

Welcome

This summer has seen several regeneration projects start on site and Woodnook is now a hive of construction activity. Empty homes are being brought back into use, Nuttall Street is being spruced up, and plans are being developed for a brand new square right in the heart of Woodnook.

These projects will deliver significant change for the area and we can all look forward to a new, improved Woodnook in 2015!

WOODNOOK

News

Autumn 2014

Phase 1

Phase One involves the comprehensive refurbishment of empty properties on Augusta Street, Royds Street, Booth Street, and Hudson Street.

There will be 71 new properties, including a choice of 2, 3, & 4-bedroom family homes. All homes are for private rent and include energy efficiency measures to significantly reduce household running costs.

Two show homes have been completed and local residents have previewed the homes through 'open house' events.

Booth Steet, Royds Street and Augusta Street are now closed off and secured to allow the main contractor (Greendale) to safely undertake the necessary refurbishment works. Diversion signs are in place to minimise disruption.

PlaceFirst with Together Housing Group are delivering this project and expect the first homes to be ready to move in to from January 2015, with full completion anticipated for Spring 2015.

Phase 2

Phase Two will comprehensively refurbish another 60 empty homes 'pepper-potted' across Woodnook.

The main contractor is D.J. Hughes and they are currently working on the first ten properties. As Phase One, all the properties are for private rent and include energy saving measures to reduce household running costs.

PlaceFirst with Together Housing Group expect the first homes to be ready to move into from September 2014.

If you are interested in renting a brand new energy efficient home with a professional landlord service, you can register your interest in any of the following ways:

Telephone:
0113 202 1260

Email:
woodnook@togetherhousing.co.uk

Visit:
www.placefirst.co.uk

WOODNOOK



'Our Woodnook'

placefirst together
HOUSING GROUP

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Nuttall Street

This project, funded by Hyndburn Borough Council and delivered by PlaceFirst, will transform the appearance of Nuttall Street and create an attractive, welcoming gateway into Woodnook.

PlaceFirst have now signed up all property owners to the facelift scheme and work has commenced. Work is being carried out by Rosslee Construction and will be carried out in three phases, starting at the western end of Nuttall Street and working eastwards towards the Britannia Inn.

The first phase of works should be complete by October 2014 and completed by Spring 2015.

Priestly Nook

The [former] Priestly Nook site has been cleared and will be used temporarily as a site depot for the Nuttall Street facelift works.

After the completion of the facelift works in Spring 2015, the site will be transformed into a new public square at the heart of Woodnook, opening up Woodnook Community Centre and creating an attractive environment to support local shops. Further updates on this exciting project will be provided in our next newsletter.

Britannia Inn

PlaceFirst bought the Britannia Inn and the aspiration to bring it back into use as a community focussed pub still remains.

However, developing a sustainable business plan for public houses is a very difficult task and PlaceFirst cannot guarantee the preferred end use at this stage. A further update will be provided in the next newsletter. The building is currently being used by D.J. Hughes as a site office for the Phase 2 works.

In Summary

With regeneration projects taking place across Woodnook, we can all look forward to exciting change and transformation.

The work will, of course, bring some disruption to the neighbourhood and every effort is being taken to minimise inconvenience where possible. Please be patient with us as we undertake this important work and deliver a better future for Woodnook.

If you do have any concerns regarding site works, please contact Yvonne Hinds, Neighbourhood Coordinator for Woodnook. **Details are provided on the back of this newsletter.**

Interest free loan

For a very limited period of time there is a Government funding opportunity available to owners of empty properties in the Pennine Lancashire Area (Hyndburn, Burnley, Pendle, Rossendale or Blackburn with Darwen) in the form of an interest free loan through AAW Ltd and Rossendale Borough Council in order to bring empty properties back into use.

For more information please contact:

**Sarah Whittaker
Tel: 01254 380613**

**Natasha Anderson
Tel: 01706 252 532.**



What's on in Woodnook

Neighbourhood Meetings

For updates on what's happening around Woodnook, regeneration work, Police news, local events and activities or if you have other issues to discuss please come along.

