

# The Carpenters

Building a real piece of London

Issue 06, January 2021

**DUE TO CURRENT GOVERNMENT GUIDELINES, UPCOMING EVENTS WILL BE HELD ONLINE. WE WILL BACK IN PERSON AS SOON AS IT IS SAFE TO DO SO. IN THE MEANTIME, THERE ARE LOTS OF OTHER WAYS WE WILL GET INFORMATION TO YOU OFFLINE.**



## 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.

## How else can I see new information if I can't make the workshop?

• Boards summarising the January 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](http://bit.ly/CarpentersEstate)

• Call **020 7112 8901**

• E-mail [info@populoliving.co.uk](mailto: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 workshop

Wednesday 27th January  
12.30 – 2pm

OR Tuesday 2nd February,  
6.30 – 8.00pm

These events will start to provide the clarity residents have told us they want around what area the masterplan will cover, **what homes will be replaced and what will be retained**.

It will be a chance to talk in more detail with the design team about the masterplan designs. 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/CEworkshop5](http://bit.ly/CEworkshop5) or [bit.ly/CEworkshop6](http://bit.ly/CEworkshop6)



### Landlord Offer workshop

Wednesday 3rd February  
6.30 - 8pm

On 3rd February we will be holding a Landlord Offer workshop. This is an opportunity for us to update you on progress that has been made and how it will affect you. We will go through the different offers that are being proposed for council tenants, those in temporary accommodation, leaseholders, and freeholders. There will be ample opportunities to ask questions. We will also hold a fortnightly surgery and private appointments so you can discuss your situation.

**Log in details of this workshop will be sent to the mailing list or phone 020 7112 8901 for more details**

## Post us your feedback:

There is a postbox outside the old police station on Doran Walk where you can drop off your feedback for the team or ask us to get in touch in a way that is convenient for you.

## In this issue:



p.2  
Read a summary of our December activities



p. 3  
Read a summary of some projects and activities coming up on the estate



p.4  
Find out about your next opportunities to get involved

## A message from Deb Heenan

Happy New Year Carpenters Estate, I hope you had a safe and enjoyable festive period. I know that it is very tough for many of you at the moment and if my team can be of any support please contact us.

This is an exciting point for the project as we start to provide clarity on what can be achieved on the estate and how we can respond to your feedback. I look forward to hearing how the January events go and what you want for your estate.

**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](http://bit.ly/CarpentersEstate)



☎ 020 7112 8901

✉ [info@populoliving.co.uk](mailto:info@populoliving.co.uk)

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LONDON E15

  
Newham London

  
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LIVING



# A message from the Mayor



## LATEST COVID-19 UPDATES

<http://bit.ly/CVD19update>

I hope you and your loved ones are well. We are now in a third national lockdown which means once again, we have to restrict the way we go about our daily business and engagement on the Estate. Residents are being encouraged to stay at home. The NHS will contact you when it is your turn receive the vaccination jab but in the meantime please stick to the lockdown rules, as the vaccine is not the silver bullet – we will still need to keep up with public health guidance.

Now onto Carpenters Estate news! I was thrilled to hear that the funding applications that the team have submitted for three projects have been successful – which means that residents will have another opportunity to shape immediate changes on the estate, please do get involved!

As well as that, there are a number of online events coming up which mark really important milestones in our restoration journey. We'll start getting clarity from the design team about the homes that will be replaced and why; plus more details about the Landlord Offer through a series of workshops that will be organised by the Populo Living team.

Building on the success of the range of activities in November and December the team will follow up with post and phone calls; if you have any additional needs please do contact the team because we want to involve all sections of our community.

As I sign off for this edition, please do look after yourself and I look forward to hearing about the progress we continue to make.

Best wishes,  
Mayor Rokhsana Fiaz

[@roksanafiaz](https://twitter.com/roksanafiaz)

## GET INVOLVED

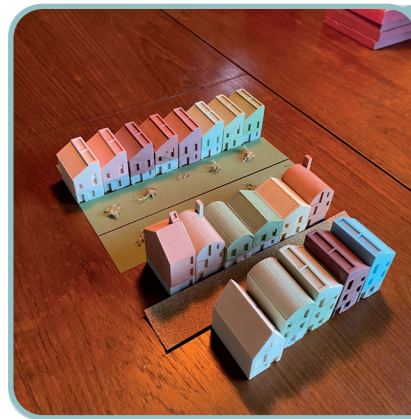
Got an idea, a skill to share or just want to find out more. Contact us via:

Phone 020 7112 8901  
or e-mail: [info@populoliving.co.uk](mailto:info@populoliving.co.uk)

## Summary of the December engagement activities

In November you told us that you wanted the masterplan to include a mix of building heights and that height could be used as a buffer to the railway line at the northern edge of the estate.

