

# The Carpenters

Building a real piece of London

Issue 09, April 2021

IN APRIL WE HAVE BEEN OUT AND ABOUT ON THE ESTATE IN PERSON TALKING TO RESIDENTS ABOUT JAMES RILEY POINT AND THE 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.

## DID YOU MISS THE APRIL ACTIVITIES?

- View all the information online at - [bit.ly/CarpentersEstate](https://bit.ly/CarpentersEstate)
- Watch a video of the April presentation here:

• Call 020 7112 8901 or

• e-mail [info@populoliving.co.uk](mailto:info@populoliving.co.uk) to arrange a call back



## HOW CAN YOU STAY INVOLVED



**Tuesday 11th May**  
12.30 – 2.00pm

Join us for this online event and hear design update on:

- James Riley Point (Phase 1a)
- The Carpenters Estate Masterplan
- More information on Phase 1b
- More information on landscape

If you can't make this session material will also be available in person in an evening exhibition and on the project website.

We will continue to offer online and offline opportunities for people to get involved.



**Wednesday 12th May**  
5.30 – 7.30pm

In the square outside Londis

Join us in person for a design update on:

- James Riley Point (Phase 1a)
- The Carpenters Estate Masterplan
- More information on Phase 1b
- More information on landscape

& 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.

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.

## In this issue:



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Read a summary of our April activities



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Read about the new community projects starting on the estate



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Find out about the next steps on the Landlord Offer



## 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](https://bit.ly/CarpentersEstate)

## A message from Deb Heenan

It has been great to see the team out and about again and talking to you in person, we are taking it gently and slowly but we know that many of you are really valuing getting to talk face to face about your ideas and concerns. We are continuing to set up one-to-one conversations on the Housing Offer over the coming months so please do get in touch with the team and schedule a session to discuss your specific situation.

DEBORAH HEENAN, CEO Populo Living



☎ 020 7112 8901

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

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## LATEST COVID-19 UPDATES

<http://bit.ly/CVD19update>

## VIRTUAL STUDY TOUR

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 East Ham, but in order to do this safely we've recorded them and you can view all of the examples and tell us what you think on the project website. [bit.ly/CarpentersEstate](http://bit.ly/CarpentersEstate)



## 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](mailto: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.

## JAMES RILEY POINT



The design work for James Riley Point has been moving forward over the last month and in April we shared the latest design information for:

- a new exceptional community space in 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.

### Refurbished homes:



- A separate entrance to homes on the 1st - 22nd floor
- New high quality insulation that will reduce heating bills by at least 50%

A detailed survey has taken place to assess the structure so we know that it is safe to keep and refurbish. The team are 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.

### 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:

- a separate entrance
- a sunken MUGA
- flexible sport spaces & changing facilities
- a cafe
- facilities for the homeless community with food bank & showers
- after school club
- rented office space



## EXTRA PROJECTS ON CARPENTERS ESTATE



### Social Farms & Gardens

**Carpenters Gardeners - All welcome.**  
Have you noticed people having fun gardening?  
This new activity is free for Carpenters residents and their friends and family. Ellie, Nadia, Amber and residents will grow herbs, flowers, fruit and veg. There'll be visits to local gardens, and workshops in horticulture, garden design, carpentry, cooking, photography and art. All ages and levels welcome. Children need to be supervised.

Over the coming weeks join us for sessions on:

- small space growing
- veg growing
- flower growing
- natural dyes
- tree walk

We look forward to seeing you!  
Ellie, Nadia and Amber  
[London@FarmGarden.org.uk](mailto:London@FarmGarden.org.uk)  
0776 1920 776



### Archiving with Source Partnership

Carpenters Estate is the people who live here  
We are setting up a Community Archive to tell the stories of the people who live on Carpenters Estate and those who have lived on the estate.  
It's important that the people who are the community are remembered as the estate physically changes. We are setting up a video and online archive and where you

can tell us about your experiences of living on the estate and your stories about the community.  
Alongside setting up an online archive we will be asking residents to be involved in setting up a photographic exhibition on the estate as the photographers and the stars.  
If you are interested in taking part contact us at [info@sourcepartnership.com](mailto:info@sourcepartnership.com) or call Rob on 07757675705

