

Sensational Views from Kick Start Site 1



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Berkeley Homes model of Kick Start Site 1

UPDATE

Community at Woodberry Down

There has been speculation within the community that a number of residents are being rehoused outside of Woodberry Down and therefore the community reducing.

The below table shows the breakdown of tenants to date who have been decanted and have the Right to Return (RtR) to the new development. Out of the 109 residents who have the Right to Return, 98 have been temporarily rehoused on Woodberry Down and 11 have been moved into voids within the Borough. The table also illustrates the various bedroom size requirements for the RtR residents.

	On WD	Off WD	Total
1 bed	31	2	33
2 bed	52	3	55
3 bed	14	5	19
4 bed	1	1	2
Total	98	11	109

Monthly Progress

NOVEMBER	
3rd	Leaseholder & Freeholder Conference: RESCHEDULED TO 26 JANUARY
6th	Retailers Meeting
15th	Full EDC Meeting: WDRT & EDC
21st	Community Cohesion Grp Meeting
27th	WDRT/ EDC Exec
DECEMBER	
4th	Retailers Meeting
19th	Community Cohesion Grp Meeting
20th	Full EDC Meeting
Continuous Monthly Meetings	
2nd Thursday every month	Repairs Surgeries: Information Centre, 95 Woodberry Grove
1st Monday every month	Brownwood Police Drop In: RRR
Contact	If you require any other information please contact the WDRT on Freephone 0800 694 2109.
WDRT: Woodberry Down Regeneration Team	
EDC: Estate Development Committee	



Now Open

The Woodberry Works Construction Training Centre opened on the 15th October with an excellent response from residents of Woodberry Down and Stamford Hill.

The first course 'Introduction to Construction (City and Guilds Level 1)' is now underway with an enrolment of 13 students.

The open day for the Orthodox Jewish Community was held on the 16th of October and 12 people registered, with this course commencing on the 5th of November. The Women in Construction course is due to commence at the end of October.

Woodberry Works Construction Training Centre

is located in the housing block that was, Parkfield House, located on Newton Close.

The initiative to transform this housing block into a construction training centre has provided an excellent opportunity for residents interested in the construction industry. The partnership is working to ensure real jobs for trainees are available at the end of the courses.



Kick Start Site 1 (KSS1) Begins Preparation

It's all starting on Woodberry Down as new hoardings go up and the Berkeley Homes team begin work clearing Kick Start Site 1 (KSS1), the Old School site, for proposed construction to begin early 2008.

Berkeley Homes are carrying out preliminary works as they await a decision on their detailed planning application, submitted in July. Ground investigation works and some associated site clearance works are taking place. A specialist consultancy was commissioned to relocate common toads from the site to the West Reservoir prior to these works taking place to minimize their impact on the local toad population.

Residents can view the new Berkeley Homes detailed model of KSS1, the Old School site, at the Information Centre at 95 Woodberry Grove. The model allows residents to truly envisage what the area will look like when completed.



Berkeley Homes Wins Housing Design Award

Berkeley Homes, Tabard Square development in Borough SE1, has won the Housing Design Awards 2007. The award honours excellence in building design and sustainability and was presented in late September.

The developments are judged on a number of factors including external appearance, internal planning, finishes, detailing and workmanship.

Tabard Square is the development of one of the largest brownfield sites in London. It comprises 572 one, two and three bedroom apartments and penthouses located in two contemporary-style buildings and a tower standing at 22- storeys high.

The same design team who worked on Tabard Square have been employed by Berkeley Homes to deliver the Old School site (Kick Start Site 1) proposals.



Tabard Square images

Resident RSL Site Visits

On the 17th and the 20th of October residents had the opportunity to view four sites of the two Registered Social Landlords (RSL's) competing for Phase 2 – 5 of the regeneration project.

The first Resident RSL Site Visit was to Graham Park Estate in Brent, managed by Genesis, and Holly Street in Hackney, managed by Circle Anglia. The second visit was to Carlton Vale Community Centre in South Kilburn, managed by Genesis, and Old Ford in Tower Hamlets, managed by Circle Anglia.

Woodberry Down residents who attended the RSL visits completed an evaluation form rating the housing management and services offered by the RSLs. The site visit forms will be evaluated and these scores will be added to the overall scores for each RSL.

Woodberry Down properties are currently managed by Hackney Homes. The intention is for the successful RSL to take over the management of Woodberry Down from Hackney Homes. Residents will be kept informed of any proposed changes to the management arrangements for Woodberry Down.



