

IN JUNE WE'VE BEEN SHARING THE POSSIBLE PHASING OF NEW HOMES, TO GIVE RESIDENTS AN IDEA OF WHEN THINGS MIGHT HAPPEN



What's happening on Carpenters Estate?

Since August 2020 we've been working with residents to put together a new plan for Carpenters Estate after many years of uncertainty. Mayor Rokhsana Fiaz is committed to ensuring that residents are at the heart of shaping this new plan. Ultimately the decision on the future of the estate will be in residents' hands via a ballot in September 2021.

Did you miss the June activities?

Don't worry you can:

- Watch a video of the June presentation here
- View all the information online at - bit.ly/CarpentersEstate
- Call 020 7112 7564 or e-mail info@populoliving.co.uk to arrange a call back



HOW CAN YOU STAY INVOLVED



Design update events



When?

• Wednesday 14th July 5.00 – 7.30pm

What? not the usual event!

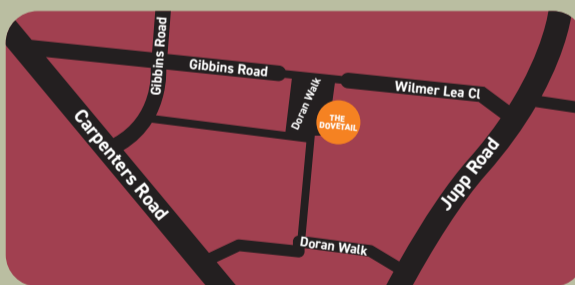
Join us in person for a design update on:

- James Riley Point
- The Carpenters Estate Masterplan
- **A focus on new homes and what they will include.**

There will be an opportunity to talk to Populo about the Housing Offer and set up an appointment for a one-to-one conversation about your situation.

Where?

In the square outside Londis



In this issue:

- p.2 Summary of the Masterplan & new homes
- p.3 Summary of James Riley Point & phasing approach
- p.3 Summary of the Housing Offer

If you can't make these sessions the material will also be available at an evening exhibition and on the project website.

Please come 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.

A message from Deb Heenan - CEO Populo Living

A huge thank you to all the residents who spoke to Source Partnership earlier this month to give feedback on the Masterplan and the Housing Offer. We have heard loud and clear that we need to have more conversations about what new homes might be like, understand what is important to you and work out how we can best achieve this. We will be focusing on homes much more in the coming weeks.

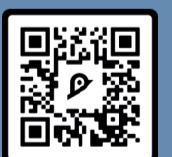


PROJECT WEBSITE

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



LATEST COVID-19 UPDATES

Remember you can always find the latest Newham information on the online dashboard here:

bit.ly/CVD19update

A message from the Mayor

It was wonderful to see that the sun was shining for the June events. The Dovetail is now open as a regular space where residents can come to talk about the project, ask questions and take part in a whole host of amazing activities.



In line with Government guidelines we will be limiting the number of people entering The Dovetail at any one time. You will need to wear a face mask (unless you are exempt) so we can keep each other safe.

I know that many of you now want more detail about what the new homes could be like. Between the Residents Charter, policy requirements and the quality Newham Council and Populo are trying to achieve, I hope there will be lots of exciting commitments that we can make over the coming weeks and months.

Please do come and visit the team in The Dovetail across the week to see the latest design information.

I really appreciate how important the Housing Offer is to your decision as we approach the ballot in Autumn this year. I look forward to talking to you about this in person very soon.

Best wishes,
Mayor Rokhsana Fiaz



@rokhsanafiaz

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

VIRTUAL STUDY TOURS

We know that the quality of new homes is really important to residents, so wanted to show you some homes that we recently completed in East Ham. In order to do this safely we've recorded them. You can view all of the examples and tell us what you think on the project website. bit.ly/CarpentersEstate



SUMMARY OF OUR JUNE MASTERPLAN UPDATE



This model of the proposed Masterplan was shown at our June events and is available to see every day in The Dovetail between 12-5pm.

- James Riley Point is retained and refurbished.
- Lund Point is retained and refurbished.
- The remaining homes are replaced with a mix of houses and apartments.

- The homes are low-rise in the centre, with the height pushed to the railway edge.
- A new entrance to the station is created, which means a public route through the estate is kept to the railway edge.
- Biggerstaff Terrace is retained and we are looking at how it could be refurbished.
- New great quality open spaces are provided, including roof gardens on some buildings.

YOUR NEW HOMES



Across the plan we will provide a mix of open-plan kitchens/ living/ dining, and self-contained kitchens.

