

Woodberry Down

Summer 2015

A guide to
when you can
expect to move



The Council and its regeneration partners Genesis, Berkeley Homes and Woodberry Down Community Organisation (WDCO), have revised the masterplan for the estate.

The new masterplan for Woodberry Down is the result of detailed work by the partners and extensive consultation with residents.

This guide contains a plan of the revised phasing and the timetable for re-housing tenants from each remaining block. It also has information about the Council buying-back properties from freeholders and leaseholders.

We hope that this information will reassure you when making plans for the future and indicate when you might need to move.

Phasing Timetable

The table below shows our best estimate of the dates when tenants will be re-housed. This might be subject to change in which case the Decant team will let you know.

PHASE	NAME OF THE BLOCKS	TENANTS WILL START TO MOVE OUT IN	ALL MOVES SHOULD BE COMPLETE BY
3	Ashdale, Burtonwood, Farningham, Bayhurst and Chattenden House	2015	2018
4	Lonsdale, Leighfield, Knaresborough, Kilpeck, Keynsham and Finmere House	2015	2020
5	Allerdale, Bernwood, Westwood, Delamere, Ennerdale, Kinver, Mendip, Selwood and Brockhurst House	2020	2023
6	Groveley, Toxteth, Weardale, Wensleydale, Weybridge, Wyersdale and Havering House	2023	2026
7	Savernake, Cannock and Pickering House	2026	2029
8	Rowley Gardens	2029	2032

What is the process for re-housing?

All Council tenants have a Right to Return to a new home at Woodberry Down. We believe that most tenants will want to move to one of the new homes on the estate which Genesis will own and manage. As there will be no new Council homes on the estate, those tenants who wish to remain with the Council will need to bid for properties off the estate. They can do this via the choice based lettings scheme known as Hackney Choice.

Approximately 12 months before your block needs to be vacated we will discuss your re-housing options with you and either allocate you one of the new homes on the estate or provide you with guidance on bidding for Council properties. The Decant Team will be on hand at all times to provide information and support you during your move.

Re-housing will be in accordance with the phasing plan shown in this leaflet but there may be opportunities to re-house tenants earlier if there are surplus new homes in an earlier phase. These will be allocated on the basis of the phase you are in followed by your assessed housing need.

Can I move home before the time comes for re-housing?

We appreciate that your household's needs can change and that for a variety of reasons you may want to vacate your home before your moving date. For example:

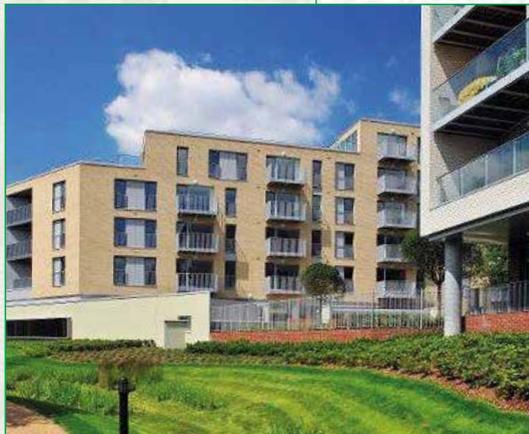
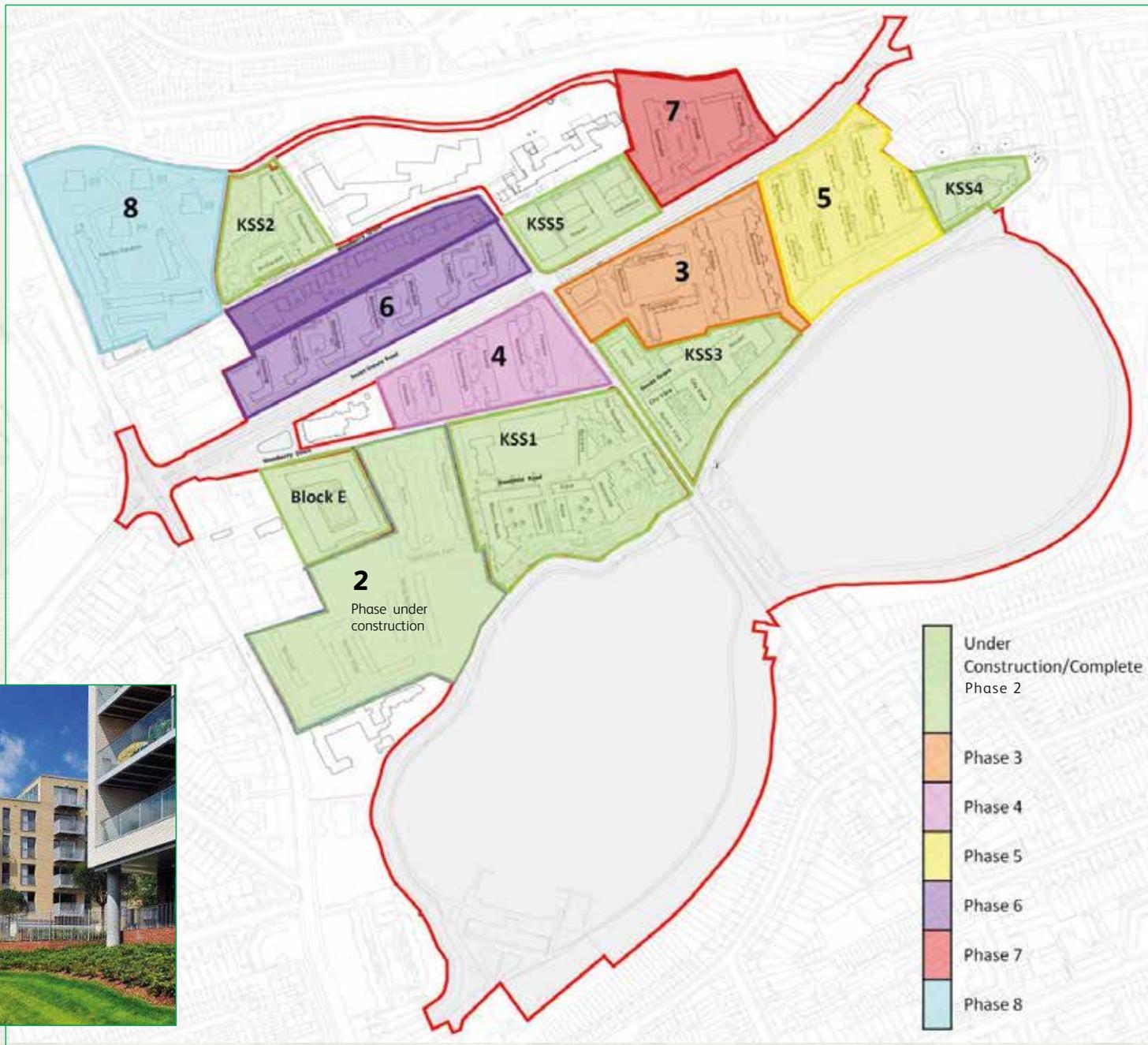
- You are living on a high floor and need to move lower down for medical reasons
- You are overcrowded
- Your children have left home and you want to move to a smaller property