Genesis introduction



Circle Anglia introduction



Holly Street, Hackney

Leaseholder & Freeholder Conference - Change of date

As you may be aware through recent communications the Leaseholders and Freeholders Conference arranged for the 3rd November 2007 has been postponed to early next year. We are very sorry for any inconvenience this may have caused but this was due to circumstances beyond our control.

The Conference will now be held on Saturday 26th January 2008.

We hope you can make the new date. It will take place in the Ocean, 270 Mare Street, E8 (opposite Hackney Town Hall) from 10.00 – 4.00 pm.

This event will provide a great opportunity to receive information and advice on a number of issues that are relevant to you as a leaseholder

and freeholder. There will be opportunities to meet Hackney Homes staff, external organisations and other leaseholders and freeholders.

Places are limited to 250 leaseholders and freeholders so please notify us if you would like to attend. If you would like to register your interest either email LHFHconference@hackneyhomes.org.uk or phone 0208 356 2288.

Roadshow 2007



The Woodberry Down Roadshow was held from the 25th September until the 6th October with seven sessions, including two evenings and a Saturday session.

The roadshow gave residents the opportunity to visit the information roadshow trailer which was positioned at a number of locations around Woodberry Down, including Spring Park Drive, Parkside Youth Club, Parkfield House, Manor House (between Havering and Wyersdale House), Woodberry Down Primary School (between Sherwood and Horston House), and near the Woodberry Grove shops.

The purpose of the roadshow

was to inform residents on the progress of the regeneration and provide an environment where questions could be answered by the project team. The many locations around Woodberry Down also allowed residents to view the progress of the regeneration project near their homes.

The main issues discussed included the Land Swap, Masterplan, potential listing of Needwood, Nicholl, Ashdale, and Burtonwood House,

Leaseholder & Freeholder options, rehousing and decant options, phasing, interim repairs, and communication with Eade Road, Haringey residents.

All residents who attended the roadshow were asked to complete a questionnaire to help the regeneration team organise better events in the future.

Those who completed a questionnaire went into a prize draw and the winners are listed below.



Winners of Sainsbury's vouchers are:

- Mr H. Tas of Spring Park Drive
- Ms L. Rothwell of Rowley Grdns
- Mr T. Wood of Burtonwood House
- Mrs J. Shean of Wyersdale House
- Mrs Eugene of Cannock House
- Mrs M. Lewis of Sherwood House
- Mr M. Ates of Keynsham House

Get Active By **walkingtogether**

Looking for simple, easy steps towards a healthier lifestyle? Why not take part in Healthy Walks taking place across Hackney?

Suitable for all ages, especially those who are beginners to experienced, feel unfit or are over 50. The walks take between 30 – 60 minutes and are led by a trained Health Walk leader who is also trained in first aid.

All are welcome! To find out more, please contact Surbjit Mahey on 078 9149 8150.



Closest location: Clissold Park,
Tuesday 1-2pm & Thursday 12-1pm
Meeting Spot: Bench under cafe

Competition: Where's this Location?



This photo was taken on Woodberry Down.

Name the main road the RRRC is located on and go in the draw to win a prize.

Location: _____

Please complete the details and send freepost (address on back page) to the Regeneration Team by 20.11.07.

Congratulation to Mrs Khan of Needwood House who is the winner of last months competition.

TRANSLATIONS

If you would like this important information about changes happening to the Woodberry Down estate please tick the box and put your name, address and telephone number below and return this form to the Freepost address given.

উভবেরি ডাউন এস্টেটে যেসব পরিবর্তন সাধিত হচ্ছে সে বিষয়গুলির উপরে এই গুরুত্বপূর্ণ তথ্য যদি পেতে চান তাহলে অনুগ্রহ করে এই বাক্সে টিক দিন এবং আপনার নাম, ঠিকানা ও টেলিফোন নম্বর নিচে লিখুন এবং এই ফর্মটি সরবরাহ করা ফ্রীপোস্ট (ডাক টিকেট লাগবে না) ঠিকানায় ফেরৎ পাঠান। (Bengali)

若你希望取得這份有關對Woodberry Down 屋村作出改變的重要資料，請在空格 一剔，在下方填上你的姓名、地址和電話號碼，然後把表格寄交所提供的免付郵資地址。(Chinese)

