

The Carpenters

Building a real piece of London

Issue 08, March 2021

In March we have been asking residents about their ideas for new homes and new open spaces as part of a masterplan for the estate. Find out more inside.



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 March activities?

- Boards summarising the March content will be put up on the shutters outside on 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

Online design discussion

Tuesday 13th April 2021
12.30 - 2pm

Join us for a design discussion on :

- James Riley Point
- The Carpenters Estate Masterplan
- New homes

AND help us plan out ideas for the new open spaces with a focus on balancing playful and relaxing places.

Register online to book your place at: bit.ly/CEworkshop9

Drop in design exhibition

Wednesday 14th April 2021
5.30 - 7.30pm

Outside Londis on Doran Walk




Join us for a design update on :

- James Riley Point
- The Carpenters Estate Masterplan
- New homes

AND help us plan out ideas for the new open spaces.

Please come in household groups of no more than 5 so that you can safely speak to a member of the team. We will also require you to wear face masks at all times unless you are exempt.

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Find out about your next opportunities to get involved

Virtual study tours

Residents have told us that the quality of new homes would be really important. 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

A message from Deb Heenan

Spring finally feels like it's arriving! With some warmer and longer days and the possibility that we'll be able to see each other face-to-face (albeit socially distanced) on the horizon, I am excited about the next stage of this project. We have some wonderful ideas and designs for the refurbishment of James Riley Point that we want to talk to you about in April. I hope they'll give you a real flavour of what's possible.

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>

Hello Everyone,
 I hope you and your loved ones are well - and have been keeping safe as we continue with the challenge of Covid-19 living. It has been such a testing time for everyone Newham, not least because this month we mark one-year on from the start of the pandemic here in the UK, which has disrupted our lives in ways that have been unimaginable.

While the number of new cases are going down in Newham, as they are across the country because of lockdown, community transmission is still continuing because the new strain of Covid-19 is very transmissible. That's why we need to keep up with the public health guidance and the remaining restrictions in place as we get through all the 'roadmap out of lockdown' phases announced last month by the government.

As I write this message to you, there's also good news on the vaccination front as 65,868 residents have now had their first vaccine jab in Newham! It certainly gives us hope for what the future holds - not least as we countdown to the summer months - and currently enjoy the spring-like conditions which has been joyful.

I know that we can't meet right now, but I really can't wait to meet you all when we're able to and rest assured, I'm being kept updated regularly by the team about all the exciting activities underway; such as the plans for new landscaped and play areas across the estate for residents to enjoy and have fun in.

I also know that some of you want clarity about what's possible in the masterplan that is emerging, and that's why all those important discussions with residents on the estate are happening - because we want more of your input! We also want to be ambitious so that we can provide the high quality homes and more open spaces for you and your families to live in.

As you'll know, ultimately, any decisions will be taken through a residents ballot which is scheduled to take place later this year in September. That will be a remarkable milestone that we'll have achieved together. So over the coming months please continue to get involved and keep giving us your ideas because it will be amazing to show the world how far we've come as a community.

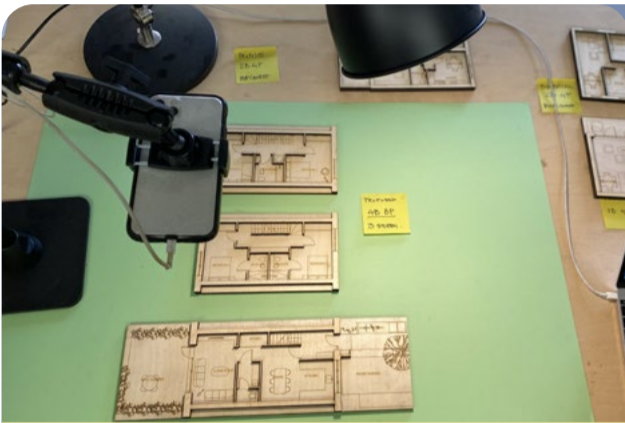
Best wishes,
 Mayor Rokhsana Fiaz @rokhsanafiaz

Summary of our March masterplan update

A huge thank you to everybody who contributed their thoughts at one of our events, through the website, on the phone, in person or through the written feedback forms.

