

The Carpenters

Building a real piece of London

Issue 07, February 2021

IN JANUARY WE STARTED TO TALK TO RESIDENTS ABOUT HOW THE DESIGN TEAM HAVE TAKEN THEIR FEEDBACK AND DEVELOPED SOME INITIAL DESIGNS



What's happening on Carpenters Estate?

Going forward, we are committed to involving you as we progress with the regeneration of the Carpenters Estate. Mayor Rokhsana Fiaz promised a new start when she came into office back in May 2018, and the Council is committed to ensuring that you have loads of opportunities to get involved and have influence over the future of your neighbourhood.

Did you miss the January activities?

- Boards summarising the January content are displayed on the shutters outside the **Old Police Station next to Londis**
- View all the information online at bit.ly/CarpentersEstate
- Call **020 7112 8901**
- Email info@populoliving.co.uk to arrange a call back or request a postal pack for the next round of information.

HOW CAN YOU STAY INVOLVED

Masterplan updates

Tuesday 2nd March 12.30 – 2pm OR Thursday 4th March, 6.30 – 8pm

These events will provide an **update on the masterplan** following your feedback and allow for more detailed conversations on **open spaces** and the quality of **new homes**.

We are offering two different time slots to attend but the workshops will be exactly the same so you only need to attend once. Register online to book your place at: bit.ly/CEworkshop7 or bit.ly/CEworkshop8

Virtual study tours

Residents have told us that the quality of new homes would be really important, so we wanted to show you some homes that we have recently completed in Newham. In order to do this safely we've recorded them alongside some examples the Architecture team has chosen from across London, to give you some ideas of what can be achieved.

You can view all of the examples and tell us what you think on the project website bit.ly/CarpentersEstate

Landlord Offer workshop

Monday 22nd February 6.30 - 8.00pm and Wednesday 10th March 6.30 - 8.00pm
Find out more about it on the back.

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Find out about your next opportunities to get involved

A message from Deb Heenan

After listening to residents over the past two years the ideas for the masterplan are evolving and shaping into a plan that reflects people's priorities for high-quality new homes, open spaces and community facilities. I understand that the prospect of change can be both exciting and nerve-wracking, but I am really looking forward to talking to you over the coming weeks and finding out what you think about the emerging plans.

DEBORAH HEENAN, CEO Populo Living



PROJECT WEBSITE

Have you seen the Carpenters Estate website? You can find all the information produced by the team since they started on the project in July 2020

bit.ly/CarpentersEstate



☎ 020 7112 8901
✉ info@populoliving.co.uk
📍 373 High Street, Stratford, E15 4QZ


THE CARPENTERS
LONDON E15

Newham London


populo
LIVING

A message from the Mayor



LATEST COVID-19 UPDATES
<http://bit.ly/CVD19update>

Dear Resident,
 I am hugely relieved that the past week has seen a drop in infection rates, hospital admissions and deaths in Newham. Community testing is cutting the spread in our borough, which you can find out more about on our website. In the meantime, I urge everyone to continue to stick to the restrictions so that we do all we can to keep our vulnerable residents safe.

I want to say a heartfelt that you to everybody who gave the team feedback and contributed their ideas to creating a preferred masterplan for Carpenters Estate. It has been wonderful to hear your feedback and challenges to the team to make sure that they are creating a plan that offers the most possible benefit to you and your families.

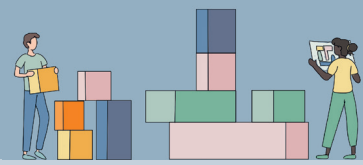
The project is now at the stage where we need to have some difficult conversations about what is and is not possible and the extent of change residents want to see on the estate. To be able to invest in new affordable homes, public spaces and facilities we need to build new private homes; a private home pays for an affordable home and contributes to community investment. To deliver the improvements that residents have said they want, we think we will need to deliver around 2,300 homes. Keeping a large number of existing homes reduces the number of additional affordable homes we can build to address the huge waiting list we have in the borough and the investment we can generate for the improvements residents want. We now need to balance these priorities and will be using your feedback from January to help us do this.

