

New Elderly Day Centre Proposed

A review of community facilities on Woodberry Down was carried out by Hackney Homes recently and highlighted the opportunity of developing an Elderly People Day Centre at Newton Close.

Hackney Homes will work closely with Hanover in Hackney, and with funding from the SRB programme a plan has been submitted to transform the communal room in Newton Close sheltered housing block into an Elderly People Day Centre.

Hanover in Hackney presented the plan to the Over 50's group, run by Age Concern, at the sheltered block at 11am on the 11th Sept. This gave residents the opportunity to find out about the scheme and have input into the design and specification of the centre.

The works will commence as soon as planning permission has been granted with a projected completion date of March 2008.



Layout plan and impression of Elderly Day Centre



Monthly Schedule

OCTOBER	
3rd	WDRT/ EDC Executive meeting
4th	Woodberry Down Roadshow: 1.00 - 4.30pm: Sherwood & Horston House
6th	Woodberry Down Roadshow: 12.00 - 4.30pm: Woodberry Grove Shops & Information Centre
8th	Woodberry Works courses begin
16th	Woodberry Works OJ Enrolment Day: Brenner Community Centre
17th	Community Cohesion meeting: MHDT, WDRT, EDC reps
18th	Full EDC Meeting: WDRT & EDC
30th	WDRT/ EDC Executive meeting
NOVEMBER	
3rd	Leaseholder & Freeholder Conference: The Ocean, Mare St
6th	WDRT/ EDC Executive meeting
15th	Full EDC Meeting: WDRT & EDC
Continuous Monthly Meetings	
2nd Thursday every month	Repairs Surgeries: Information Centre, 95 Woodberry Grove
1st Monday every month	Brownwood Police Drop In: RRRCC
Contact	If you require any other information please contact the WDRT on Freephone 0800 694 2109.
MHDT: Manor House Development Trust	
WDRT: Woodberry Down Regeneration Team	
EDC: Estate Development Committee	

Leaseholder and Freeholder Conference

3rd November 2007: 10.00 - 4.00pm at The OCEAN, 270 Mare St, E8

A Leaseholders and Freeholders Conference will be held on the 3rd November 2007.

This event will provide a great opportunity for residents to get together with other leaseholders/freeholders and Hackney Homes staff.

There will be guest speakers and a number of workshops and stalls from Hackney Homes, Hackney Council and external organisations covering a range of issues. Lunch will be provided.

Hackney Homes are organising the conference with leaseholder involvement from the borough wide Leaseholder and Freeholder Forum and North East Leaseholders Association.

The conference will be organised through invitation, so that we can arrange catering, advisory talks and workshops accordingly for known numbers. The conference will be limited to 250 leaseholders and freeholders only, so please notify us if you would like to attend. The registration form is in the August edition of the Hackney Homes newsletter and is available

on the Hackney Homes webpage (see Leaseholder section). Alternatively, you can email LHFHconference@hackneyhomes.org.uk or call 020 8356 2288 to register.

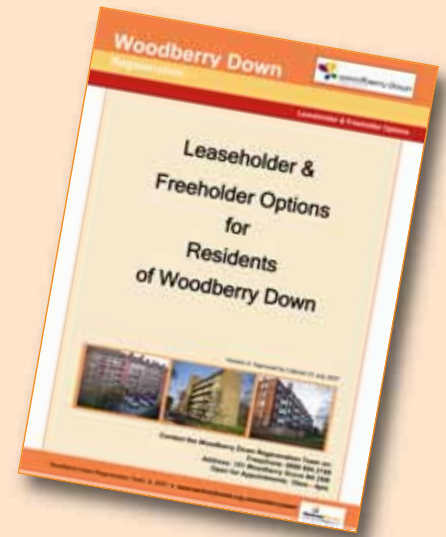
OPTIONS AVAILABLE ON WD

Many leaseholders and freeholders will wish to make their own arrangements when they have agreed a valuation for their existing property. There are many options for those who need the support of Hackney Homes to find a new home, including Leaseholder Swap or Shared Ownership.

The options are:

1. Shared Ownership
2. Leasehold Swap
3. Leasehold Swap with Shared Equity
4. Shared Equity
5. Private Home Buy
6. Return to a Tenancy Agreement

These options are explained in the Leaseholder and Freeholder Options Version 2 Booklet available at the Woodberry Down Regeneration Office, ITLA Office 93 Woodberry Grove, or from the Woodberry Down website.



