're proud to announce that the first group of women have passed their certificate course in **First Aid for Appointed Persons**. There are still places available on the courses running in November.

### **Women's DIY Taste of Construction**

1 Day Course in November, with Hackney Community College

### **Health and Safety training, Construction Skills Certification Scheme (CSCS) test and site visit** **A 2-3 Day Course**

Monday 2nd November, 9.30am - 4pm & Monday 9th November, 9.30am - 1pm, Thursday 12th November am - CSCS Test

### **Food Hygiene Certificate** (for young persons only, 16+)

4 evenings, 5.30-9pm  
Tuesday 10th November to Friday 13th November

**Courses are free** if you are a Hackney resident, unemployed or working fewer than 16 hours per week, and have the right to work in the UK. Open to 16 year olds upwards with no upper age limit.

For information or to enrol: contact **Caroline Tomiczek** on **020 8356 1796** or **0800 694 2109** or email **caroline.tomiczek@hackneyhomes.org.uk**



The Manor House Development Trust will be taking residents to see **Aladdin** at the Hackney Empire on **Wednesday 16 December 2009** at 7pm. A coach will pick up residents at 6pm from outside the Woodberry Down Regeneration Team office at 151 Woodberry Grove and return them there after the show.

### **Tickets cost:**

**£11 for adults and children go free!**

There are a limited number of spaces so **book early to avoid disappointment.**

All are welcome but priority will be given to children - and all children must be accompanied by a responsible adult. To book please contact **Jessica Francis** on **020 8356 1796**.

**Coming Soon**

## **Woodberry Down Community Choir**

*Contact the Manor House Development Trust on  
**020 8356 1626**  
to register your interest*



# Parkside Youth Club

**Changes to our opening hours Tuesdays to Thursdays 6 - 9pm / Fridays 6.30 - 9.30pm**

## New program of activities

### Tuesday

IT internet radio research project  
Introduction to Barbering  
Club-Based Activities (C.B.A.)

### Wednesday

Simple life cooking  
Dancing  
C.B.A.

### Thursday

CV writing workshop  
Beat mixing  
C.B.A

### Friday

Drama (5 - 6.30pm)  
Film discussion workshop  
C.B.A

The centre now has internet access to support young people with school and college work.

### Entrepreneurial Team Challenge

starts 4 November...

Come along and get involved

### Forthcoming events

Cultural History showcase

Saturday 7 November, 6-10pm

**Weekly open door session** for local residents to come along and meet the staff team and see what activities Parkside has to offer (*time and start date t.b.c*)

You can find us at **Woodberry Grove North**

## Be Creative Be Well

If you are an arts organisation or artist living or working at Woodberry Down, and you have fun and creative ideas for a community arts project, then Well London would like to help you!

Contact **Lucy Clark** on **020 7608 4116** or **lucy.clark@artscouncil.org.uk** for further details. For background information and application details go to the Well London website: [www.london.gov.uk/welllondon/projects/becreativebewell/](http://www.london.gov.uk/welllondon/projects/becreativebewell/)



# 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: wdrt@hackneyhomes.org.uk

## Redevelopment Information Centre

95 Woodberry Grove N4 2SB

**Opening Times**

Tuesday: 1-5pm

Wednesday & Thursday: 10am-4pm

Telephone: 020 8809 1120

## Independant Tenant and Leaseholders' Advisors

93 Woodberry Grove N4 2SB

**Opening Times**

During November and December, Mondays and Thursdays between 3-7pm. Monday surgeries will have a Turkish interpreter present.

Telephone: 020 8809 7203 / 0800 169 8677

## Useful numbers

Repairs Contact Centre: 020 8356 3691

High Profile Security: 07950 546 043

If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

<b>Bengali</b> <input type="checkbox"/> এই দলিলে কি লেখা আছে সে সম্পর্কে যদি আপনি জানতে চান তাহলে অনুগ্রহ করে উপযুক্ত বাক্সে টিক দিন, এই পাতার নিচে আপনার নাম, ঠিকানা ও ফোন নম্বর লিখুন এবং এটি নিচের ঠিকানায় ফেরত পাঠান।	<b>Somali</b> <input type="checkbox"/> Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.
<b>French</b> <input type="checkbox"/> Si vous désirez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous.	<b>Spanish</b> <input type="checkbox"/> Si desea saber de lo que trata este documento, marque la casilla correspondiente, escriba su nombre, dirección y número de teléfono al final de esta página y envíela a la siguiente dirección.
<b>Kurdish</b> <input type="checkbox"/> Ger hun dixwazin bizanibin ku ev dokument çi dibêje, ji kerema xwe qutika minasib îşaret bikin, nav, navnîşan û hejmara telefona xwe li jêrê rûpel binivîsin û wê ji navnîşana jêrîn re bişînin.	<b>Turkish</b> <input type="checkbox"/> Bu dökümanda ne anlatıldığını öğrenmek istiyorsanız, lütfen uygun kutuyu işaretleyerek, adınızı, adresinizi ve telefon numaranızı bu sayfanın alt kısmına yazıp, aşağıdaki adrese gönderin.
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<b>Urdu</b> <input type="checkbox"/> اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھئے اور اسے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے۔	<b>Chinese</b> <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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