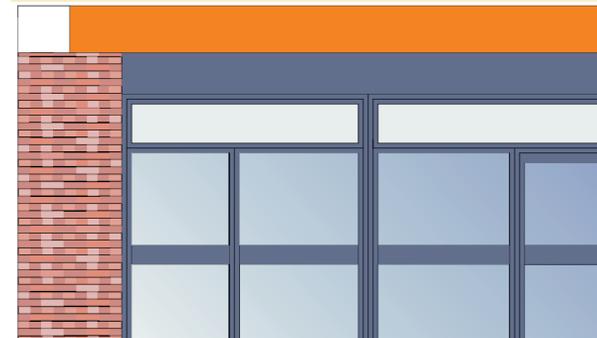
### Event Feedback

We will use this feedback to inform the work we prepare to discuss with you in the May sessions.

- Most people really like the idea of James Riley Point being refurbished and the large balconies were seen as positive.
- Residents want to see an updated phasing plan to understand what homes would be available when and where.
- The ideas for the roofgarden on James Riley Point reflect feedback from residents and people would like to see some of these ideas in other places in the Masterplan.
- Keeping the homes lower in the centre of the Masterplan is really well received.
- People would welcome more conversations about the type mix and locations of new homes.
- People wanted to know more about sports and play provision across the Masterplan.

## THE DOVETAIL

From the end of April, and in line with Government guidelines, we will start having a programme of events on the estate based around a new community hub space on Doran Walk called The Dovetail.



Tuesday - Friday there will be activities and opportunities for you to visit the team, take part in activities, ask questions and ample time to just pop in for a cup of tea.  
In our last couple of door knocking sessions we have been asking residents what they would like to see in this space and using this feedback we are going to start with:

- 1 Tea & chatter** - an informal opportunity to meet neighbours and the team because many of you told us you didn't want to come to something formal.
- 2 Drop ins** - opportunities to see the design work, models, drawings and talk to the team about your ideas
- 3 Creative** - lots of you told us you wanted to take part in or lead a creative activity from print making to textiles, pottery to drawing there will be lots of things on offer.
- 4 Gardening** - growing flowers and vegetables, beauty and function combined in a hands on way to get outside and get digging
- 5 Health & wellbeing** - opportunities to do something physical both calm and energetic with a focus on feeling good in ourselves.

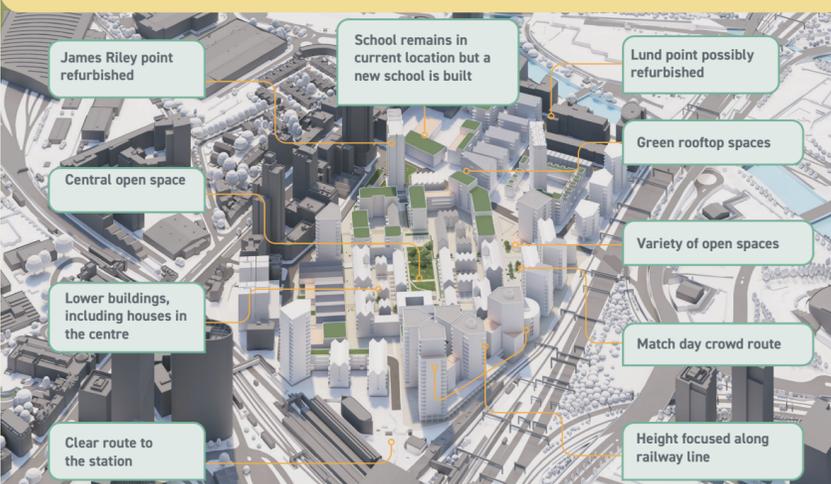
We really want to work with residents and these activities and we have already commissioned some residents to run sessions in a paid capacity so if you have a skill or an idea then please do get in touch.

**Tuesdays:** programmed by Populo so if you have questions on The Housing Offer this is a great day to pop in and talk to people.  
**Wednesdays and Fridays:** programmed by the design team and led by Catherine with opportunities to talk about the design, get hands on with creating things or take part in a talk or screening.  
**Thursdays:** programmed by Social Farms & Gardens with a mix of gardening and activities to get you outside and socializing again in the safest possible way.

Egwolo you Community Liaison Officer will be held in the space Tuesday - Thursday so you can always drop in and talk to her.



