

Principal Development Agreement Signing Heralds Kickstart for Regeneration



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PDA SIGNING



Historic moment for Woodberry Down with official signing of commitment to Kick Start 1st stage.

Deputy Mayor Councillor Jamie Carswell said: *“The regeneration of Woodberry Down is a flagship project for Hackney Council. We are committed to improving the quality of life for Woodberry Down residents with the building of a large inclusive and sustainable community. This scheme represents a real opportunity to breathe fresh life and investment into the area.”*

On Thursday 3rd August, an important signing ceremony took place in Hackney Town Hall with Hackney Homes, Hackney Council and Berkeley Homes signing the Principal Development Agreement (PDA) for the Woodberry Down project.

A planning application will be

prepared by Berkeley Homes for the old school site, which is the first site to be developed and will kick-start the project into life.

An initial investment of £250 million leading to a total investment of circa £1 billion will ensure lasting improvements for future generations in the area in terms of housing, quality of life, leisure facilities, education and health.

Robin Smith, Programme Director for Woodberry Down said; *“The developer for the first phase, Berkeley Homes has been selected and Hackney Homes is excited about the good progress made. The high quality scheme will set a design and quality precedent for the entire project.”*

Berkeley Group’s Managing Director, Tony Pidgley said *“Regeneration has driven the economic and community renaissance of many parts of London, and as the benefits spread across the city, Berkeley is proud to be working in partnership with the Borough of Hackney.”*

Today’s signing of a development agreement is the first exciting step on a journey, which will see the regeneration of Woodberry Down; a neighbourhood with a proud history, major environmental assets and excellent transport connections, kick-started to create investment, jobs and better housing for residents, now and in the future”.

ESTATE COMMITTEES – DO YOU KNOW WHO YOUR REPRESENTATIVES ARE?

Estate Committees (EC) are the main forum through which the registered Tenants' and Residents' Association and the Council work together to improve the management of services provided to their area on Woodberry Down.

Meetings are on a regular basis (usually every 3 months) to discuss different related issues of general concern. Council officers from different areas of the council attend to answer questions on issues within their area. The Committee Members are nominated by the Tenants' and Residents' Association and they participate by advising on policy matters, monitoring services and recommending items for spending to the annual EC budget, etc.

The success of the EC rests upon the active involvement and participation of tenants, leaseholders and officers.

Role of tenants representatives:

1. To attend and participate in the 4 Estate Committee meetings a year.
2. To seek the views of all tenants and residents and to represent these on the Committee.
3. To report back to tenants and residents on the activities and decisions of the Committee.
4. To be aware of the variety of community needs on Woodberry Down (e.g. women and safety, youth facilities) and to represent these at the Committee.
5. To encourage attendance at Estate Committees by the whole community living on Woodberry Down.

There are four Estate Committees in Woodberry Down namely:

Woodberry Down North EC covers Groveley, Toxteth, Weardale, Wensleydale, Weybridge, Wyersdale, Bowland, Dean, Duffield, Wychwood Houses, Havering, Sherwood, Horston, Savernake, Cannock and Pickering Houses.

EC Chair: Jessie Goodchild 02088029159

Tenants' & Resident's Association Rep:

Layi Adesanu 02088000971

Venue: Wyersdale House, Seven Sisters Road
London N4

Meeting Dates:

6 Nov 06, 22 Jan 07, & 26 March 07.

Councillors: Maureen Middleton, Simche Steinberger
& Harvey Odze

Woodberry Down Newton Close EC covers Brockhurst, Ennerdale, Kinver, Mendip, Selwood, Glynn Houses and Newton Close.

EC Chair: Anita Christou 02088028564

Tenants' & Resident's Association Rep:

Anita Christou 02088028564

Venue: Tenants Hall, Sheltered Block,
Newton Close N4

Meeting Dates:

Oct 06, 17 Jan 07, & 18 Apr 07.

Councillors: Maureen Middleton, Simche Steinberger
& Harvey Odze

Rowley Gardens EC Covers Blocks (1-11); (13-23); (25-103); (2-80); (82-160); (162-240); (242-252); (254-264); (266-276); (278-312) & (314-334)

EC Chair: Pat Harte 020 7503 4391

Tenants' & Resident's Association Rep:

Nuray Wood 02088023993

Lorraine Braniff 02088009074

Venue: Community Flat 1, Wyersdale House,
Seven Sisters Road London N4

Meeting Dates:

11 Sept 06, 11 Dec 06 & 5 March 07.

Councillors: Maureen Middleton, Simche Steinberger
& Harvey Odze

East Reservoir EC covers Woodberry Grove (Flats above the shops), Allerdale, Ashdale, Bayhurst, Bernwood, Burtonwood, Chattenden, Delamere, Farningham, Oakend, Parkfield, Westwood.

EC Chair: Peter Naughton 02082110858

Tenants' & Resident's Association Rep:

Peter Naughton 02082110858

Venue: Robin Redmond Centre, Seven Sisters
Road London N4

Meeting Dates:

Nov 06, 13 Feb 07, & 30 Apr 07.

