

The Carpenters

Building a real piece of London

Issue 04, November 2020

WE HELD OUR SECOND DROP-IN EVENT IN OCTOBER TO START THINKING ABOUT THE BEST INGREDIENTS FOR THE ESTATE'S MASTERPLAN



What's happening on Carpenters Estate?

Going forward, we are committed to involving you as we progress with the restoration 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.

We're going remote

Following the Government's recent announcement of a 4 week period of tighter restrictions we will be delivering all our activities remotely from Thursday 5th November.

We still want to offer a range of ways to get information to you and you can:

Phone us: **020 7112 8901**

View and comment online: bit.ly/CarpentersEstate

E-mail us at: info@populoliving.co.uk
We need your ideas and feedback to help us design a better future for the buildings.

ONLINE WORKSHOP

18th November
6.30 – 8.30pm

A chance to talk in more detail with the design team about the masterplan designs and in particular the landscape spaces. Register online to book your place at: bit.ly/CarpentersWorkshop

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Did you miss the October drop-in?

Don't worry you can:

• View all the information online at bit.ly/CarpentersEstate

• Visit Terrayne & Catherine at their Wednesday pop ups, **3 – 5pm** in the square outside Londis

• Look out for Terrayne & Catherine as they deliver this newspaper around the estate

• Call **020 7112 8901** to find out more

PROJECT WEBSITE LAUNCHED

A message from Deb Heenan

I am pleased that we have been able to increase the number of opportunities for you to have your say in response to the new COVID restrictions. We are now planning to host a series of online workshops and events (in addition to our socially distanced external displays) so that you can safely discuss your ideas and put questions to the team. This is an exciting time as the design proposals for Carpenters Estate are coming together. We are committed to the process being resident-led and we need as much feedback from you as possible. Please come and visit us, log on to the website, write or call to have your say and shape the plan.

DEBORAH HEENAN, CEO Populo Living



Your newspaper Join the editorial team

Big on writing? Love photography?
Looking for a career in journalism?

This publication is about Carpenters and the only right way to create this is with you involved. If this sounds like you email: info@populoliving.co.uk

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A message from the Mayor



LATEST COVID-19 UPDATES

<http://bit.ly/CVD19update>

I hope that you are staying safe and well. The Covid-19 situation in London has changed significantly. We are now living under the new Tier 2 'high risk' restrictions introduced by the government. We have made sure residents can access the most up to date information and public health guidance here: <http://bit.ly/CVD19update>. Please find time to take a look.

The Council is working tirelessly with community groups, health partners and our amazing Covid-19 health champions to shield the borough. Without greater Government action and support, there is a limit to how much we can do. That's why I have added my voice to call for a properly funded national "circuit break" to really suppress infection rates – to save lives, and to protect our NHS.

While dealing with COVID-19, we're still progressing with the Carpenters Estate programme through dialogue with residents. I was really pleased to attend the Carpenters Estate Resident Steering Group last month to get an update directly from them. It was good to see them in action, exploring and asking a range of probing questions about the emerging ideas for James Riley Point, as well as what needs to be in the masterplan.

I know residents want to have a say on the types and mix of homes that could be built – be they houses, maisonettes or flats with great landscaped areas in between. We've been busy looking at the Landlord Offer to make sure there's a good set of options for residents of every tenure type. This includes those in temporary accommodation who weren't accounted for in the old Resident's charter or previous Landlord Offer. All design work and emerging ideas are on the website: bit.ly/CarpentersEstate – please give us your feedback on this!

There are a number of workshops coming up, keep an eye out for dates, and hopefully I'll be able to catch up with you at one. Until then, please stay safe by keeping up with social distancing (wearing a mask), washing your hands and following all the latest guidance.

Best wishes,
Mayor Rokhsana Fiaz
[@rokhसानافiaz](https://twitter.com/rokhसानافiaz)



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.

Summary of the October Drop-in Exhibition

We took the features you told us were important in our September drop in and started to think in more detail about how we could start to create a masterplan for the estate. We showed photographs or examples and sketches of ideas that were not of anywhere specific on the estate but were to help us start a conversation with you.

How could homes work?



High quality sound and heat insulation | Meet current space standards | All homes include a balcony, terrace or garden | Bike storage | Good daylight levels

Having really good sized rooms, lots of storage space and good quality private outdoor space for each home were exciting for people. We heard that having generous kitchen spaces that people can sit and eat in as well as having living spaces that are flexible enough to accommodate different needs is important.

How could spaces work?



Having good quality open spaces that have lots of light across the year is more important than providing resident only courtyards. The spaces shouldn't be too small and 'bitty', people liked the image above because the planters made it feel green and for residents and it was surrounded by a range of building heights.

How could buildings work?



Incorporating houses whether that is existing, new or a mixture of both is important. People would like to see a mix of houses, maisonettes and flats in a masterplan and a range of building heights. The idea of a mix of new and old buildings was popular so that not all the existing housing is erased.

How could neighbourhoods work?



The idea of a mix of uses is good but residents don't want lots of shops sitting empty. So the key is to build the right type of spaces in the right quantity. People strongly supported building better community facilities whilst also providing additional good quality play provision. The public route is an important way to manage match day crowds so they don't come through resident spaces.

We asked you what things work well and do not work well about the way the estate is planned at the moment and what the key routes you take are. This is a summary of the things you told us.



- 1** This feels like a proper street and I like that.
- 2** The alleyways don't always feel safe.
- 3** The trees on this corner are a welcome break.
- 4** The bridge is not a pleasant way to first enter the estate.
- 5** This is a main route through the estate for the public.
- 6** This play area is small and tired.
- 7** People cut through the square but they don't really use it.

Landlord Offer

We know that there are some confirmations that residents need from Newham Council and Populo Living. To respond to this we set out our work in progress information on the Landlord Offer.