## SUMMARY OF OUR APRIL MASTERPLAN UPDATE



James Riley Point is called Phase 1a of the Masterplan and since our March events the team have been developing the Masterplan for the whole estate in line with your feedback. Your feedback on what type of landscape spaces you would like to see included has been really great for the team to work with and include. There are some areas where we need to work on incorporating your feedback a bit better but we think we are heading in the right direction.

## 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  
E-mail: [info@populoliving.co.uk](mailto:info@populoliving.co.uk)

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 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 we have started 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.



## WHAT HAS YOUR COMMUNITY LIAISON OFFICER BEEN UP TO!

Our friends from Social Farms & Gardens have been on the main square for the past three weeks. We've even had a few younger residents join in on the herb planting sessions recently. For any eager green-fingered residents do remember to stop by outside the old police station every Thursdays from 12pm-6pm to try your hand at growing your own veg or learn about landscaping. We're also keen to hear from locals who might be interested in running any workshops in a paid capacity on an on-going basis. So, if you have a spare few hours and would like to offer hairdressing tutorials or bike fixing workshops feel free to get in touch. Our first Neighbourhood Watch meeting will be held at 4pm on the 30th of April. Resident that wish to attend should contact me as spaces are limited due to Covid restrictions.

T: 077 8707 9362

E: [egwolo.ekregbesi@populoliving.co.uk](mailto:egwolo.ekregbesi@populoliving.co.uk)

## HOUSING OFFER

At Newham Council's March cabinet the draft Housing Offer for residents was agreed; all eligible households will now have received a printed booklet setting out what this offer means for you. The Housing Offer sets out the statutory duties of the council and enshrines and enhances the commitments it has made in the Resident Charter.

The Housing Offer sets out the compensation that households are entitled to. It also includes any enhancements to the Resident' Charter e.g. how the disturbance payments will work. This is a draft document and we would now like to talk to as many of you as possible to gather your feedback and answer your questions.

### Arrange an appointment

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. Egwolo can be contacted on 077 8707 9362 or [egwolo.ekregbesi@populoliving.co.uk](mailto:egwolo.ekregbesi@populoliving.co.uk)

### Drop in sessions

We will also be holding a regular drop in sessions at The Dovetail on Doran Walk where you can discuss the housing offer. Please feel free to pop in on Tuesday afternoons between 4pm and 6pm to discuss how the Housing Offer would work for you. Face-to-face appointments will be carried out with masks and will be compliant with social distancing policies.

### Translations

For help understanding the information in this booklet, please contact: [info@populoliving.co.uk](mailto:info@populoliving.co.uk) or call 020 7112 8901

## 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.

| ACTIVITY                     | DATE / TIME                | INFORMATION   |
|------------------------------|----------------------------|---|
| Neighbourhood Watch - Online | 30th April<br>4pm          | Join our first Neighbourhood Watch meeting  |
| Design Update                | 11th May<br>12.30 - 2.00pm | More detailed discussions on James Riley Point, new homes, open spaces, transport and movement around the estate. |
| Drop-in Exhibition           | 12th May<br>5.30 - 7.30pm  | More detailed discussions on James Riley Point, new homes, open spaces, transport and movement around the estate. |

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

## THE DOVETAIL PROGRAMME



From the end of April, and in line with Government guidelines, we will start having a programme of events on the estate based around a new community hub space on Doran Walk called The Dovetail.

Tuesday - Friday there will be activities and opportunities for you to visit the team, take part in activities, ask questions and ample time to just pop in for a cup of tea.

|              | M                       | T                      | W                 | T                           | F                 |
|--------------|-------------------------|------------------------|-------------------|-----------------------------|-------------------|
| 11am - 1pm   | Housekeeping & cleaning | Populo drop-in         | Meet Egwolo       | Gardening Club              |                   |
| 2pm - 3.45pm |                         | Tea & chatter          | Dovetail sessions | Gardening Club              |                   |
| 4 pm - 6 pm  |                         | Landlord offer surgery | Design drop-in    | Gardening Club              | Dovetail sessions |
| 6.30pm - 8pm |                         |                        |                   | Health & wellbeing sessions |                   |

## 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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## LARGE PRINT?

020 7112 8901