

Woodberry Down **n**ews

**Free festive fun as
Winterfest returns
on Wednesday
4 December**

- Christmas lights switch-on at the Rose Garden
- Free festive feast, entertainment and kids' fun at the Redmond Community Centre



**Join us from 3.30pm at the Rose Garden and from
5.30pm at Redmond Community Centre.**

The event is funded by Hackney Council, Notting Hill Genesis and Berkeley Homes.

Regeneration updates

Coming soon to Woodberry Down

The next stage of the transformation of Woodberry Down, shaped by input from across the local community, got the go ahead earlier this year.

More than 500 new homes, a brand new public square, 60 new trees and a residents' communal garden have received planning permission as part of the next phase of the Woodberry Down regeneration.

The plans – put forward by Berkeley Homes alongside the Woodberry Down regeneration delivery partners Hackney Council and Notting Hill Genesis – will

form phase 4 of the Woodberry Down regeneration, informed by extensive input from the community over more than a year.

They will be built in the area between Seven Sisters Road, Woodberry Grove and Woodberry Down. 43 % of the 511 homes are affordable, with 90 for social rent, which existing council tenants in Woodberry Down will move into.

Work on site is due to start in the second half of 2025, with the new homes and public spaces completed by winter 2029.



15 years of the regeneration

It's been 15 years since work started on the regeneration of Woodberry Down. Residents got together with Notting Hill Genesis, Berkeley Homes and the Council to celebrate earlier this year. Woodberry Down was recently Highly Commended as Best Regeneration Initiative at the 2024 Housebuilder Awards. Thank you to the Woodberry Down Community Organisation and every single resident helping to make sure that the estate regeneration is such a success.



Moving into new homes in phase three

In the next few months, Council tenants will start to move into brand new Notting Hill Genesis social rent homes as part of phase three of the regeneration of Woodberry Down.

There are 75 homes for social rent in phase three, with most already allocated to tenants on the estate.

Residents who are moving into phase 3 can call the Council on **07510 378 349** if they have any questions.

Tenants sought for units in Block D

Mill Co., which is now managing the four units in Block D at Woodberry Down, is looking for small creative businesses, organisations and community groups who might be interested in the units, which will be offered at below market rates. Mill Co. will provide spaces for local businesses that feed back to the local community and will provide a mix of commercial and community level blended rents.

Find out more: <https://bit.ly/millcoWD>

Have you updated your household information?



In preparation for designing new homes in future phases, the Council has sent out a Housing Needs Survey to all Council tenants in Phases 6, 7 and 8. The design of phase 5 is due to start soon and we want to make sure we have the most up to date information from tenants about their housing needs to ensure that the right mix of homes is provided for the remaining tenants.

Tenants in phases 6 - 8 will have the opportunity to move into the new homes in Phase 4 and Phase 5.

If you're a Council tenant, complete the survey at:

bit.ly/WDtenantsurvey

A survey has also been sent to leaseholders, to make sure we are aware of household needs as new affordable housing is brought forward. Resident leaseholders may be eligible for 'shared equity' - where the additional market value of the new homes compared to the existing is financed by the regeneration, enabling resident leaseholders to remain living in Woodberry Down, in their own property, if they wish to.

Complete the leaseholders survey at:

bit.ly/WDleaseholderssurvey

‘We are all friends’

Friends of Woodberry Down recently celebrated the rich contribution that older people make as part of **International Day of Older Persons**. You can join them every week at **The Edge Youth Hub on Woodberry Grove**.

“Being older isn’t the end, it’s simply the beginning of your next chapter!”

says **Amanda Inniss, Chair of Friends of Woodberry Down**.

“We bring older people together from all backgrounds to support each other, meet new people, share stories, play dominoes, talk, cry, laugh and form friendships at our coffee and activity mornings.”

The group meets up every week with the aim to reduce social isolation and its associated health risks – including loneliness, depression and anxiety – by offering services and activities for people aged 50 years and over.



Josie, who has been a member for more than 10 years, says: *“I come because there are people I can talk to here. This club allows us to sing, dance and talk to each other. Everyone will get old and everyone needs others to get older with. We are all friends.”*

Olive, 90, is on the dance floor. She says: *“I come for the company and the joy! Me and my husband used to go ballroom dancing and I still enjoy dancing.”*

From across the hall the clacking sound of dominoes being shuffled can be heard above the laughter.



Michael says: *“We come here because we want to be part of something. Every Tuesday I look forward to seeing my friends. Everyone is cheerful – there are good vibes here. We enjoy playing dominoes and cards.”*

There is a sense of companionship and community here – gifts are given on members' birthdays and attendees take it in turn to cook or bake something for their friends.

Older members, who are unable to walk or take public transport, are picked up in Amanda's car, while a team of dedicated volunteers work tirelessly to make this inclusive community happen.

Maria says: *"I love the people and the community here. When I come here it's a different world, there's such a positive atmosphere."*



Join Friends of Woodberry Down
every Tuesday from 10am till 1pm
(term time online) at The Edge Youth
Hub, 7 Woodberry Grove, N4 1SN



For more info contact:

Amanda Inniss 0787 634 5457,

Liz Dodson 0793 184 1024,

Tracey Boothe 0785 232 8993 or
email [friendsofwoodberrydown@
gmail.com](mailto:friendsofwoodberrydown@gmail.com)

X/Twitter & IG: [@friendsofwd](https://www.instagram.com/friendsofwd)

Local residents starting their business
start-up journey



Local residents starting their business start-up journey

Notting Hill Genesis partnered with The Rebel School to fund a 5-week business startup course on the estate for local residents. The course was aimed at anyone who has ever thought about starting a business to earn some money doing what they love, showing how to work out the next steps to do this - no matter anyone's background or circumstance. The course was open to everyone even if they did not have an idea, The Rebel School was there to help.

The programme began in April and consisted of 5 sessions every Thursday evening, including: how to get started for free & avoiding debt, how to build a website for free, using social media to find customers, tax & accounting and much more.

Jobs at Berkeley Homes

Are you interested in building a successful career with hands-on experience on exciting regeneration projects like Woodberry Down? Berkeley's award-winning Graduate Scheme is now accepting applications, and apprenticeships will be available from February.

For more information, visit:

 bit.ly/berkeleycareers

The Edge youth hub

From sport, arts and crafts to cooking and martial arts, the Edge has lots of activities for children and young people aged 6-18, and up to 25 with special educational needs. Find out more about their autumn programme:

 bit.ly/YHautumn



Girls Friendly Society

The Girls Friendly Society runs sessions every week at the Redmond Community Centre. The groups work to help girls build their confidence up by offering a safe single-gender place where they can learn to be themselves and proud of who they are. The classes help girls develop new skills, experiences and connections in their local community. There are classes for primary school age and secondary school age girls. Sessions are an optional £2, with the first session free. Wednesdays, 5-6.30pm at Redmond Community Centre.

 Find out more and sign up:
bit.ly/GFSWD

WHAT'S ON



Toddler story time

Woodberry Down Library at the Redmond Community Centre runs a fun story and rhyme session for babies and toddlers every Thursday from 2-2.45pm. There's no need to book – spaces are allocated on a first come first served basis.

Tell us how you want to hear about what's going on at Woodberry Down for a chance to win a £20 voucher.

We want to make sure you're finding out about what's going on at Woodberry Down.

Take our survey for a chance to win one of two £20 Love2Shop vouchers:
bit.ly/WDnewsletterurvey

