

The Carpenters

Building a real piece of London

Issue 29, February 2025



LUND QUARTER CONSULTATION GET INVOLVED AND HAVE YOUR SAY

Exciting times ahead as the transformation of Carpenters Estate is gathering pace, and we need your ideas to navigate the journey. The Lund Quarter consultation, taking place over the coming months, is your chance to shape this vital next step in the masterplan.



Phase 2 will see the refurbishment of Lund Point, providing a mix of 1- and 2-bedroom flats, along with new maisonettes and family homes near the railway. These changes will offer residents more housing choices.

The heart of this project is collaboration. We're excited to be working

with acclaimed architects Fisher Cheng, Bell Phillips, and Hawkins\Brown, teams who are passionate about designing spaces that truly reflect the wants and needs of residents.

Your involvement is crucial. The Lund Quarter has a strong history and a deep-rooted sense of community. Now, you can

help shape its future.

By attending these consultations, you can meet the architects, see the designs, and share what matters most to you as we move forward.

Drop into the Dovetail to learn more about the proposals and dates of our next consultation events.

COMMUNITY WEALTH BUILDING

As part of the regeneration of the estate, our focus is always on how to build community wealth amongst residents.

The Dovetail's purpose is to support this, providing a low-cost space for the community, directly supporting our resident guardians. Special thanks to Shahina, Eileen, and

Noddy for their dedication.

In the same spirit, Populo colleagues helped out at the Carpenters & Docklands Foodbank last month. Thank you, Sam, for making it happen!

We're exploring more ways to support local residents, so stay tuned.

Have a community project idea? Get in touch at: carpenters@populoliving.co.uk.



A MESSAGE FROM THE MAYOR




Hello Everyone,

You'll be pleased to know that the Carpenters Estate regeneration was the focus of recent cabinet meetings, where we reaffirmed our enduring commitment to one of the most significant people powered estate regeneration schemes in the country! As we move into Spring, we'll be starting consultation on Lund Quarter, make sure you get involved and have your say.

As we continue our investment across the estate, the Dovetail will remain the beating heart of all the action! Our Steel Warriors gym and the upcoming Dialogue Express Cafe will provide opportunities for everyone to connect

Now in 2025, we're accelerating plans and mobilising actions to make the vision more of a built reality for you. Carpenters is a wonderful, dynamic community - that's why I always look forward to seeing you out and about.

Mayor Rokhsana Fiaz OBE

 @rokhsanafiaz



CONSTRUCTION UPDATES

CARPENTERS REGENERATION:

This February, Newham's Cabinet provided key updates on the Carpenters Estate regeneration, approving changes to the budget for Phase 1 construction and Phase 2 planning. These plans enable progress to continue, ensuring that the development of high-quality homes and community spaces remains the priority.

Phase 1: the James Riley Point refurbishment will benefit from a £20m budget increase, largely offset by funding from the GLA Social Housing and Social Housing Decarbonisation Grant. This ensures minimal financial impact on the Council while delivering modern, energy-efficient homes for residents.

Phase 2: The scope of Phase 2 has been expanded, adding 120 more homes to the Lund Quarter plan. Half of these will be affordable, reinforcing the Council's commitment to accessible housing.

Phase 3: An alternative delivery strategy is being explored for the Station Quarter, which includes a



hotel, commercial space, and 30 affordable homes. While the strategy is still being determined, our commitment to 50% affordable remains.

With each phase moving forward, the Council remains focused on creating an inclusive community where residents can thrive.

CARPENTERS STEERING UPDATE

RESIDENTS GET FIRST LOOK AT LUND DESIGNS

On 30th January, Carpenters Estate residents gathered for the latest Residents' Steering Group meeting at The Dovetail. This session focused on Phase 2 of the Lund Quarter, introducing the revised plans and key updates required under the Building Safety Act.

It was a great opportunity for residents to engage directly with the project team, including architects Fisher Cheng and Hawkins\Brown, where

they provided feedback on the plans and shared their all-important insights into the proposal.

Key parts of our discussion centred around aspects such as urban form, daylight, windy spaces, privacy, and communal areas. Residents also explored the proposed walking routes across the site, highlighting priorities for connectivity and safety, and sharing their current routes around the estate



to help to project team better understand how people use the space.

The Residents' Steering Group meets regularly, providing a platform for open discussions and ensuring that residents' voices are heard. Your perspective matters, and your unique understanding of the estate helps ensure that the designs accurately

reflect the needs of the community.

We're calling on everyone to get involved and be part of the conversation that's shaping the Carpenters Estate's future.

Drop into the Dovetail to view the latest proposals and find out when our next consultation dates will be.

MEANWHILE USE PROJECTS

FREE FITNESS CLASSES FOR ALL

The Steel Warriors outdoor gym opened last year on Carpenters Estate, providing a fantastic free space for residents to get active and build strength. As we move into 2025, our free weekly calisthenics classes will continue every Saturday from 10:30am to

11:30am - and everyone is welcome!