Recently the Rehousing Team successfully relocated a resident to Lordship Road through the Leaseholder Swap scheme. The Leaseholder Swap scheme is an excellent option for residents of Woodberry Down who wish to remain in the area. This scheme allows residents to swap their lease to an empty Hackney Homes property in the area. Kick Start residents should also consider the Private Homebuy scheme that helps residents with a £35,000 equity loan to purchase properties on the open market.

Leaseholders in the Kick Start sites that wish to explore the various rehousing options should contact Colin Bright on 020 8356 1675.

Four Blocks Being Reviewed for Listing

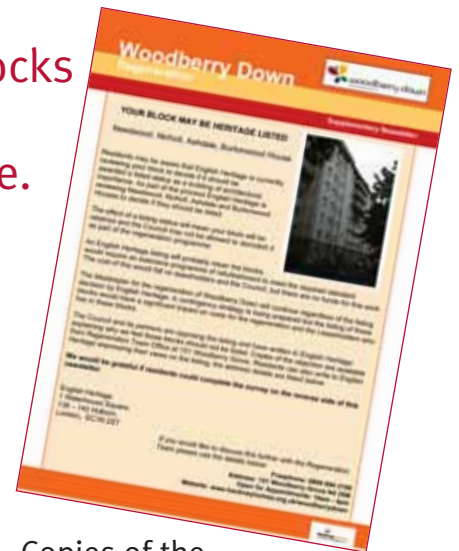
English Heritage is currently reviewing four blocks to consider if they should be awarded listed status as a building of architectural importance.

The four blocks being considered are Needwood, Nicholl, Ashdale and Burtonwood Houses, and the effect of a listing status will mean the blocks will be retained and the Council may not be allowed to demolish as part of the regeneration programme.

An English Heritage listing will probably mean the blocks would require an extensive programme of refurbishment to meet the required standard. The cost of this would fall on leaseholders and the Council, but there are no funds for this work.

The Masterplan for the regeneration of Woodberry Down will continue regardless of the listing decision by English Heritage. The Regeneration Team are preparing a contingency strategy but the listing of these blocks would have a significant impact on costs for the regeneration and the leaseholders who live in these blocks.

The Council and its partners are opposing the listing and have written to English Heritage explaining why we feel these blocks should not be listed.



Copies of the objection are available from the Regeneration Team office at 151 Woodberry Grove.

Residents can also write to English Heritage expressing their views on the listing.

English Heritage
1 Waterhouse Square
138 – 142 Holborn EC1N2ST



Nicholl



Burtonwood

Masterplan approved by Hackney Council

Great news for residents and the Woodberry Down Regeneration Team as the Masterplan, which includes the construction of more than 4,500 new mixed tenure homes, has been approved by Hackney Council.

The Masterplan outlines the 20-year, £1 billion regeneration project as a whole, with subsequent detailed planning applications for specific areas to follow.

The plan has been prepared by Hackney Homes in conjunction with resident consultation, the project's Estate Development Committee; and the Woodberry Down Area Action Plan, adopted in 2004. Woodberry Down is also set to achieve a minimum EcoHomes rating

of 'Very Good' across the whole development.

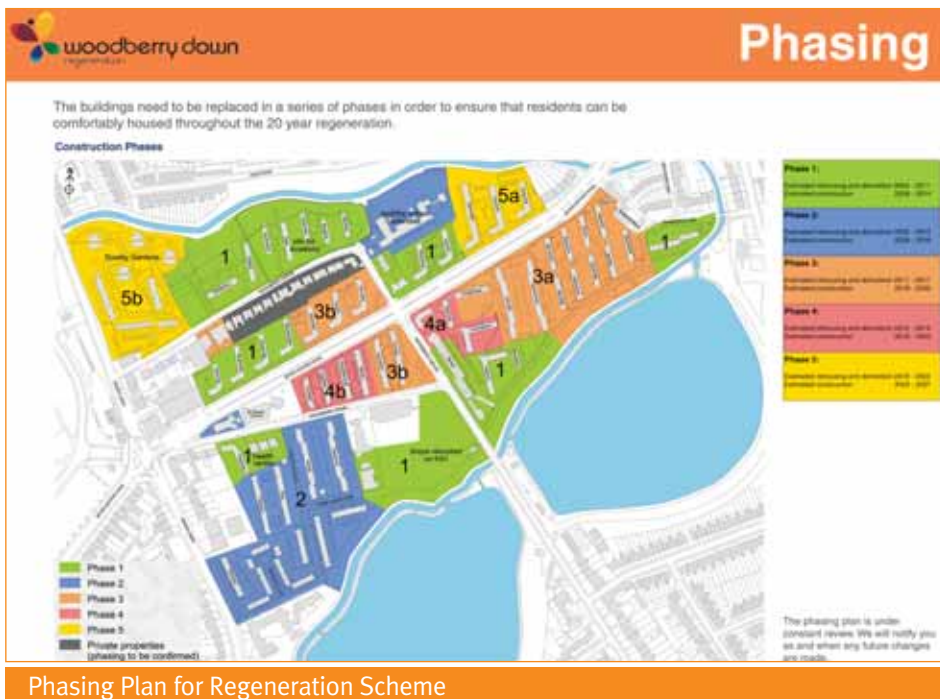
As well as an increase in the amount of affordable housing, the benefits to the area are set to include a new and expanded GP surgery; children's centre; range of improved open spaces overlooking the reservoirs; an expanded primary school; a new City Academy; a new training facility to enable local people to access local jobs; a youth club and community centre.