While some residents told us they did not want to see any change, those that gave us design feedback were positive about the idea of replacing the majority of homes on the estate, expressing that it was fairer for all homes and open spaces to be improved for the benefit of all residents.

We also heard that residents are finding the uncertainty of not knowing what is happening really stressful. We want to be clear that the September Ballot will be based on the more extensive redevelopment of the estate.



Example of a possible 4 bedroom, 3-storey townhouse.

We have made some sketch models of example homes that you can see on the shutters outside the Old Police Station on Doran Walk or look at the presentation on our website.

We will be asking you about new homes over the coming months. We look forward to being able to show you the models and ideas in-person.

All new homes will:

- Have high quality sound and heat insulation
- Meet current space standards
- Include a private balcony, terrace or garden
- Bicycle storage
- Good daylight levels
- Generous room sizes that have been tested for a range of uses and include storage
- Bedrooms big enough for beds, wardrobes and desks in children's rooms
- Well planned kitchens and separate kitchens for larger homes

James Riley Point update



As the design work progresses on James Riley Point we want to start talking to you in more detail about this part of the project.

- James Riley Point will be retained and given an extensive refurbishment
- Initial investigations show that it is structurally sound enough to remain
- This will allow us to provide 132 refurbished homes for Newham residents as soon as possible
- A separate planning application will be submitted in Summer 2021
- Pending a planning application, enabling works will start on site in October 2021
- Current thinking is that it would take 2 years to complete a refurbishment
- The ground and first floor would be transformed into a new, purpose built first rate community centre
- The refurbished homes will have high levels of insulation that could reduce residents energy bills by at least 50%.

In January you told us you wanted to know more about the types of open spaces a new plan could contain. Open spaces is an area of the design that residents can have lots of input in and we are asking for your help to think about how you would like four key types of open space to look, feel and function. Our March workshops invited people to help design these spaces and we collected lots of great ideas we would like you to add to. Here is a little of what people said:

Entrance Square



You would like to see:

- Open spaces
- Naturalistic planting
- Sculptures Seating
- Some retail/shops
- Water features

Community square



You would like to see:

- Shops, especially a pharmacy
- Green spaces as well as hard spaces.

Community gardens/ green



You would like to see:

- Some play areas
- Warm and welcoming
- Picnicking area
- Nature walk and trail

Rooftop terrace



You would like to see:

- Greenery and somewhere to sit and relax and take in the views. A space to relax. Play for smaller children.

Remember you can listen back to all the material shared in our March events online. A printed copy has been posted to each household and a summary of the content is available to view on the boards outside the Old Police Station.

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

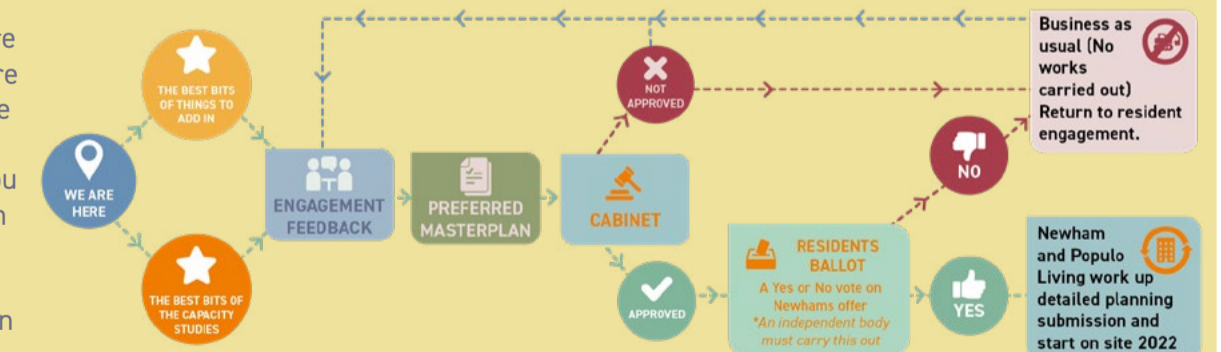
design team to go through the most recent materials or to request a translation.

