

# The Carpenters

Building a real piece of London

Issue 02, September 2020



## What's happening on Carpenters Estate?

We want this to be the start of a new way of working on Carpenters Estate where we commit to informing you about what is happening, provide you with lots of opportunities to get involved and through this ensure you have influence over the future of your neighbourhood.

### In this issue:



P2 - Find out about projects and activities happening on the estate



P3 - Find out more about what information we want to talk to you about in September & October



P4 - Find out about your next opportunities to get involved

## COMING UP SOON



### DROP IN EXHIBITION

30th September 4.30 – 7.30  
In the square outside Londis

Come and speak to the design team about how we can take the work from 2019 forward into the best masterplan for The Carpenters Estate. Find out more about the landlord offer. And most importantly give us your feedback.



### WEEKLY POP-UPS

Every Wednesday 3 – 5pm  
In the square outside Londis

Come along and see Terrayne & Catherine and find out more about what is happening on the Carpenters Estate. **We will be making every effort to keep each other safe, sanitisers 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.**

## CARPENTERS COMMUNITY LIAISON OFFICER

Deadline  
28th  
September

Are you equally good at talking and listening?  
Are you organised and good at making sure things get done?  
Do you know Carpenters Estate and the surrounding area well?  
Then this job could be for you! You will be:

1. Keeping residents informed about the restoration proposals, collecting their ideas and feeding back to the project team
2. Identifying, reporting, and keeping track of repairs, maintenance and issues on the estate

Training and support will be provided and we welcome applications to job share.

If you are interested, get in touch and see the full job description email Aisha Butera: [aisha.butera@populoliving.co.uk](mailto:aisha.butera@populoliving.co.uk)

## A message from Deb Heenan

It has been great meeting residents and their families across the estate over the last couple of weeks. We were pleased to welcome the Mayor and your Ward Councillor Joshua Garfield at our first resident pop up. I will continue to ensure my team develop close relationships with residents, taking time to listen to your concerns and visions. Ensuring we can work together to restore Carpenters.



DEBORAH HEENAN, CEO Populo Living

# A message from the Mayor



Hello everyone! I hope you and your loved ones are well, and keeping safe, during what has been a challenging time for all of us in Newham as we contend with the ongoing challenge of Covid-19. As lockdown restrictions have eased, with people heading back to work and kids back at school, all across the country we are seeing an increase in Covid-19 cases and people can't access testing.

It also means there is a real risk that community transmission will continue to rise unless all of us take personal precautions like washing hands frequently, keeping a distance when we are out and about as well as wearing our masks and using the NHS app you can easily download. We really have to stay vigilant, for the sake of all of us here in Newham, please follow the rules - including the 'rule of six' and the latest guidelines.

If we all work together we can help to stop a second wave of Covid-19 and reduce infections and deaths; I will continue to put pressure on the government to demand that they support us here in Newham. You can access our Covid-19 dashboard on the Newham website newham.gov.uk

Last month, I was over at Carpenters to attend the first 'Covid-19 secure' resident pop up event showcasing the progress that's been made since we started on the restoration plans with residents. It's a testament to all the work that we've been doing collaboratively with local residents to end the uncertainty that has taken a toll on our community. That's why I am really pleased about the idea of restoring James Riley Point involving a comprehensive refurbishment of the block, including well designed flats with balconies so everyone can enjoy their own outdoor space.

There are loads of ideas that have emerged and every household will be contacted to get all your feedback to ensure that everyone's had their say on the options presented. We really want all residents of the Carpenters Estate to be involved in shaping its future.

So keep a look out for the team over the coming weeks and do drop in to one of the weekly pop-up sessions, as well as the monthly resident events being planned. Plus try out some of the online workshops as we want to make sure all ideas are captured.

In the meantime, stay well and stay safe - and I hope to see you soon at one of the scheduled sessions.

Best wishes,

Mayor Rokhsana Fiaz

People at the Heart of Everything We Do

@rokhsanafiaz



# Projects on The Carpenters Estate

Many residents have told us that they are frustrated that the Carpenters Estate has not been maintained as much as they would like and that they have waited too long to see some positive change in the area. While we know that any work on the longer term improvements for the estate will take some time we wanted to start showing you that we can work together to create positive change in the more immediate future. Newham Council and Populo have been working with organisations to structure projects that relate to the four areas residents have told us are important:



Gardening



Security



Social activities



Accessing green space

Before we plan any of these activities any further we want to find out what you think and how they could work best for Carpenters Estate.