ଏ ମାଧ୍ୟମେ Woodberry Down ଅବସ୍ଥିତିର ସର୍ତ୍ତ ସଂଶୋଧନ ବିଷୟରେ ଆପଣଙ୍କର ମାଧ୍ୟମରେ ଅବଗତ ହେବାକୁ ଚାହୁଁଛନ୍ତି ଏବଂ ଆପଣଙ୍କ ନାମ, ଠିକଣା ଏବଂ ଟିଲିଫୋନ ନମ୍ବର ନିମ୍ନରେ ଲେଖନ୍ତୁ ଏବଂ ଏହି ଫର୍ମଟି ସରବରାହ କରା ଫ୍ରୀପୋଷ୍ଟ (ଡାକ ଟିକେଟ୍ ନାହିଁ) ଠିକଣାକୁ ଫେରଟ୍ ପଠାନ୍ତୁ। (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਪੈਂਸਟੇਟ ਵਿੱਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਪ੍ਰਾਪਤ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਾਕਸ 'ਤੇ ਨਿਸ਼ਾਨ ਲਗਾਓ ਅਤੇ ਹੇਠਾਂ ਆਪਣਾ ਨਾਂ, ਪਤਾ ਅਤੇ ਫੋਨ ਨੰਬਰ ਲਿਖੋ ਅਤੇ ਇਸ ਫਾਰਮ ਨੂੰ ਹੇਠਾਂ ਦਿੱਤੇ ਗਏ ਫ੍ਰੀਪੋਸਟ ਪਤੇ 'ਤੇ ਵਾਪਸ ਭੇਜੋ। (Punjabi)

Nếu bạn muốn những thông tin quan trọng này về những thay đổi xây đến với khu vực Woodberry Down xin hãy đánh dấu vào hộp này và điền tên, địa chỉ và số điện thoại vào dưới đây và gửi lại đơn này tới địa chỉ miễn phí đã ghi. (Vietnamese)

إذا أردت تلقي هذه المعلومات الهامة بخصوص التغييرات الحاصلة في عقارات Woodberry Down ، فالرجاء وضع علامة الصحیح في المربع وذكر اسمك وعنوانك ورقم تليفونك فيما أدناه وإعادة هذه الاستمارة إلى العنوان المذكور مجاناً. (Arabic)

Αν θέλετε αυτή η σημαντική πληροφορία σχετικά με τις αλλαγές που γίνονται στο κτήμα Woodberry Down παρακαλώ σημειωθείτε στο κουτί και γράψτε το όνομα, η διεύθυνση και το τηλέφωνό σας κάτω και γυρίστε αυτό το έντυπο στη γραμμένη διεύθυνση του Freepost (Greek)

Si vous souhaitez recevoir les informations importantes sur les changements se produisant au lotissement de Woodberry Down, veuillez cocher la case et inscrire vos nom, adresse et numéro de téléphone ci-dessous et nous retourner ce formulaire à l'adresse postale gratuite indiquée. (French)

Haddaad rabtid warbixintaan muhiimka ah oo ku saabsan isbeddelka ka dhacaayo xaafadda Woodberry Down fadlan calaamadee bokiska hoosna ugu qor magacaaga, cinwaankaaga iyo lambarka taleefankaaga si fashiix ah una soo celi cinwaanka lagu siiyay ee Boostada lacag la'aanta. (Somali)

Si desea recibir información importante acerca de los cambios que se están produciendo en la zona de Woodberry Down, marque la casilla y escriba su nombre, dirección y número de teléfono más abajo y envíe este formulario de manera gratuita a la dirección indicada. (Spanish)

Woodberry Down sitesindeki değişiklikler hakkındaki bu önemli bilgileri edinmek istiyorsanız, kutuyu işaretleyin, kutunun altına adınızı, adresinizi ve telefon numaranızı yazın, daha sonra da bu belgeyi aşağıdaki adrese ücretsiz olarak postalayın. (Turkish)

اگر Woodberry Down متعلقہ میں ہونے والی تبدیلیوں کے بارے میں یہ اہم معلومات چاہتے تو براہ کرم اس خانے میں نشان لگائیں اور نیچے اپنا نام، پتہ اور ٹیلیفون نمبر لکھیں اور دئے ہوئے مفت ڈاک پتے پر یہ فارم واپس کریں۔ (Urdu)

See below for Freepost Address.

Name:	_____
Address:	_____
Telephone:	_____

If you would like this publication in any of the following formats, please complete and send to the freepost address on the right:

In Large Print In Braille
 On Disk On audio Tape

Please contact a member of the Communication and Consultation Team with any ideas about this publication or if you would like any information about the regeneration of Woodberry Down. Please let us have your address for information.

Alternatively you can write to the **freepost** address, call us on tel: 0800 694 2109 or email: **wdrtd@hackneyhomes.org.uk**

FREEPOST RLST-SUUI-UBSE
Hackney Housing Service
Woodberry Down Regeneration Team
151 Woodberry Grove
LONDON N4 2SB

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Alternatively, if you need to speak to any member of the Woodberry Down Regeneration Team, you can visit the office at 151 Woodberry Grove, Monday to Friday between the hours of 10.00 and 16.00.