I know that there has been a lot of information to absorb and that many of you will be home schooling, working in challenging situations and worried about the pressures that the pandemic is bringing on us all. My ask of you is simply that you talk to the team when you feel ready and in a way that suits you. This could be online, on the phone, via email or at one of the upcoming events but your opinions really do matter.

Please continue to play your part in protecting our borough and our community. Please stay at home so that you, your loved ones and all of us are protected from the dangers of Covid-19.

Best wishes,
 Mayor Rokhsana Fiaz @rokhsanafiaz

Summary of our January Masterplan update



In January we shared information about how your feedback has shaped the design team's emerging ideas for a masterplan. We looked at how an individual neighbourhood block could work, how this might fit into a masterplan and discussed what the benefits and concerns are of replacing a larger number of the existing homes on the estate. We recognise that these emerging proposals are lot to take in and will take some time to absorb. When you are ready to do so, please let us know what you think and if you have any questions.

WE ASKED YOU 3 QUESTIONS AND THIS IS WHAT YOU TOLD US:

1 What do you think about the types of homes, buildings and streets outlined in this block?

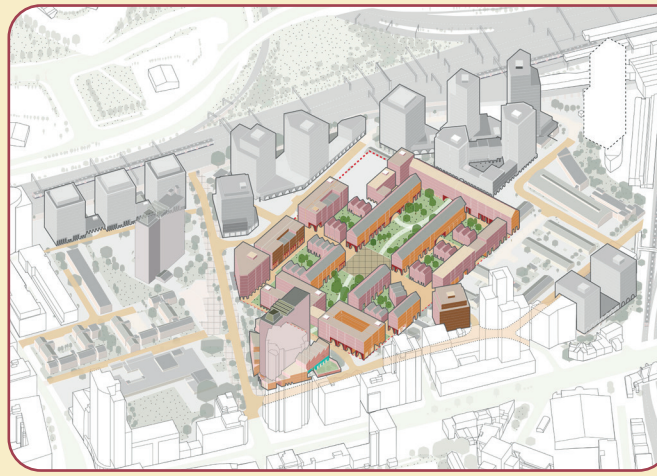


The design team has been thinking about a much lower building height in the centre of the estate than the edge and including houses, maisonettes, apartments and later living accommodation for older people. Listening to feedback these blocks would have lots of different types of outside space.

Residents told us they liked the variety of homes included in this block and that it was low and medium rise rather than all being tall.

The descriptions of the individual homes sounded good but seeing films or visiting other homes would be the best way to show residents exactly what could be provided. We have created some virtual study tours to help address this.

2 What are the benefits and concerns of a masterplan that reconstructs some of the homes on the estate?



If we expand the idea of creating a neighbourhood block and replace more of the existing homes but not all of them, it will be hard to deliver some areas of feedback and benefits residents have said they want to see. We asked you what you thought about this.

Residents have asked why it's not possible to retain the existing homes and refurbish them. This is because any refurbishment would need to be funded by the building of new homes; if we retain the existing low-rise homes, the funds would not be available to pay for their refurbishment. The proposal is to retain James Riley Point and possibly Lund Point and these would be extensively refurbished.

Residents told us that this would mean that the estate is split into two, with one part of the estate not getting any of the benefits that new buildings and landscape would provide.

3 What are the benefits and concerns of a masterplan that reconstructs the majority of the homes on the estate?



We think reconstructing nearly all the homes will offer more benefits for residents and allows us to provide more social housing, but it is also a bigger change and we want to know what residents think about this. It would mean that every council tenant, leaseholder and freeholder would have the opportunity for a new home on the estate and would be able to benefit from much improved open spaces, clear and safer routes through the estate, play spaces and community facilities.

We heard that people want to know more about the open spaces and how these will reflect the examples that residents have told us they want to see included. Some people were concerned about density and we need to talk about this more in the next activities we hold.

James Riley Point update



We have talked before about the plans to refurbish James Riley Point to create new homes fit for the future and to bring much needed homes into use on Carpenters Estate as soon as possible. We are also now moving forward with proposals around the base of James Riley at street level and first floor for new community facilities, and the possible relocation of a new and larger Docklands Centre. The next step is to work with residents to discuss these ideas and get your feedback.