## Social activities

You may have spotted Terrayne & Catherine from make:good outside Londis on their weekly pop ups. Alongside making sure residents have access to all the latest information about the design process they 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.



Come along to one of the pop ups to find out more



## Key fact:

You decide the future of The Carpenters! Before any decision is made about replacing homes on The Carpenters it's up to you to vote whether the project can go ahead.

This is called the Ballot process and currently we think this would take place in late Spring 2021.

## Gardening

We will be funding Social Farms & Gardens to work alongside make:good with residents to improve garden spaces around the estate; they will want to talk to you about what you would like to see and get you involved in planting and using these spaces. They will also be running social events when safe and will want to understand a bit more about how you would like to get involved.

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.

Come along to one of the pop ups for find out more about working with Amber from Social Farms & Gardens.

## Art

One way to try out making a colourful difference on Carpenters Estate is by exploring some art projects; we have been working with Newham Council's youth team, Wood Street Walls and make:good to put together a funding application 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 is putting together a funding application to work with residents to collect their stories and memories of Carpenters Estate and develop an idea together to permanently record them.

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 [aisha.butera@populoliving.co.uk](mailto:aisha.butera@populoliving.co.uk)



# Your Carpenters

As part of making sure you, the residents of Carpenters Estate, are at the heart of all the future plans we want to make sure we understand the place from your perspective so we really capture the essence of the place. On our pop ups we've been asking people to tell us a bit about life on the Carpenters Estate and here are some of the things we've heard:

What does Carpenters Estate mean to you?

COMFORT

COMMUNITY

What are your earliest memories of the Carpenters Estate?

Everybody knew everybody children and families used to play out, it was a lovely quiet neighbourhood.

What is it like to live on the Carpenters Estate now?

It started to look tired, it doesn't have as many facilities, the green spaces aren't used as much.

What positive changes do you want to see in the future?

Outdoor spaces being used again, cleaner, fresher, better to be in. A place people want to live. Better play spaces.

This is just the start of a conversation so come along to one of our next pop ups and share your story or e-mail: [info@populoliving.co.uk](mailto:info@populoliving.co.uk)

## Landlord Offer - UPDATE

We have listened to Carpenters Steering Group members who have expressed that the Carpenters Estate Residents Charter is updated as part of the overall development of the Landlord Offer, which sets out the key benefits to residents of the redevelopment.

Our team will be helping to manage this process going forward and will invite residents to workshops, reviewing the Landlord Offer before we present it to Newham Council. We hope to agree the Landlord Offer over the coming months.

Landlord Offer Workshops 14th October



Update Charter with residents



Landlord Offer taken to Cabinet for Approval

## James Riley Update

Thank you for all the feedback on our idea to extensively renovate James Riley Point; many of you told us you thought this was a great idea and wanted to see this building used to provide top quality affordable homes as soon as possible. The idea of providing individual balconies was particularly popular. Come along to our event on the 23rd September to find out more.

What do you think about the refurbishing the existing homes and the outside of the building?

Refurbishing is the best option, make all 5 new homes

If Refurbishing - Need to Deal With Noise

Refurbishing is a good idea to use Get Homes Joiners

Need to get on the ground to do this ASAP

What if each home was refurbished and got a new balcony?

NEED TO REALLY IMPROVE BAY WINDOWS

EXISTING HOMES ARE LARGEST & BIG SO FUND MUST BE JUICY

EVERYBODY NEEDS THEIR OWN OUTSIDE SPACE

# A message from your ward Councillors



We are your local councillors in Stratford and New Town, representing one of the largest electoral wards in London. As three people from the local area, including one former resident of Carpenters Estate, we understand how important it is to everybody that local regeneration is done in the interest of the whole community. That's why we hope to see as many of you as possible at the weekly drop in sessions - at a social distance of course!

We've been working hard during the coronavirus crisis to ensure that our most vulnerable residents have received the care and attention they need. With Newham being one of the hardest hit boroughs in the country, this pandemic has thrown up new challenges which have forced us all to question how we live, work, and build communities. That's why this consultation process is so important, and why we want to hear each and every one of your views.

Please feel free to contact us about anything. We are your local representatives and are happy to help in whatever way we can.

Yours,  
Councillor Joshua Garfield  
Councillor Nareser Osei  
Councillor Terry Paul

## WHAT WILL HAPPEN AT THE DROP IN EXHIBITION?

Wednesday 30th September, 4.30 - 7.30pm

We know that residents want certainty over what is happening on The Carpenters Estate and this event will be an opportunity to see how we intend to work with you to provide that clarity.