If you are overcrowded and would like to move to a larger property on the estate, you can apply for the inter-estate scheme. Please contact the Decant Team.

If you would like to move off the estate to another Council owned property, please contact the Neighbourhood Team (at 440 Seven Sisters Road) who can advise you about applying for a transfer.

If you are under-occupying your home, or are affected by the spare room subsidy (also known as the bedroom tax), please contact the Decant Team to see if an unmodernised property is available.

This map shows when each phase will be completed by. There is a colour key to match the phase with the areas across the estate.



Woodberry Grove North

What about temporary tenants?

Temporary tenants will not be re-housed in new housing on the estate. Instead they will be expected to bid for properties off the estate. If the block they live in is required for demolition they will be offered temporary accommodation elsewhere.

What if I am a freeholder or leaseholder?

The Council will arrange to buy-back properties from their owners before they are due to be demolished. The Council's preference is always to agree terms for the purchase of properties from freeholders and leaseholders, rather than relying on compulsory purchase order (CPO) powers.

For resident owners, a variety of housing options are available as set out in our Leaseholder and Freeholder Offer Document. These include shared equity, shared ownership and leasehold swap.

In some circumstances it may be possible for the Council to buy-back your property earlier than required under the phasing plan. If you would like to discuss this possibility please contact our Decant Manager, **Colin Bright** on **0208 356 7591**.

Will the Council be carrying out repairs on the older blocks?

The Council is committed to maintaining the older blocks until such time as they are vacated and ready to be demolished. Internal repairs to tenanted properties will be carried out as normal and repairs to the structure and exterior as deemed necessary. The Council has recently undertaken an assessment and survey of the blocks and is planning a programme of repairs which will start before the end of 2015; we will continue to work with WDCO on developing the programme.

What's next for the regeneration programme?

180 social rented and shared ownership homes were recently completed on the Pewsham site and tenants, mainly from phases 2-4, have now moved into their new homes.

The development of Kickstart Site 3 (KSS3 on the plan) is well underway with completion of all the homes for sale scheduled for late summer 2016. A new stretch of landscaped public open space next to the east reservoir forms part of this phase and will open in Summer 2015.

The demolition of Nicholl and Needwood House, Spring Park Drive, Town Court Path, Burtley Close and Banstead Court was started in April 2015. From this point, Burtley Close and Banstead Court will also be closed. Town Court Path and the northern section of Spring Park Drive will be closed off in early 2016 to allow for the construction of the new park. The southern section of Spring Park Drive which provides access to the Lilliput Children's Centre will remain open.

The north end of Kayani Avenue will close temporarily in July 2015 until January 2018 to allow the Phase 2 construction works to commence. Access to the south part of Kayani Avenue via Goodchild Road will remain open throughout.



Further information and advice

If you would like more information please contact the Woodberry Down Decant Team on **0208 356 7591**.

If you would like to have independent advice on your housing situation please contact the Independent Tenants' and Leaseholders' Adviser, **Simon Slater**, at simon@strategicurbanfutures.com or on Freephone **0800 169 8677** or **07985 251834**.

Useful contacts

Local Housing Office/ Regeneration Team	Independent Tenant and Leaseholder Adviser	Other Useful numbers
<p>Address: 440, Seven Sisters, Road, N4 2RD</p> <p>Neighbourhood Housing Office: 020 8356 4444</p> <p>Opening Times: Monday – Friday 9am – 5pm</p> <p>Web address: www.hackney.gov.uk/ woodberry-down</p> <p>Email: wdr@hackney.gov.uk</p>	<p>Address: 2C, Rowan Apartments, N4 1FS</p> <p>Opening Times: Tuesdays and Thursdays between 3pm – 7pm</p> <p>Telephone / Freephone: 020 8809 7203 0800 169 8677</p> <p>Citizens Advice Bureau: 020 8525 6351</p> <p>Opening Times: Wednesday 10am – 4pm</p>	<p>Repairs Contact Centre: 020 8356 3691</p> <p>Decant Team: 020 8356 7591</p> <p>The Redmond Community Centre: 020 8802 7580</p> <p>Berkeley Homes: 020 8826 2000</p>