The Department for Communities and Local Government has also



Architects Impression

recognised Woodberry Down as a Mixed Communities National Demonstration Project, as an example for future schemes to learn from. £4m has been set aside from the proposals to provide a support package for leaseholders who need financial assistance because of an equity gap in property prices between Woodberry Down and the rest of the borough.



Cllr Jamie Carswell, Deputy Mayor of Hackney, said:

"This is good news for one of London's biggest regeneration schemes, and another positive sign for residents that it's all taking shape. Woodberry Down is about more than just bricks and mortar, it is about the communities that live there, and realising the benefits of this transformation for everyone."

Invitation to Resident Site Visits

Inviting Woodberry Down residents to site visits on 17th and 20th October with the purpose of viewing the final two Registered Social Landlords (RSL's) competing for Phases 2 – 5 of the regeneration project.

Residents will have the opportunity to view and comment on the RSL's properties and services. Lunch and transport from 151 Woodberry Grove will be provided.

If residents are interested in attending the site visits, or would like further information, please contact Meg Page, Communication and Consultation Officer on Freephone 0800 694 2109.

Brownswood Ward Police Surgery

Held at: The Robin Redmond Resource Centre, 440 Seven Sisters Road, N4

1st Monday of every Month
Between 11.00 – 13.00

Come and meet your Safer Neighbourhood Team: Share any concerns you have about the area in which you live.

Crime Prevention Advice will also be available. For more information call: Brownswood Ward on 020 8721 2030.



Competition: Where's this Location?



This photo was taken on Woodberry Down.

Name the location of this photo 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 23.10.07.

Congratulation to Mrs Rojo from Pickering 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.

উভয়েরি 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)

પો તમારે Woodberry Down અરેટમાં થઈ રહેલ પરિવર્તન વિશેની આ અગત્યની માહિતી પાઠવી હોય તો આ ધાવામાં ટિક્કવું થિએ સરે, તમારું નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખો અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પરત મોકલો. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਪੰਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਇਹ ਮਹੱਤਵਪੂਰਣ ਜਾਣਕਾਰੀ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਾਕਸ 'ਤੇ ਨਿਸ਼ਾਨ ਲਗਾਓ ਅਤੇ ਹੇਠਾਂ ਅਪਣਾ 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 xảy 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 مجانياً. (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 تعلقہ 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 تیلیفون 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: wdrthackneyhomes.org.uk

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

CONTACTS BOX

Woodberry Down Communication and Consultation Team	Rehousing Team
Amanda Murrell (Manager) amanda.murrell@hackneyhomes.org.uk	Colin Bright (Manager) colin.bright@hackneyhomes.org.uk
Eduardo Sequeira de Araujo eduardo.sequeiradearaujo@hackneyhomes.org.uk	Madeline Antwi madeline.antwi@hackneyhomes.org.uk
Meg Page meg.page@hackneyhomes.org.uk	Rudi Ellis rudi.ellis@hackneyhomes.org.uk
Fiona Overell fiona.overell@hackneyhomes.org.uk	Francis Kwarteng francis.kwarteng@hackneyhomes.org.uk
020 8356 1670	Joanne Chitolie Joanne.chitolie@hackneyhomes.org.uk
020 8356 1670	020 8356 1675
020 8356 1671	020 8356 1679
020 8356 1674	020 8356 1672
020 8356 1707	020 8356 1673
	020 8356 1680

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.