All new homes will:

- Meet space standards as set out in the Residents Charter.
- Be designed to allow standard appliances and white goods to fit comfortably. Homes may have an integrated utility cupboard.
- Kitchens will also have a cooker hood to remove cooking smells, a single oven and an induction hob.
- Have good daylight levels.
- Be fitted with a modern bathroom suite including a bath with an integrated shower.
- Be more energy efficient than your current property. This means that new homes will be less expensive to heat.

- Be designed to meet the GLA storage requirements and will need to demonstrate that furniture fits in the rooms we design.
- Have access to their own private outdoor space, either as a garden or private outdoor terrace or balcony. Some homes will also have access to communal gardens and/ or roof gardens.
- Have bicycle storage either in their front gardens or in a dedicated cycle store within the building.

You will be able to make some choices about the interior decoration of your new home. For example choosing kitchen units, door fronts, worktops and floor coverings from a range that will be selected by residents.

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.

July 2020



Appoint the design team

August 2020



Housing Needs survey



Getting to know you, recapping past work

September 2020



Starting a weekly residency on The Carpenters Estate



Drop in exhibition: Quality assessment of 2019 studies

October 2020



Drop in exhibition: Putting ideas together Working towards your preferred option

November 2020



Online workshops Working towards your preferred masterplan

December 2020



Online workshops Working towards your preferred masterplan

January 2021



Online workshops Working towards your preferred masterplan



Landlord offer workshop

PLAY



We had a great time talking to families and children about what makes great play. Some of the top things we heard were:

'Water play, in ground jets in the public spaces would be magical.'

'Basketball hoops - things for older children as well.'

'Quiet and sensory areas as well as things to climb on'

'Slides, swings, zip line, things to climb on and adventure over'

JAMES RILEY POINT

The design work for James Riley Point has been moving forward.

In April and May we shared the latest design information for:

- A new exceptional community space on the ground and first floor
- 132 refurbished homes with new private balconies for each home
- New landscape spaces around James Riley Point and on the roof

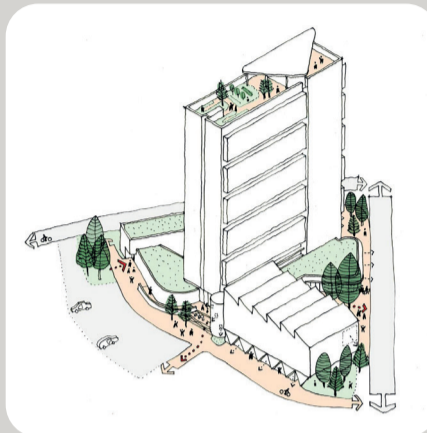
A new community space:

Having worked closely with The Docklands Centre, the ground floor of James Riley Point will be transformed into a new community space for them which includes.

Refurbished homes:

A detailed survey has taken place to assess the structure so we know that it's safe to keep and refurbish. The team is working closely with a specialist fire consultant. Sprinklers will be installed throughout, the existing materials will be stripped back to the concrete structure and a new wall construction installed that will comply with the latest fire safety standards and regulations.

There will be a separate entrance to homes on the 1st - 22nd floor. Each home will have new high-quality insulation that will reduce heating bills by at least 50%.



A message from your Ward Councillors



Dear Residents,

Now that the Dovetail has officially opened and more of us are vaccinated, we will be restarting our ward surgeries from Saturday 10th July at 10:30. We will be resuming our surgeries in person with caution, because even though fewer people are falling seriously ill from coronavirus, cases of Covid-19 are rising and, as you all know, the date of all restrictions ending has been pushed back by four weeks. Remember to self-isolate if you display any symptoms of the virus, and continue to socially distance, wear masks, and wash your hands regularly.

Through lockdown, we've continued to handle your casework and try to get as many problems resolved as possible through email. That will continue, and you are still welcome to email us if you have an issue or concern to raise with us as your local councillors.

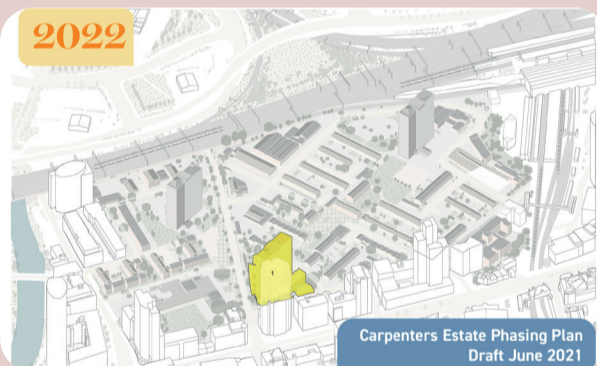
Having said that, it will be lovely to safely see some of you in person on each second Saturday morning of the month after we resume our surgeries on the tenth. We're keen to hear your thoughts on the proposals for Carpenters Estate and imagine you've all got lots of questions as we approach the ballot this Autumn.

