

The Carpenters

Building a real piece of London

Issue 03, October 2020

THANK YOU TO EVERYBODY WHO BRAVED THE RAIN AND JOINED US AT OUR SEPTEMBER DROP IN EXHIBITION.



What's happening on Carpenters Estate?

Going forward, we are committed to keeping you updated on what's happening 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.

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COMING UP SOON



DROP IN EXHIBITION

21st October
4 – 7pm

In the square outside Londis

Come and speak to the design team about how the masterplan for the Carpenters Estate has incorporated your comments and ideas from our September event.

Find out more about the landlord offer. Most importantly, share your feedback. This information will also be available on the new Carpenters Estate website:

bit.ly/CarpentersEstate



POP-UPS

Every Wednesday
3 – 5pm

In the square outside Londis

Come along and see Terrayne & Catherine to find out more about what is happening on the Carpenters Estate. **We will be making every effort to keep each other safe; sanitisers will be available and all staff will be wearing visors. Please come in bubbles of no more than 5 so you can talk to a member of the team at these events.**

Did you miss the September 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

A message from Deb Heenan

Thank you to all the residents who braved the rain to come to our September exhibition. We really appreciate your feedback on the Assessments and your thoughts about how the estate could be improved. The team will take all your views on board as they start to create the best plan for your estate.

We know that making sure the landlord offer works for you is just as essential as ensuring the estate is well designed. We are working hard to get this right for everyone (including those in temporary accommodation). We look forward to sharing this with you shortly.

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 you are all keeping safe as we contend with the ongoing challenges of living with Covid-19 in London and in Newham. In the Capital, London is now on the government's 'watch list' as an area of 'high concern', which is a stark reminder that we face further lockdown restrictions unless we all pull together to avert the situation getting worse.

East London is at particular risk, it is crucial that we all redouble our efforts and follow precautions to stop the virus spreading even more. We need to keep Newham safe, so whatever you may think about how the government is handling the Covid-19 crisis, let's not put any more of our families and loved ones at risk here in the borough. And please keep an eye on vulnerable neighbours, friends or family members and help them.

At Carpenters, the team is carefully running socially distanced resident events so that you can remain involved in the restoration programme, but we are monitoring the situation carefully and will always follow the latest guidance to keep our residents safe.

At the end of September the Carpenters Estate restoration programme moved to the next stage, demonstrating the progress we are all making, by presenting an assessment of the 2019 capacity studies that we had commissioned. Talking to residents, including the steering committee, we asked you about what you wanted to keep and what was missing from results.

You know that I am committed in ensuring that the restoration of the estate is driven by what our residents need. It's not just about cost, it's also about providing quality homes and enabling community environments for Newham residents to live and thrive. It's about excellent open green spaces to access to and the best community facilities that are sustainable, as well as beautiful.

I know that we have a busy few months ahead of us, as the design team works with residents to create the best masterplan for the estate.

Thank you for staying committed to this joint collaborative effort between the community and the Council, for all your ideas and input. Keep them coming, as all of them have real value.

Best wishes,

Mayor Rokhsana Fiaz

People at the Heart of Everything We Do

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



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

September 2020



Getting to know you, recapping past work & weekly pop-ups from 20th August

September 2020



Starting a weekly residency on The Carpenters so you can drop in & ask questions

September 2020



Drop in exhibition: Cost & quality assessment of options for James Riley Point & Masterplan options

We are here



Landlord offer workshops

October 2020



Share updated Landlord offer

October 2020



Drop in exhibition: Your preferred options Recap on Landlord offer

November 2020



Drop in exhibition: Masterplan update: Next steps to ballot

January 2021



Landlord offer agreed

January 2021



Drop in exhibition: What option ballot will be based on Next steps with James Riley Point

Spring 2021



Ballot

Summer 2021



Drop in exhibition: What happens following the ballot result

Summer 2021



Planning application submission

2022



Aiming to start on site

*This timeline is indicative and subject to change

Summary of the September Drop-in Exhibition

ASSESSING THE 2019 STUDIES

At the end of our work in 2019 you told us you wanted to see these studies assessed to see what was possible. We have identified seven areas that will need to be assessed which take far more than cost into account, and have given each of the studies a traffic light rating against each category with red, amber and green. We have taken the items in the Residents' Brief and your feedback from 2019 and developed assessment criteria for any masterplan for the Carpenters Assessment.