James Riley Point will be the first phase of the Carpenters Estate Masterplan. So that this can be delivered as soon as possible, it will need to come forward whilst the design work with residents on the wider masterplan is ongoing. You will see on the timeline at the bottom of this page that the intention is to submit a planning application for James Riley Point in May or June 2021. In the March activities we want to talk to you about the quality of the new homes we can provide and the new community space at ground level. We know that residents want to see more detail about new homes, how big they are, storage arrangements, the fittings and more; this an exciting opportunity for us to start talking about what's possible with you over the next few months.

Have your say!

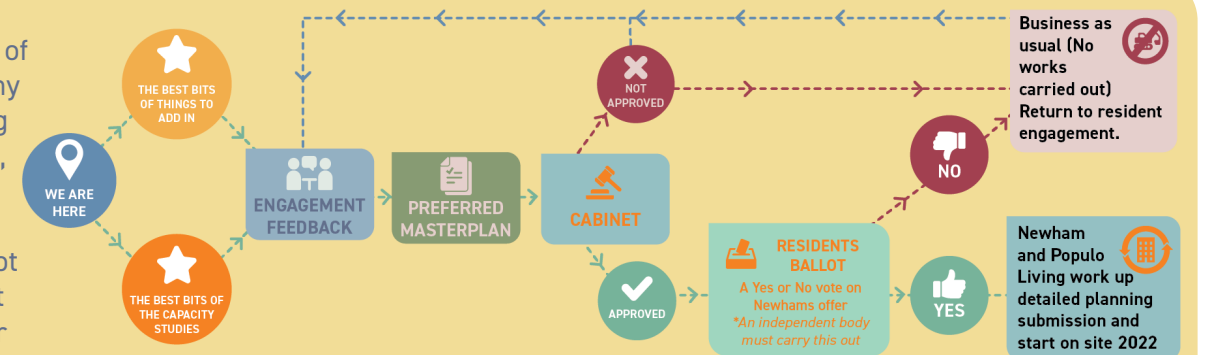
Your feedback is vital to shaping our plans. Visit the website to find out more and give your feedback. Arrange a call back from a member of the

design team to go through the most recent materials or to request a translation.

Please also let us know if you are aware of a neighbour that would like a postal or alternative version. Phone 020 7112 8901 or e-mail: info@populotliving.co.uk

Key fact:

You decide the future of Carpenters! Before any decision is made about replacing homes on the Carpenters Estate, it's up to you to vote whether the project can go ahead. This is called the Ballot process and currently we expect this will take place in September 2021.



A message from your Ward Councillors



It has been another challenging month for us all. We know that, like us, many of you will be grieving the loss of loved ones and even recovering from the virus yourselves. Support from family, friends, and our community at times like this is crucial, even if it has to be virtual. Your efforts to control the spread of the virus by staying at home and not meeting in groups is making a huge difference. Cases are gradually falling and the vaccination programme is underway; we're so very grateful for your cooperation.

We have always believed that the plans for the Estate must truly reflect the needs of Carpenters' residents. It's been encouraging to hear how you have engaged with the consultation and the challenges you have put to Populo; keep it coming!

One of the key commitments that residents have consistently asked for is the quality of any homes that are built. We completely agree that housing quality should be every development's key priority, just like you, we will only settle for the very best.

Do take a look at the virtual tours on the project website and explore some of the homes that have already been built and let to families in Newham. Fingers crossed we get to visit some of these sites with you in person, in the not-too-distant future.

Thank you, again, for your continued engagement with the project. It makes a tremendous difference to the quality and success of the final plan.

Take care, and please help us to keep Newham safe by staying home.

Yours,
 Councillor Joshua Garfield
 Councillor Nareser Osei
 Councillor Terry Paul

There has been talk of something happening on the Carpenters Estate for over 15 years. While this is not the beginning, we want to set out a timeline that shows how we intend to start getting real.



October 2021
 While we are targeting October 2021 to start on site any proposals would be built in stages and a phasing strategy would form part of our conversations with residents.