View this information online at Bit.ly/CarpentersEstate or come along to our weekly pop ups.



What happens next?

Following all this feedback the design team will now put together some ideas for a layout to show in our November drop-in so that we can start showing how your feedback has shaped the plan.

JAMES RILEY POINT UPDATE

We want to refurbish James Riley Point as a first phase of the regeneration to provide high quality refurbished homes. The homes would be fit for the future and let at a low-cost affordable rent. We are also looking at what happens around the base of James Riley at street level and whether new community facilities and the Docklands Centre could be relocated here.

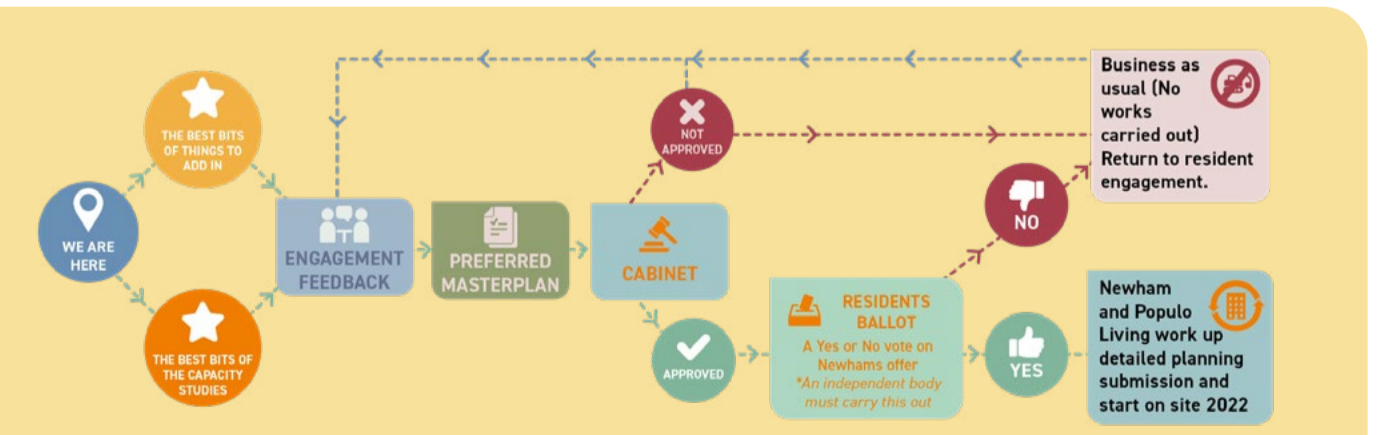
WE ASKED YOU ABOUT THE IDEA OF A NEW COMMUNITY SPACE AT THE BASE OF JAMES RILEY POINT. YOU TOLD US...



Most people thought the idea of a new community space at the base of James Riley Point would be a good thing but we need to make sure it is secure at ground level so it does not negatively impact the homes above. The homes and the community space need separate entrances.

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 late Spring 2021.



A message from your Ward Councillors



We are delighted that residents are finally getting to have their say on the future of the Carpenters Estate. It has been great to see so many of you getting involved and we've loved catching up with you at the weekly drop-ins on the estate. We hope that everybody living on Carpenters gets the opportunity to pop down and speak with the team working to improve our neighbourhood. It is vital that your voices are heard, so please take the opportunity to get in touch whenever you need us.

We understand the huge significance the community on Carpenters brings to the whole of Stratford. When we were elected, we pledged to do everything we could to maintain, support, and grow this community. That's why this entire process is not only about building homes, but about creating the long-lasting facilities that help Carpenters thrive. Recently, we have worked a lot with residents who want to see less crime and antisocial behaviour on our streets. We want to create an environment that discourages and disincentivises criminal behaviour; a new community centre could help us do just that. Take care and remember, we are always just an email or a phone call away.

Yours,
Councillor Joshua Garfield
Councillor Nareser Osei
Councillor Terry Paul

Beyond 2022

While we are targeting 2022 to start on site, any proposals will be developed in stages and a phasing strategy would form part of our conversations with residents.



TELL US ABOUT YOUR ESTATE

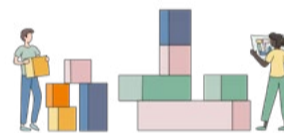


We want to hear from you about The Carpenters Estate. We would love to know more about what it means to you and your family.



We invite you to tell us about what you think currently works well on the estate, what isn't working as well and what opportunities you think there are for improvement or change.

Email us at: info@populoliving.co.uk



OUR SPACE IS COMING !



In September we told you we would be turning the Old Police Station into a community space for us to use to talk to residents about the restoration project, run some socially distanced activities and have a way to regularly be on the estate so that you can talk to us and easily find out the latest information.

In October work started to turn it into a safe and accessible space for residents and we are hoping that in early 2021 we will be able to start using this space with you. If you have a skill, hobby or interest you would like to share through a workshop or activity in this space please contact Aisha at: aisha.butera@populoliving.co.uk

COME AND CREATE SOMETHING WITH IVY!

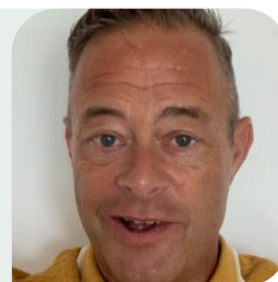


We are really excited that Carpenters Estate resident and artist Ivy Aubynn will be producing 3 pieces of artwork for the project space on the estate. She will also be running a socially distanced art workshop for residents in the new year (subject to the latest guidance). We hope this is the start of residents telling the story of life on the estate. If you have a skill, an interest or a story you would like to share please do contact us or pop along any Wednesday to talk to Catherine and Terrayne.

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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