Red - does not meet this categories needs

Amber - has the potential to meet this categories needs but could be improved

Green - meets this categories needs



We asked you what you thought of the assessment criteria and how we had assessed the 2019 studies.

YOU TOLD US:

We want to know that things are realistic so can we see new ideas against this assessment criteria and then we will know what is and isn't possible.

Some of the criteria feel more important than others, for example cost and number of new quality homes could be more important than sustainability.

We liked the central open space and this is in all of them so this doesn't need to be amber.

We really enjoyed talking to people about the assessment because it will help us work together with a shared understanding. Going forward we will continue to use these criteria every time we bring new ideas.

We've also heard regularly that the central open space is important so this is something that we will include but we still think there is room to improve the open spaces that are being shown and we want to work on that with you in November.

What does this mean for the masterplan?

Between now and January 2021 we want to work with residents to develop a preferred masterplan for the Carpenters Estate that includes the key ingredients you have told us you wanted and the features the Council is committed to providing.

We don't think it is as simple as choosing one of the 2019 studies because we want to work together to develop a masterplan that has more green lights against the assessment criteria.

ELEMENTS TO TAKE FORWARD FROM THE 2019 STUDIES



ELEMENTS TO ADD IN



A PREFERRED MASTERPLAN FOR CARPENTERS ESTATE

We used photographs of examples to find out what features you liked best. Below are the ideas you liked best. We will start to reflect these in how we develop the masterplan together.

Play for all ages

People thought having a variety of play and sports provision was important and it needed to be secure for residents.

Open spaces for residents

All the photographs of open spaces were popular particularly the ones that showed spaces you could imagine residents meeting each other in and bringing back that sense of shared resident space.

Community spaces

Community spaces and facilities were popular but we think we still need to find a better range of images to really describe what you want for the estate.



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

JAMES RILEY UPDATE

We have been exploring whether it is possible to refurbish the towers to create homes that are fit for the future. We want to refurbish James Riley Point as a first phase of the regeneration to provide up to 132 high quality refurbished homes at low cost affordable rents.

We are looking at moving forward with an affordable option that would create homes that:

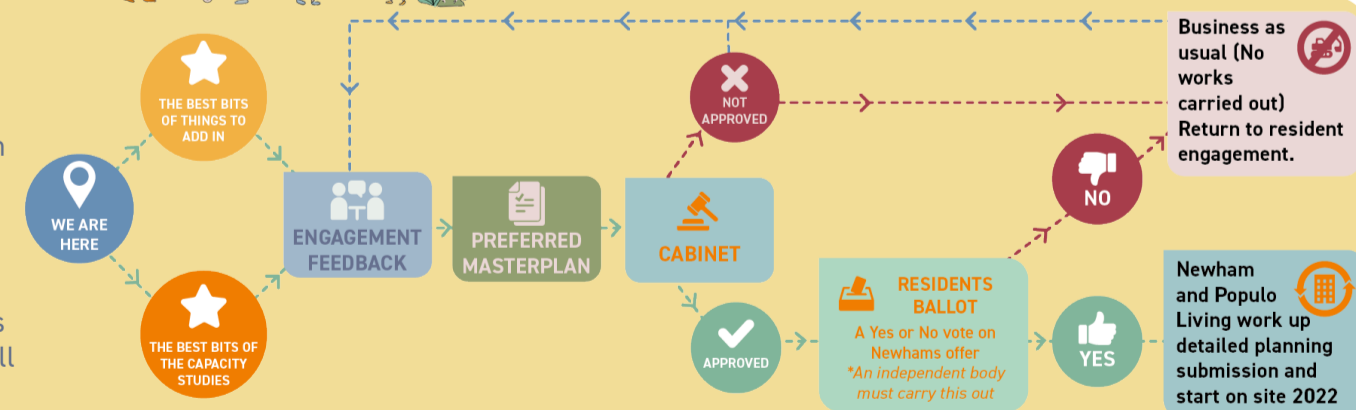
- are attractively designed with new flat layouts and ensuring all homes have balconies or access to private open space
- are highly energy efficient and affordable to heat
- have improved entrance areas and access arrangements, including new lifts

You told us you liked the idea of James Riley Point being refurbished and of having a community space at the bottom but wanted to make sure the entrance to the homes was clear.