We ran two workshops in December to gather feedback from residents on how we could start bringing different types and heights of buildings together to create great homes and good quality open space. Below is a summary of what people said:



### LOW-RISE:

- Residents like the idea of houses with terraces.
- Sound insulation is really important.
- Want clarity on size of new homes compared to existing homes.
- Storage space within homes is key.
- Don't want a reduction in current parking provision; people with existing permits must continue to have access to parking spaces



### MID-RISE:

- Positive feedback about the idea of maisonettes and buildings that 'step back' to reduce the appearance of height and provide roof terraces.
- Mix of homes and the level of sound insulation provided needs to be carefully considered, so there aren't lots of family homes surrounded by single occupant homes.
- Shared courtyards would need to be for everyone and have a mix of uses for all ages.
- Concern that courtyards would become exclusive to particular blocks at the expense of good shared space for everybody.
- Proposals still need to provide open space for everybody to accommodate a range of the ideas residents said were important in November.
- Lift access is important. Deck access is not something people have a good experience of.



### HIGH-RISE:

- People understand that some taller buildings will be needed to make the proposals work as a whole.
- However, would need to be carefully considered - not too many, not high-rises right next to low rises/ houses etc.
- Like the idea of 'plinths' or different shapes at the bottom but do not want empty shops.
- Using some of the ground-floor space for bike storage and bin stores makes sense.

## Upcoming projects on Carpenters Estate

In December we knocked on your doors and asked you what type of activities or training you would like to see the project provide. We had lots of great conversations and you told us you wanted to see a mix of things:

- Social activities where you can safely meet and talk to neighbours
- Creative workshops and activities that some of you have said you would like to help us run

Training and support around entry into work, particularly for those aged 18 - 25

Over the coming months there will be lots of opportunities for you to get involved in activities and projects that provide some immediate benefit for residents but also connect into the creation of a resident-led masterplan for the estate. These will include:

### Social activities

As soon as it is safe we will be running regular activities for residents in the old police station next to Londis. We will also be taking on the old police station and turning it into a space that can be used to try out some social activities. They want to know what activities you would like to see happening or what you might be able to run. Are you great at craft, cooking, fixing bikes, exercise classes? The possibilities are endless but we want this to be a space programmed by local people, for local people.

### Colourful basketball court

One way to try out making a colourful difference on Carpenters Estate is with some art projects. We will be working with Newham Council's youth team, Wood Street Walls and make good to improve one of the basketball courts on the estate with new netting and to paint an area of the court with artwork from local young people.

### Archiving

Rob Williams from Source Partnership will be contacting residents to collect their stories and memories of Carpenters Estate and develop an idea together to permanently record them.

### Virtual study tours

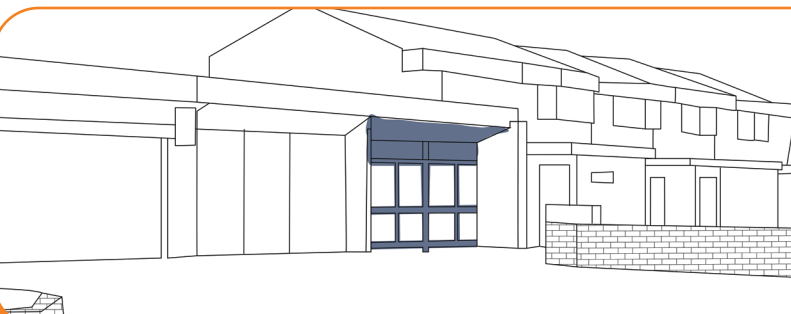
In November you told us that the quality of new homes would be really important. We wanted to show you some homes that we have recently completed in Newham but in order to do this safely we've recorded them alongside some examples the Architecture team has chosen from across London to give you some ideas 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](http://bit.ly/CarpentersEstate)

### Gardening activities

This year Social Farms & Gardens will work alongside residents to design and create community garden spaces on the estate that can be adapted as the masterplan takes shape. Opportunities include growing food and flowers, carpentry, design, management skills, online workshops and simply enjoying the new gardens. To talk about what you would like to see, contact Amber: [London@FarmGarden.org.uk](mailto:London@FarmGarden.org.uk) or phone 07761 920 776.