Councillors: Maureen Middleton, Simche Steinberger
& Harvey Odze

DEMOLITION UPDATE

Bewdley House – Demolition Now Underway



Crane at Bewdley House.

A crane arrived at Bewdley House on Monday, 7th August to start the top to bottom floor by floor demolition of the building. Bewdley House is located on Woodberry Grove North. The demolition work will be completed by the beginning of September, it is planned to coincide with the Woodberry Down School holidays to reduce

the disturbance to school students, staff and residents.

During the demolition, the site will be secured and the public will be protected from the works by Heras fencing.

All traffic will be carefully managed by a traffic controller to ensure pedestrian safety and to minimise disruption to local traffic.

There will be 24 hour security provided by the demolition contractor and work on site will only take place between 8am and 6pm, Monday to Friday.



Bewdley House.

Glynn House Next for Demolition

During the demolition, there will be some limited disruption to local residents. Measures have been taken to ensure that any disturbance is kept to a minimum. Health and safety is always a priority and any concerns can be raised with any of the people listed below this article.

Access – There will be access via Seven Sisters Road for lorries doing the work. Full height scaffolding will be erected where the alleyway is and Heras fencing will be erected on the outer perimeter of the site so the outside view will not be blocked.

Access to the path next to Glynn House will be open throughout the whole of the works programme.

Noise – There will be some vibrations during the work, but this won't cause any damage to nearby buildings. The vibration will increase when the foundations are removed. Efforts will be made to reduce the vibrations by digging around the foundations first.

Asbestos removal – is carried out in controlled and sealed conditions and will not present a dust problem.

During the time of the main demolition and if you live nearby, it may be advisable to keep your windows shut as a precaution.

Dust – Hoses will be used to wet the building and eliminate dust therefore not to affect anyone with asthma/breathing problems.

Contacts for Queries:

A Site Liaison Officer from McGrath's, the demolition contractors, will be available on the Glynn House site from 8am to 5pm, Monday to Friday, to answer any queries from residents.

Paul Farrell, Project Manager, Hackney Homes will be on site or can be reached by telephone: 020 8356 8327 or e-mail: Paul.Farrell@hackneyhomes.org.uk to answer any technical questions.

If anyone has any questions regarding the demolition, they can call the Woodberry Down Regeneration Team from 8am to 5pm, Monday to Friday on: Freephone: 0800 694 2109.

The Woodberry Down Regeneration Team would like to thank all the residents affected by the demolition for their patience and tolerance. This phase is necessary to continue the development of new mixed tenure homes.

FEATURE

FUNDAY FEEDBACK

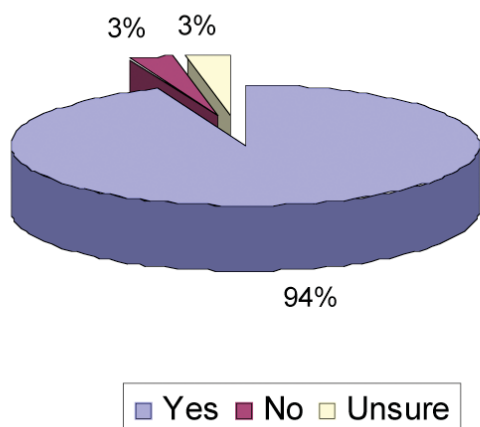
A Fun day took place for Woodberry Down residents on the 17th June at Rowley Gardens. The day was a success with over 500 people attending. 94% of residents said they would return for another fun day. 93% of the people thought the day was well organised with lots of useful displays.

Fundays are just one of many different ways that the Woodberry Down Regeneration Team

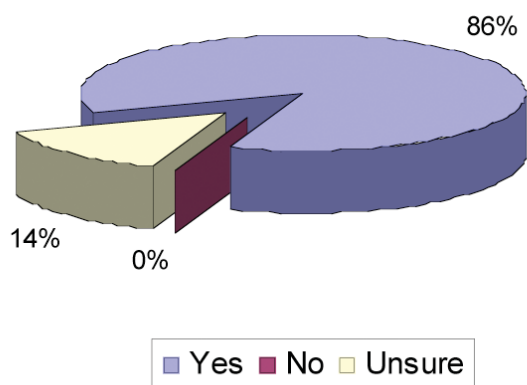
consult and engage with residents to get their views and inform them of what is happening.

If these events get positive feedback, we will look into running them again in the future as we want to use the most effective ways to communicate with residents. The graphs shown, are a sample of residents views taken from evaluation questionnaires that were completed on the day.

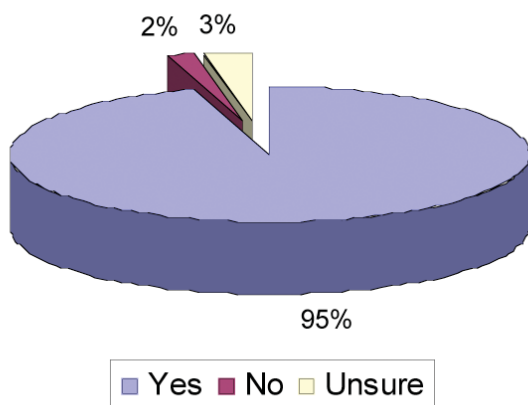
Did you find the information useful?