Come and see us from July 10th every second Saturday morning of the month, 10:30-11:30.

Warmest wishes,

Councillor Joshua Garfield
Councillor Nareser Osei
Councillor Terry Paul

PHASING THE BUILDING WORKS



Residents have been asking us how long works might take. If there is a yes vote at the ballot, work will start on James Riley Point in Autumn this year and would be phased over a 12-15 year period. The intention is that residents only move once, so a new home is built before your existing home is replaced.



You can watch a short animation of the current phasing plan on the project website here

The Dovetail



A new community space has opened on Carpenters Estate offering a range of activities for you to enjoy. From art to exercise, chat to films, we hope there will be something for everybody. There will always be information about the Housing Offer and the Masterplan available. Drop in any day between 12-5pm and find out what's happening.

Find the monthly programme of events online here.



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.

Spring 2021

We are here

Summer 2021

September 2021

Autumn 2021

October 2021

Ward - ops



Drop in exhibition: Design update



Share updated Landlord offer



Landlord offer agreed



Planning application submission James Riley Point



Drop in exhibition: Masterplan Update



Ballot



Drop in exhibition: What happens following the ballot result



Planning application submission



Aiming to start on site

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

View the current phasing plan online here or pop into The Dovetail to see it.



*This timeline is indicative and subject to change



COMING UP

In line with Government guidelines, we have started to deliver some face-to-face activities. Please 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.



Design update
14th July
17:30-19:30

Come and talk to the team about the latest design information with a focus on new homes and what they will include.



Art with Ivy
Every Wednesday
13:15-14:15

Talk to Catherine and her team about the masterplan and help us shape the designs. Hosted by make:good and the design team



Fix your Ride
16th July
14:30-16:30

Bring your bike and we'll help you learn how to fix it and maintain it yourself



Have your say!

Your feedback is vital to shaping our plans. Visit the website to find out more and tell us what you think. 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 7564
E-mail: info@populoliving.co.uk



Repairs and Estate Maintenance

To report a repair, call the repairs operation centre using the freephone 0800 952 5555. For emergency repairs outside of normal working hours, you should phone the repairs operation centre (ROC) on freephone 0800 952 5555.

Newham Council have introduced a Communal Repairs HandyPerson Scheme to identify and deal with communal improvements on the Estate. This scheme allows residents to directly report issues and to communicate their ideas to improve the area.

The Handy Person team can be contacted via email: HandyPersonScheme@newham.gov.uk



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. The result will be decided by a simple majority of those who vote YES or NO.

Your Housing Offer

The 'Housing Offer' is what Newham Council will provide you with if residents vote 'Yes'. It sets out what sort of home you are entitled to, if you are eligible for compensation you are and what your rights are. Here's a summary of some of the key elements in the proposed Housing Offer.

Housing Offer for Council Tenants (and tenants who choose to return to the Carpenters Estate).

- A new modern council home on the Carpenters Estate or option to move in Newham if you prefer. Your rent will stay the same or reduce if you downsize
- The same rights and the Council's landlord responsibilities will not change
- A £6,500 home-loss payment for current for Carpenters Tenants when you move
- Removal and other reasonable costs paid by the Council
- At least £200 towards the cost of moving home
- A home that is the right size for your needs with at least the same number of bedrooms.
- Adult children can choose to split the tenancy and be re-housed in a new home

Housing Offer for those in Temporary Accommodation

- A secure tenancy in a new council-owned home on the Carpenters estate at an affordable social rent
- A home that is the right size for your needs
- Removal and other reasonable costs (e.g. reconnecting services) paid by the Council

Housing Offer for Resident Homeowners

- The chance to remain on the Estate
- Full market value for your existing home
- A home-loss payment of 10% of the market value of your property (up to £65,000).
- Costs to appoint an independent valuer
- first refusal to buy new homes when available
- a range of options to buy a new home on the Carpenters Estate: Outright sale; Shared equity and shared ownership.

Visit the website to see the full Housing Offer.

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



tradução? traduction?
¿traducción? tłumaczenie?
itumō? | انمچرتلا | অনুবাদ?
turjumaad? asekyer?

LARGE PRINT?
020 7112 8901

☎ 020 7112 7564
✉ info@populoliving.co.uk
📍 373 High Street, Stratford, E15 4QZ