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.



But what about now?

We know that all these ideas might sound nice but you want to see real change in the way your estate is maintained and cared for now. We have been pulling together a Maintenance Charter so we can agree what is expected; one of the jobs of your new Community Liaison Officer will be to make sure that maintenance and repairs are carried out.

Find out more about the projects that have been submitted for funding to LLDC to provide some immediate change in the areas you told us were most important.

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.

MINDFULNESS COLOURING



You may have seen people around the estate carrying out surveys to make sure the design team has all the information they need. One of the findings is that the top of James Riley Point is a potential nesting site for Peregrine Falcons that we would want to be careful not to disturb.

ACTIVITY	DATE / TIME	INFORMATION
 Team pop-up In the square outside Londis	14th October, 3.00 – 5.00pm	Latest information as shown at 30th September Drop In and meet the team
 Resident Drop in Exhibition	21st October 4.00 - 7.00pm	Your preferred options & latest on the Landlord Offer
 Team pop-up In the square outside Londis	28th October 3.00 – 5.00pm	Latest information as shown at 21st October Drop In and meet the team
 Team pop-up In the square outside Londis	4th November, 3.00 – 5.00pm	Latest information as shown at 21st October Drop In and meet the team
 Team pop-up In the square outside Londis	11th November, 3.00 – 5.00pm	Latest information as shown at 21st October Drop In and meet the team
 Team pop-up In the square outside Londis	18th November, 3.00 – 5.00pm	Latest information as shown at 21st October Drop In and meet the team
 Resident Drop in Exhibition In the square outside Londis	25th November 4.00 - 7.00pm	Masterplan update and more information on James Riley Point



Please note alongside these pop-ups in the square we will be popping up around the estate to give us the best chance of meeting you.

UPDATE ON PROJECTS

In the September edition of the newspaper we told you about some of the projects that are being planned for Carpenters Estate following your feedback on the areas you told us you wanted to see things happening:



Gardening



Social
activities



Accessing
green space



Security

We are continuing to explore getting some immediate activities up and running so we can start to show you that this time is different. We would love you to get involved so please get in touch to find out more.

Social activities

What type of activities would you like to attend and get involved in? We want to start running some socially distanced activities or even online events and want to know what you would like to take part in.

Gardening

Whether you are a beginner or a green fingered expert we want to hear from you if you would like to get involved in gardening on Carpenters Estate.

All of these projects are being co-ordinated by Aisha Butera our Strategy and Engagement Manager. Contact Aisha to find out more and get involved at aisha.butera@populoliving.co.uk

SURVEYS ON CARPENTERS ESTATE

As part of the restoration of the Carpenters Estate a series of surveys are being carried out to make sure the team have the most up-to-date information they need for their design work.



In the coming weeks a survey will be carried out to test the ground conditions on the estate to help understand what foundations would be needed for any new buildings.

There will be three types of holes dug across the site, as various samples need to be taken in order to be representative of ground conditions on the whole estate.

You will see this work being undertaken but please be assured these are part of the survey process and no further works are starting on the estate.



1. Borehole: Each hole indicated on the map will be dug one at a time, will measure 25cm wide and 30m deep and will take approximately 2-3 days to drill. The machinery used will be 7m high and will require approximately 5m square area round the hole, however the noise from this digging should be less than that of a car engine

2. Trial pit: A small excavator machine will be used to dig a shallow pit. This should take no more than 30 minutes at each location.



3. Window Sampler: A window sample is a short action that would take 2-3 hours on average.

Once the digging is complete, a small bore hole cap will be placed and the contractors have committed to returning the paving or surfaces to the same conditions that they were found. It has been agreed that digging time will be strictly between 8am - 4pm.

If you have any questions or concerns please contact Populo on **020 7112 8901**

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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