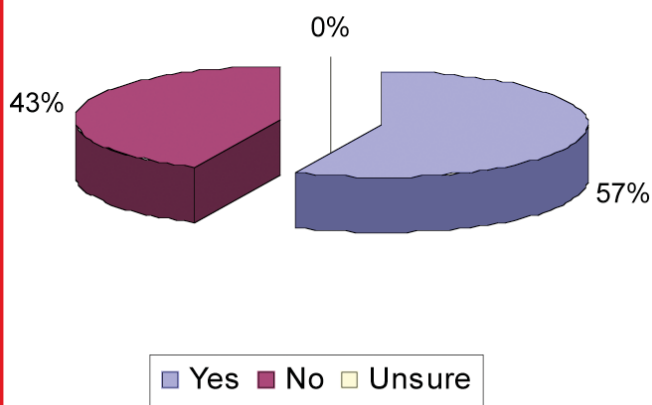
Was the information presented clearly?



Did you find the staff helpful & knowledgeable?



Did you attend last year's fun day?



RESIDENTS AND VOLUNTEER SHOUT:

This is the page, where we want residents and volunteers to have their say on the Woodberry Down development.

Do you have a positive story about Woodberry Down or have something to share of interest to other residents, then call: Nick Ronald on: Freephone: 0800 694 2109 or by email on: nick.ronald@hackney.gov.uk
For reasons of space, we can't guarantee inclusion and may have to edit the size of articles.



Jessie Goodchild

Local resident, voices importance of recognising older generation's rights and needs during development

Jessie Goodchild, 76, has lived on Woodberry Down for 38 years. She is an active member of the community including the Woodberry Down Elders.

It is estimated that more than 1.2 million people living in London are over 60. This number is predicted to grow by 5% during the time of the Woodberry Down development.

- Jessie is the Chair of the T.R.A (Tenants & Residents Association).
- Jessie is the Chair of the Woodberry Down North Estate Committee.
- Jessie was also active with the old New River Community Trust, which helped to build the community library.

Jessie has been an activist on Woodberry Down and involved in the initial stages of the regeneration since 1998. A committee group was formed in 1998 and a housing forum was also later formed in response to the regeneration. Jessie was an active member of both organisations.

Jessie said that 'the regeneration of Woodberry Down is positive, but have strong concerns about the trauma of elderly people moving during the regeneration process. I also feel very strongly about the need for more community facilities on Woodberry Down for elderly residents, especially during the forthcoming demolitions and am apprehensive about the impact of noise and dust on older people's health.'

Woodberry Down will be developed to incorporate a range of facilities that increase opportunities to work, learn and play for all generations. Existing social services will be extended and improved to provide support for all residents on the new Woodberry Down.

There are proposals for specific facilities aimed at the older generations but these are in early stages and an update on these will appear in a future edition of the newsletter.

WOODBERRY DOWN DEVELOPMENT TRIUMPHS AT NATIONAL CONVENTION

Staff from the Woodberry Down Regeneration team as well as four members of the Estate Development Committee (EDC) attended the National Regeneration Convention at Warwick University in Coventry from the 24th July to 26th July.

The Convention was the 7th one to be organised by the Royal town Planning Institute and over 500 people attended from local & national government, tenants, residents, building companies, architects and partnerships.

The convention was a huge success with much national interest in the pioneering development

planned for Woodberry Down. Two members of the team; Robin Smith, Programme Director for Woodberry Down and Andrew Sissons, the officer working on many of the socio-economic issues like community facilities, both gave lectures to a packed audience. Feedback was positive and the team shared their knowledge with other people in the industry.



Convention at Warwick University

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.

উডবেরি 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 নীচে 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)

જો તમારે Woodberry Down અસરમાં થઈ રહેલ પરિવર્તન વિષેની આ અગત્યની માહિતી પહોંચી શકવા તો આ બોલામાં ટિકનું ચિહ્ન કરો, તમારું નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખો અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પરત મોકલો. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਆਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਇਹ ਮਹੱਤਵਪੂਰਨ 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 لانداه وإعادة هذه الاستمارة إلى العنوان المذكور مجتأناً. (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 ٹیلیفون نمبر لکھیں اور دئے ہوئے مفت ڈاک پتے پر یہ فارم واپس کریں۔ (Urdu)

See below for Freepost Address.

Name:	<input type="text"/>
Address:	<input type="text"/>
Telephone:	<input type="text"/>

If you would like this newsletter 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

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

Please contact a member of the Consultation Team with any ideas about this newsletter 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

CONTACTS BOX	Woodberry Down Community Consultation Team		Rehousing Team	
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	Catherine Olatunji	020 8356 1674	Joanne Chitolie	020 8356 1680
	catherine.olatunji@hackneyhomes.org.uk		joanne.chitolie@hackneyhomes.org.uk	
	Yaw Addae Boadu	020 8356 1671	Rudi Ellis	020 8356 1672
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	Nick Ronald	020 8356 1707	Madeline Antwi	020 8356 1679
nick.ronald@hackneyhomes.org.uk		madeline.antwi@hackneyhomes.org.uk		

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.