This work will influence how the design team think about any new open spaces on the estate and respond to the ideas in the Residents' Brief of creating outdoor spaces that all residents can use to socialise.



From later this year our new base on the estate will be next to Londis in the square. We will be sharing project information and running some of the social activities you tell us you want to see happening. Help us brighten up the space by colouring in the front to make it feel inviting! What would you call this space?

Building on the carpenters theme we have thought of calling it:



# A message from your Ward Councillors



We hope that you all had a restful festive period and a Happy New Year. We truly hope that you and your family are safe and well in these very challenging times.

We have heard from many residents that after a long journey, they want clarity over what is happening on the estate and we hope this will start happening now.

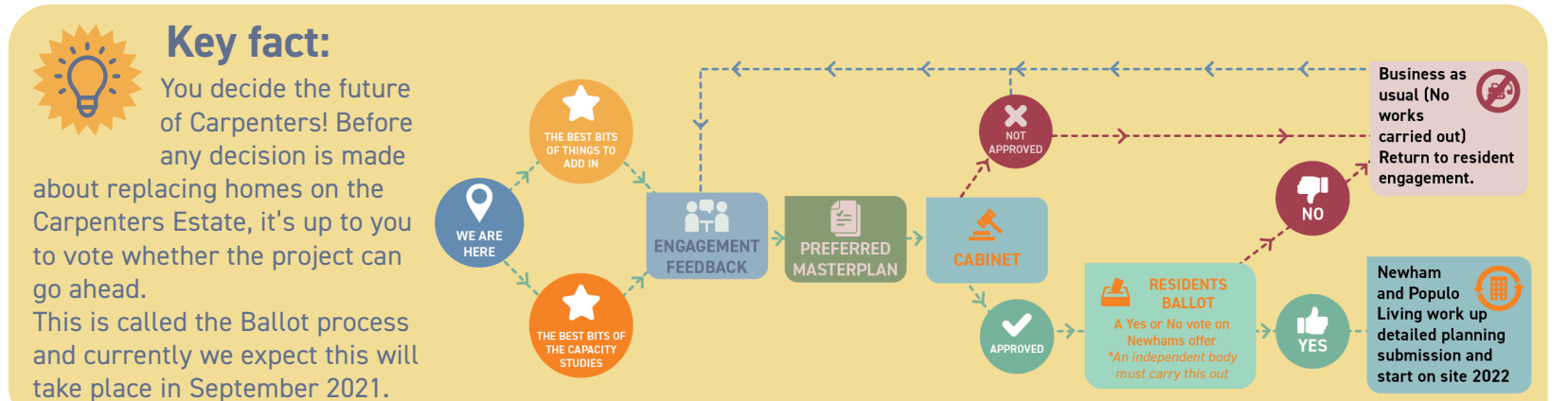
Over January, the Populo team will be providing a range of ways for you to find out how your feedback across the Autumn has shaped an initial plan for the estate and what this means for your household. Some of these events will be online but they will also be sending printed information to every home and putting summaries up around the estate for those that cannot access the online information.

This will be coupled with workshops and digital drop-ins on Newham Council's Landlord Offer, so there will be lots of information to talk about and we hope that as many of you as possible get involved. We have long pushed for a transparent process over the redevelopment of Carpenters, and believe that your involvement in these consultations is key to that succeeding.

Your feedback at this time really matters. The final decision lies in residents' hands through a democratic ballot which is currently scheduled for this coming Spring. We're looking forward to it!

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.






**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.





## COMING UP

In line with Government guidelines we have been delivering all our activities remotely but 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: your preferred masterplan	27th January 2021, 12.30 - 2pm	A chance to talk in more detail with the design team about the masterplan designs.
 Online workshop: your preferred masterplan	2nd February 2020, 6.30 - 8pm	A chance to talk in more detail with the design team about the masterplan designs.
 Landlord Offer workshop	3rd February 2021 6.30 - 8pm	Discuss the landlord offer with Populo Living

Please note we are running two sessions of the same workshop 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

[bit.ly/CarpentersWorkshop](https://bit.ly/CarpentersWorkshop)



## 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"*

Hi Egwolo, we have loved having you as part of the team since you started in December. Can you tell us a little about what you have been up to over the past month?