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@populoliving.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



We know that the last few months have been a particularly difficult and stressful time for residents and, like us, many of you will have been grieving the loss of loved ones. You have been in our thoughts and we have been working tirelessly to support all our constituents as much as possible.

We can start to cautiously feel positive about beginning to be able to connect more with our family, friends and neighbours over the coming months. While we would encourage you all to adhere to the guidelines as and when they are set or changed, we are excited to be able to meet you in person and hear your ideas about a new plan for Carpenters Estate.

Over the next month, the team will start to be visible on the estate again, finding out your thoughts and offering a range of ways to get involved - of course, while maintaining social distancing and wearing face masks. Digital activities and printed materials will continue to be offered to those of you shielding or still uncomfortable interacting in person. This is an exciting moment for the project and we look forward to hearing your ideas and seeing them realised in the plan.

Thank you, once again, for your continued involvement - it has, and continues to have, a huge impact for us all.

Take care and please help us to keep Newham safe by following all the latest guidelines.

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, from April we will start to deliver some face-to-face activities. These will be outside and we will be following the rule of 6 until further notice; therefore we ask you to attend in household groups of no more than five so that you can safely speak to a member of the team. We will also require you to wear face masks at all times, unless you are exempt.



Housing Offer

In March, Newham Cabinet agreed a proposed Housing Offer for residents on the Carpenters Estate.

The Housing Offer outlines what compensation and allowances residents will be entitled to if the Carpenters Estate is redeveloped. On 10 March we held a workshop to review the detail with residents and posted packs providing more detail to all households. You can view details of the offer on the Carpenters website or read the **full document here**:



We know residents have spent a number of years facing uncertainty about their homes. We hope that you feel the Offer enshrines and enhances the Residents Charter, providing assurances that all residents will receive a fair deal which helps them to move into a new home on the estate, and properly compensates for any disturbance.

We would like to invite you to make an appointment to discuss how the Housing Offer will affect you. Please contact Egwolo Ekregbesi, your Community Liaison Officer, to arrange a convenient time:

Phone: 07787 079362

Email: egwolo.ekregbesi@populoliving.co.uk

ACTIVITY	DATE / TIME	INFORMATION
Online design workshop	13th April 2021, 12.30 -2.00pm	Join us for a design discussion on: • James Riley Point • The Carpenters Estate Masterplan • New homes Help us plan out ideas for the new open spaces
Drop in design exhibition	14th April 2021 5.30 - 7.30pm Outside Londis on Doran Walk	Join us for a design update on: • James Riley Point • The Carpenters Estate Masterplan • New homes Help us plan out ideas for the new open spaces

We will still be offering online, print and phone options for those who would prefer them.

Register online to book your place at:
bit.ly/CEworkshop9



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.

To enter you would simply need to send in pictures of window plants that you have at home to my email address below. This can be taken from a communal stairwell or your own bedroom window. The winner will be named in April's newsletter and will receive a named plaque one of the flower boxes used in the gardening workshop. So what's stopping you, send those snaps in!

Please let me know if I can help: phone 07787 079362 if I can help:

phone :077 8707 9362

email egwolo.ekregbesi@populoliving.co.uk



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"



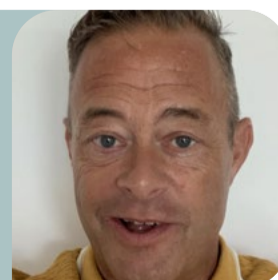
With spring just around the corner, a roadmap out of lockdown being announced and the first shoots of our Winter Warmer plants rising from the ground it feels most definitely like hope is alive and well on the Carpenters. One of the first things I noticed on moving into the Carpenters were the amazing potted plants that decorated windows on communal stairwells of our low-rise flats. To keep this tradition going, commemorate the countdown out of lockdown and to prepare for the series of gardening workshops to be held at the Old Police Station I would like to launch the Window Plant Competition.

The bulbs we planted in December are starting to peek their heads up!

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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