This event will include information on:  
- How we think we can work with you to develop a preferred masterplan  
- How we think we will use the residents' brief to assess designs  
- What the ballot process is  
- How the Landlord Offer will be developed

We want to get your feedback on:  
- An initial assessment of the options from 2019  
- The key ideas any masterplan for Carpenters Estate needs to include  
- Elements of the residents brief that might be missing  
- Design progress on James Riley Point

There has been talk of something happening on The Carpenters Estate for over 15 years so while this is not the beginning we want to set out a timeline that shows how we want to start getting real.

**We are here**

- July 2020: Appoint the design team
- August 2020: Housing Needs survey
- September 2020: Starting a weekly residency on The Carpenters
- September 2020: Drop in exhibition: Quality assessment of the 2019 studies
- October 2020: Landlord offer workshops
- October 2020: Drop in exhibition: Your preferred option
- November 2020: Share updated Landlord offer
- November 2020: Drop in exhibition: Masterplan update
- January 2021: Landlord offer finalised
- January 2021: Drop in exhibition Masterplan update
- February 2021: Drop in exhibition: Preferred masterplan for ballot & James Riley Point
- February 2021: Drop in exhibition: Planning application submission James Riley Point
- Late Spring 2021: Ballot
- Summer 2021: Drop in exhibition: Next steps after the ballot
- Summer 2021: Planning application submission Masterplan
- 2022: Aiming to start on site

\*This timeline is indicative and subject to change

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

## JARGON BUSTING WORDSEARCH

H H Y M A Z N B T S R B E T D A B R B Z A Q Z G Y  
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**MIXED-USE:** A development which combines different functions such as housing, education, community use in the same space.

**FEASIBILITY:** A study used to determine what is possible on a site testing a number of design options.

**VIABILITY:** This is a cost-related study of whether a project is possible.

**PHASING:** The order in which buildings might be taken down or rebuilt.

**ACCESSIBILITY:** The ability of all people to move around an area and reach places and facilities easily.

**PLANNING:** A proposed design can only be built if the Council grants formal permission.

**DENSITY:** The number of homes compared to the size of the land being built on - set by the Mayor.

**REGENERATION:** Aims to make buildings, homes, outdoor, community, and play spaces, look, work and feel better for local people.

**RIBA STAGES:** used by architects to plan the steps of designing and building new spaces.

**SUSTAINABILITY:** Building spaces that meet the needs of the present generation whilst considering future impact on environment and place.

## Housing Needs Survey

All Council tenants and resident homeowners living on Carpenters Estate should have got a survey through your door in August.

The survey is being carried out by Source Partnership to ensure that there is a clear picture of what your current housing needs are and what any plan for the estate would need to deliver to meet your needs.

It is really important you take part as the survey will shape the future of housing on the Carpenters Estate. Can't find the survey?

You can complete the survey online at [www.surveymonkey.co.uk/r/CARP](http://www.surveymonkey.co.uk/r/CARP) or simply open your phone camera on the QR box below

You can do it over the phone Call us on **0880 616 328**

or arrange for us to collect it from you.



## IN CONVERSATION WITH VENETTA



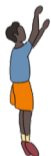
Venetta Edwards



We recently spoke to one of the Detached Youth Workers from Newham's Brighter Futures team who have been running a basketball club on the Carpenters Estate. We went to meet Venetta Edwards to find out more about the work they are doing in the community and how young people can get involved.

Venetta explained that as well as teaching basketball to the young people, encouraging them to push themselves physically and achieve, the programme is there to teach the young people valuable life skills. Skills like emotional maturity, peer learning and skills sharing.

As a Detached Youth Worker, Venetta believes in having the voice of young people as a pillar in any sort of change. She told us there are a lot of young people who live on the estate who don't play football or basketball and more needs to be done to reach them and make sure their voices are heard.



Venetta Edwards and Joshua Anyanwu run the basketball club on the Carpenters Estate every Friday from 5-7 pm for young people aged 10-19. They would love to get some young people along for some workshops to understand what they want to say about the area.

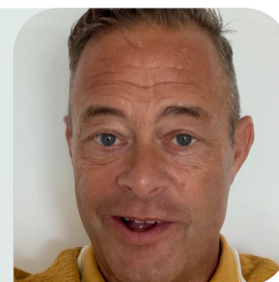


If this is something you would be interested in come along to a session any Friday!

## 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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