2022
 Ongoing phased construction over a period of possibly 10-15 years

*This timeline is indicative and subject to change



COMING UP

In line with Government guidelines we have been delivering our activities remotely. We will continue to monitor the situation and will be back in person as soon as it is safe to do so.

ACTIVITY	DATE / TIME	INFORMATION
 Online workshop: Landlord offer workshop	22nd February 6.30 - 8.00pm	We will set out what the Landlord Offer will contain and how we have reviewed the draft offer. We will feedback comments from this session to the Council to help finalise the offer.
 Online workshop: Masterplan update	2nd March 2021, 12.30 - 2.00pm	More detailed discussions on layout, open spaces and homes
 Online workshop: Masterplan update	4th March 2021 6.30 - 8.00pm	More detailed discussions on layout, open spaces and homes
 Online workshop: Landlord offer workshop	10th March 2021 6.30 - 8.00pm	We hope to review details of the landlord offer with you following the Cabinet Meeting.

Please note we are running two sessions of the same masterplan update to give people the best chance of attending. You only need to attend once.

So that we know how many residents to expect it would be great if you could register in advance at:

bit.ly/CEworkshop7 or bit.ly/CEworkshop8



WHAT HAS YOUR COMMUNITY LIAISON OFFICER BEEN UP TO!

"If you're in a bit of a bind give me a bell and I'll do what I can to lend a hand"

"If you're in a bit of a bind give me a bell and I'll do what I can to lend a hand"

What a start we've all had to 2021. I've been in regular contact with the Council's Housing Liaison Officer regarding maintenance around the estate. It is a slower start to the year than we had hoped for and this has also impacted on the Council's ability to complete some work around the estate. Please rest assured that I will continue to raise maintenance issues with the Council to benefit our estate. Please let me know if there is anything I can do to help.

I've also made a start on forming a Neighbourhood Watch. Just before Christmas residents brought to my attention concerns about safety, security and antisocial behaviour. In response it was suggested that we form a neighbourhood watch. With the support of our local neighbourhood policing team, I'm laying the foundations of how the Neighbourhood Watch will work and involve residents. There are one or two finer points that still need working on and with lockdown in place officers have informed me it might take a little

Landlord Offer



We are grateful for all the feedback we have received so far. Residents have frequently asked for more information about the Landlord Offer. Last October we shared information on what the draft offer looked like for all the different tenure types on the estate. Late last year we also met with the Carpenters Leaseholder and Freeholder Sub Group to discuss how the offer needs to serve the community.

Populo has been working closely with Newham Council to ensure that the Landlord Offer works for residents on the estate. We had hoped to be able to share more information with you by now but this has unfortunately not been possible.


We would like to invite you to attend a Landlord Offer workshop to review how we are developing the LLO and what elements it will contain on Monday 22nd February at 18.30.

We will feedback comments from this session to the Council to help finalise the offer.

After that, we will hold the next Landlord Offer workshop on Wednesday 10th March at 18.30, where we hope to review details of the Landlord Offer with you.

The information will also be posted to you and residents will be invited to arrange individual appointments to discuss how the offer will affect them.

Who is eligible to vote?



Those who get a vote include:

- Council tenants (named on tenancy) living on the estate
- Tenants who moved off but with a right to return
- Resident homeowners (named on lease)
- Other residents living on the estate who have been on the housing list for 12 months at Ballot (includes temporary and private tenants)

The Ballot will be run independently and the result will be decided by a simple majority of those who vote YES or NO.

longer than usual to finalise things.

If you would like to get involved in any way, please do feel free to contact me. Although the primary focus of Neighbourhood Watch is preventing anti-social behaviour, I hope my neighbours across our estate can also come together to support one another in other ways. If you have a dog that needs walking or shopping that needs doing during lockdown, please feel free to bring this to my attention.

Please let me know if I can help: phone 07787 079362 w if I can help: phone **077 8707 9362**

or email egwolo.ekregbesi@populoliving.co.uk

Source Partnership

Source Partnership are continuing to work as your independent advisor on the plans and programme. Rob Williams is your key contact for Source Partnership.

If you have any concerns or questions, contact Rob on 0800 616 328 or email rob@sourcepartnership.com



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