Run by expert trainers and supported by the anti-knife crime charity Steel Warriors, these sessions offer a chance to learn bodyweight exercises that improve strength, flexibility, and fitness. Whether you're a beginner or looking to take your

training to the next level, these inclusive classes are designed for all ages and abilities. No booking needed - just turn up and get involved!

What other activities, classes, or events would you like to see? Help shape future programming by sharing your thoughts with us.



DIALOGUE EXPRESS CAFE: TRAIN CARRIAGE TAKING SHAPE

Our unique train carriage is well on its way to being transformed into the community cafe known as the Dialogue Express, a vibrant social hub offering healthy food and a welcoming space.

Run by the charity Dialogue Hub, the cafe will promote inclusion and accessibility for deaf and hard-of-hearing people, ensuring that everyone in our community has a place to connect, learn, and

enjoy great food and coffee together.

The cafe will be up and running by the summertime, with an opening day celebration to be confirmed. Stay tuned for updates!



UPCOMING EVENTS AT The Dovetail

GET INVOLVED IN OUR UPCOMING RESIDENT EVENTS



INTERNATIONAL WOMEN'S DAY MARCH 7TH & 9TH

Celebrate IWD 2025 with some wellness and self-care at the Dovetail! A day of relaxation, connection and empowerment awaits...

CARPENTERS SPRING CLEAN

As the weather warms up, we're keen for a Spring clean! We'll be sprucing up the estate with the help of volunteers - come along and get involved! More details coming soon.



LUND POINT ENGAGEMENT

We're hosting wider engagement sessions in April (dates to be confirmed) to hear from residents about the future of Lund Point - come down to the Dovetail and get involved!



TRAIN CARRIAGE CAFE

The wait is almost over! We're planning to open the Dialogue Express Cafe, our unique train carriage cafe operated by the charity Dialogue Hub, in early summer, with the exact date to be confirmed. Stay tuned for updates on our progress!

People have been talking about The Carpenters regeneration for many years. This timeline sets out our plan of action to get the restoration moving.

August 2020



Engagement with residents recommenced

September '21



Landlord Offer issued

December '21



YES result in ballot

August 2022



Outline masterplan submitted

Autumn '22



Planning engagement and viability testing

Winter '23



Cabinet approval of revised JRP budget & progression of CPO

Spring '23



Engagement on Meanwhile Uses

Summer '23



Commence engagement of phase 2 - Lund Quarter

Autumn '23



We received cabinet approval to proceed all early phases

Autumn '23



We received cabinet approval to proceed meanwhile projects to construction

Spring '24



Outline masterplan determination

Summer '24



Meanwhile applications submitted

2026



Lund Quarter starts on Site

Design engagement prior to planning applications



Design engagement prior to planning applications

Phased development of masterplan over a 10-15 year period



Phased development of masterplan over a 10-15 year period

We are here

*This timeline is indicative and subject to change

TAKE A LOOK AT OUR REGULAR WEEKLY ACTIVITIES



Move with Rose: Yoga*
Tuesdays & Thursdays
9:30-10:30am:
 Suitable for all levels and ages to get your body moving and improve your fitness. *(*Term time only)*



Crocheting with Shahina
Wednesdays 12:30-2:30pm
 Whether you're a pro or just getting started, come craft something beautiful while enjoying great company. *(*Fortnightly)*



Gardening & Bug Club
Wednesdays 12pm-5pm
 Green thumbs unite - let's make the garden bloom and discover the fascinating world of bugs -fun for all ages! Run by Public Works.



Patchwork with Eileen
Fridays 1pm-3pm
 Get crafty and learn the basics of traditional patchworking. Perfect if you are interested in textiles and sewing! *(*Fortnightly)*



Canal Stroll with Shahina
Every Other Friday
9:30-10:30am
 Come for a stroll along the local canals to experience all the area has to offer. *(*Fortnightly)*



Mindful Mehndi
Thursday, 27th February
2pm-3:30pm
 Learn the beautiful art of Henna and explore creative techniques - suitable for all levels of expertise.



WHAT WOULD YOU LIKE TO SEE AT The Dovetail?

The Dovetail is a community space and we want to ensure that what we do is aligned with what residents want to see and do.

We are always looking for ways to improve, please feel free to get in touch with any fresh ideas for us to consider. **Contact Carpenters@populoliving.co.uk**

ARE YOU FOLLOWING The Dovetail ON SOCIAL MEDIA?



JOIN OUR WHATSAPP GROUP

We have a dedicated WhatsApp group for residents. Scan the QR code to join.



LIKE US ON FACEBOOK

The Dovetail is on Facebook, like our page and keep up to date on all of our activities.



FOLLOW US ON TIKTOK!

Follow the @thedovetail_ on TikTok to see everything we get up to on the Estate! Scan the code to follow.



FOLLOW US ON INSTAGRAM

@thedovetail_ is on Instagram, follow us and keep up to date on all of our activities.



SOURCE PARTNERSHIP

Source Partnership are continuing to work as your independent advisor on the plans and programme. Rob Williams is your key contact from Source Partnership.

If you have any concerns or questions, **contact Rob on 0800 616 328 or email rob@sourcepartnership.com**



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