Meetings held on the third Thursday of the month and are attended by local Councillors and guest speakers.

We welcome ideas or suggestions about improvements for Woodnook from local residents who want to get involved in the regeneration of the area.

Next meeting:

Thursday 18th September, 6.30pm
at the Woodnook Centre, Royds St

Woodnook Residents & Community Association

(WRCA)

Unfortunately there are no WRCA meetings planned for the near future due to family commitments.

The group held a Quiz Night in June, attended by 24 residents who had an enjoyable evening and raised money for local charities. WRCA are seeking new members - anyone who would like to get involved and make a difference should contact:

- **Club Secretary, Brian Beston on:**
princehamlet@talktalk.net
- **Chairperson, Brenda Radcliffe on:**
brenda.radcliffe@btinternet.com

'Our Woodnook' Facebook page

Please remember if you have any news or views about Woodnook, or are holding an event then log onto the '**Our Woodnook**' Facebook page to add your comments, contributions and photographs.

Family Health Event at the Woodnook Centre

Please come along and bring the whole family to see what's on offer; with Stalls & stands, information, children's activities, Woodnook community garden display, health checks, homemade cakes, refreshments and much more.

Thursday 4th September

11am – 4pm

Woodnook Centre , Royds St.

Contact Gareth Beck on:

T: 07940 981935 or

E: gareth.beck@lancashirecare.nhs.uk

'Woodnook Stories' Media Project

In the last newsletter we introduced the students who are undertaking this project, all students are on holiday at the moment and we hope to have a date for the Woodnook Stories 'Film Premier', to be held at the Woodnook Centre in our Winter Newsletter.

ENFORCEMENT NOTICES

Hyndburn Council are looking at other measures to target any properties in a poor state of repair in Woodnook.

If owners of poor properties do not engage, action may be taken in the form of an enforcement notice. Non-compliance may lead to a prosecution however, Hyndburn Council wish to avoid this as a course of action.

To discuss or report an empty or rundown property please see contact details on page 4.

Woodnook Traffic

Nuttall St Crossing Petition

Since the last newsletter WRCA (Woodnook Residents Community Association) have sent the Petition for a Crossing on Nuttall Street to Lancashire County Council.

The petition had 20 sheets of signatures from local residents and people who work in Woodnook, plus letters of support from Councillors, Woodnook School and WRCA.

We are pleased to say that LCC have responded favourably to the Petition and are looking at various funding options for the much needed crossing for the busiest street in Woodnook.

A big thank you to all who helped with signatures and support - more updates to follow in the next Newsletter.



Lancashire County Council (LCC) have started to put in place the 20mph signs all around the Woodnook area.

Once all signs are in place and everyone is aware of the speed limit changes, LCC will look at monitoring the speed of traffic on the streets of Woodnook.

Clean up

On a warm dry day in May, volunteers including local residents, church members, Cllr June Harrison and MP Graham Jones collected 30 bags of litter which were removed by Hyndburn BC.

ASDA provided breakfast, cooked by Trinity Church volunteers with Anne from Victoria Café kindly supplying cakes and refreshments.

Woodbrook Residents Community Association (WRCA) would like to thank all who helped tidy up the Woodnook area.

Why not join us for our next **Woodnook Community Clean up Saturday 20th September (9-11 am)** at the Woodnook Centre includes a FREE hot breakfast for all volunteers.

Useful Contacts

General Enquiries

- **Sarah Whittaker, Hyndburn Council:**
T: 01254 380 613 E: strat@hyndburnbc.gov.uk
- **Yvonne Hinds, PlaceFirst:**
T: 07570 286 693 E: woodnook@placefirst.co.uk

Register interest in new homes

T: 0113 202 1260
E: woodnook@togetherhousing.co.uk
www.placefirst.co.uk

Empty Homes Enforcement

Kevin Walsh, Hyndburn Council:
T: 01254 380 667 E: kevin.walsh@hyndburnbc.gov.uk

Hyndburn Council:

T: 01254 388 111 E: enquiries@hyndburnbc.gov.uk

Police: 101 or 01254 353749 (police station)