What have you enjoyed about starting this job?

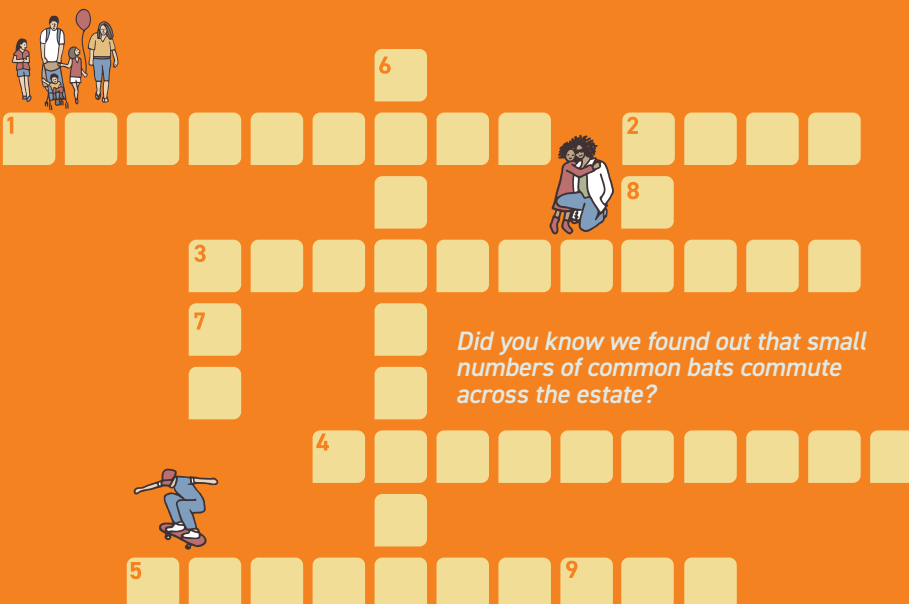
*I think by and large the favourite part of my role is speaking to residents. I've met residents that have been on the estate going on 50, 60 years and to hear the stories they tell brings a smile to face. I hope if nothing else, that my role will bring the same familiar smile on faces once we've rebuilt the community that was lost.*

Something about the repairs log - some of the good news stories?

*It's been an interesting and productive first month with Populo Living navigating the ins and out of my new role. I've met a few residents and had very insightful conversations on the regeneration plans as well as estate maintenance issues. As a result, I've managed to start a repairs log which allows me to keep track of issues that I've raised on your behalf with Newham's Housing team. Thanks to some residents coming forward and informing me of a long term issue with a communal satellite, the Housing team has now identified the problem and restored connectivity to that block.*

## CARPENTERS CROSSWORD

Are you the resident who told us you would only read this paper if it had a crossword? Well then this is just for you! We hope you enjoy it.



Did you know we found out that small numbers of common bats commute across the estate?



Did you know that Peregrine Falcons have been known to nest on top of James Riley Point?



### Clues:

#### Across

- Nesting on top of James Riley Point (9)
- Yellow & black stripy pollinators (4)
- Planting you can eat (4, 7)
- More than 3 of something (10)
- A game of 4 quarters (10)

#### Down

- Planting that is great for insects and animals (4, 7)
- What have we all been missing (3)
- Tie it on a present (3)
- A flying animal or used in cricket (4)



A - (1) Peregrine (2) Bees (3) Food Growing (4) Collection (5) Basketball (6) Wild Flowers (7) Fun (8) Bow (9) Bats

### What are your plans for the next month?

*I've been working closely with the Housing team at Newham to address some of the issues residents have raised with me about the upkeep of the estate. In the next month I hope residents will see a visible difference in the litter in the alleyways and green waste lying in footpaths and green spaces.*

### What are your working days and how can residents get in touch with you?

*I'm usually out and about on the estate every Tuesdays, Wednesdays & Thursdays 09:00-17:30. However, if you catch me outside of those hours do feel free to stop me for a chat.*

 Get in touch 07787 079362.

## 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](mailto:rob@sourcepartnership.com)



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