

The Carpenters

Building a real piece of London

Issue 28, December 2024



WELCOMING NEW PROJECTS

We are thrilled to announce the delivery of two new playgrounds and a new outdoor gym in partnership with Steel Warriors and YES Make.

Following a series of consultation events in the Spring and Summer to get residents' input into the kind of play areas you wanted to see on the estate, we are proud to announce their arrival. To mark this milestone we held a launch party on the 16th November.

The new outdoor gym was created by Steel Warriors with equipment made from knives taken off London's streets, which are melted down to create the gym equipment. It was great to see familiar and new faces,

as well as families joining in some strength training.

The health and wellbeing of residents is important to us, which is why free community sessions ran in the build up to Christmas to give people of all abilities a first taste of calisthenics. They ran for four weeks and helped refine our community programming next year! If you didn't get a chance to take part and would love to, get in touch.

Working with Global Street Art as part of the London Mural Festival, a wall along Gibbins Road was also brightened up on the day by three local Newham street artists – take a walk over if you've not seen them yet.

A MESSAGE FROM THE MAYOR



Hello Everyone,

As we hurtle into the festive period, let's look ahead to 2025 with hope and optimism! I am, because of the progress we've made with our Carpenters Estate Meanwhile projects, which are taking shape for local residents. They symbolise the start of the works being accelerated on the estate to show how we are making progress with our people – and it really has been a year so far of progress with one of the largest estate restoration and regeneration schemes in the country! Already, we've had a summer of immersion, fun and excitement with a range of activities that residents from Carpenters have been able to enjoy – from roller-skating to gardening!

Recently, we welcomed new play areas for the kiddos, brought football back (in a nice way!) to the estate, as well a new outdoor gym. The gym is part of our collaboration with social enterprise Steel Warriors, who

literally turn knives used on the streets into gym equipment. Given the importance I place on youth safety and empowerment, I am thrilled that we are expanding our offer to youngsters through sports and outdoor activities. I am committed that here at the Council and through Populo Living, we continue to make a real difference in people's lives and widen opportunities for our local communities – including our young people.

As we countdown to 2025, I am really excited about the new cafe coming to the Carpenters Estate. From being wowed by the arrival of a disused train carriage - destined for scrappage – we are going to clean it up, kit it out and repurpose it for something positive. A cafe that supports those with hearing impairments learn and work in the hospitality sector.

Till the New Year, wishing you and your loved ones a Happy Christmas!

Mayor Rokhsana Fiaz OBE



UPDATE: LUND QUARTER

With the appointment of Hawkins\Brown architects to lead the design team for Lund Quarter, Phase 2 of the Masterplan. We are happy to report that detailed design works are now underway. This work will draw on the key principles set out in the approved Masterplan.

The design work for the Lund Quarter will also work to deliver as many community benefit is possible, including shared outdoor spaces. Initial proposals will be shared with the Carpenters Steering Group and the community in the New Year – look out for news of engagement events.



UPDATE: JAMES RILEY POINT



We last notified you that – while our CPO proceedings to obtain vacant possession of JRP were successful in February this year – the remaining leaseholder has logged an appeal. We now have an appeal court date for January next year and are anticipating a conclusion to this by Spring, which will clear the way for works to start on site.

We expect that enabling works to the building will start in Spring. You may have noticed that the resident co-designed mural is in storage for now, but the artwork will be represented on the hoardings for the building works. In the meantime, we thank everyone for your patience and understanding while we work on the final challenges to getting started on site.



REUSE, RECYCLE, RECLAIM!

As mentioned before, we are thrilled to see the delivery of much needed community amenities on the estate. Thank you for your time and involvement in helping us shape these spaces, from getting involved in workshops to sharing your ideas.

We have sought to capture your feedback in a meaningful way within the design of these spaces. We are also proud of our approach to the Meanwhile uses so far. You may have noticed tonnes of wood within Lund Car Park, all of

which has been rescued from a failed timber-frame housing factory, to be used as a sustainable building material.

As a result, YES Make have been able to use the wood to build 90% of the play areas, benches, sculptures and planters. Yes – 90%! This means we reduce the carbon emissions and embodied carbon within our projects, meaning we can focus on creating the most vibrant and unique spaces for residents.

We hope that in being involved you've also



discovered some new facts about recycling – all part of Populo's vision for Carpenters, to build on the appreciation and

identity of the estate and the community within it. This approach will also be continued in the refurbishment of the TMO.



COMMUNITY CAFE
















You may have noticed a new addition to the estate with the arrival of a disused train, which marks the beginning of transforming part of the car park behind Dennison Point.

Following planning approval by the London Legacy Development Corporation, work is underway to turn this preloved train into a fantastic community cafe, while leaving plenty of parking for residents. The community cafe will be run by local business Dialogue Cafe, which supports people who are hard of hearing by offering training and work opportunities! So get ready to order your cuppa in British Sign Language

(don't worry, the baristas will help you out). There will also be training and employment opportunities for local residents – so watch out for further news on this.

This reuse aligns with our environmental ambitions to reuse as much built material as possible on the regeneration. We'll also be creating a forest garden for use by residents and the wider local community, due to open in the new year.

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	September '21	December '21	August 2022	Winter '23	Spring '23	Summer '23	Autumn '23	Autumn '23	Spring '24	Autumn '24	Summer '25	2026	 Design engagement prior to planning applications	 Phased development of masterplan over a 10-15 year period
 Engagement with residents recommenced	 Landlord Offer issued	 YES result in ballot	 Outline masterplan submitted	 Cabinet approval of revised JRP budget & CPO	 Engagement on Meanwhile Uses	 Engagement of Phase 2: Lund Quarter	 Cabinet approval for early phases	 Cabinet approval for Meanwhile projects	 Outline masterplan determination	 First Meanwhile projects delivered	 TMO Meanwhile project due to start	 Lund Quarter due to start		

We are here *This timeline is indicative and subject to change



The Dovetail HIGHLIGHTS

It's been a busy 2024 at The Dovetail, packed full of sessions for residents and the local community, covering culture, heritage, young people and more!



Over the year we've had several **spring cleans** with volunteers from the estate, and we'll continue to work to make sure it's looking presentable, with more clean-ups to come.

With the good weather, residents and staff got involved in **painting murals** to brighten up the estate. Thank you to CCC for facilitating and delivering this!



In July we celebrated **South Asian Heritage Month** with residents from all backgrounds coming together with food, music, workshops and community spirit!

Crafting takes place year long at The Dovetail, and



in September residents were invited to take part in a **Community Stitch Project** with Alice Billings Connect to create a 'Super Cloth' artwork.

For **Black History Month** we facilitated our first ever skating event in partnership with Skate Cabal, where residents learnt how to skate or showed off their moves. We also hosted Reggae Bingo and an Afro dancing session that shared moves and enthusiasm.

Not to forget the garden team, Public Works held several **Pond Building**



workshops as well as regular sessions for growing food and more.

We also teamed up with the Youth Empowerment Team to hold a **Chill 'n Chat** session for young people, as well as free **bouldering sessions**, and our first **Housing Surgery** in partnership with LBN.

Expect next year to be just as busy!



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! Scan 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 continues to work as your independent advisor on the plans and programme, with advisor Rob Williams.

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



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