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INTRODUCTION





WORKSHOP 5

Residents have been working with Newham Council, Proctor & Matthews Architects, Metropolitan Workshop and ECD Architects to review and develop options for Carpenters Estate.

Together we have been developing three options for the future of the estate which were presented at three separate workshops. Throughout the workshops we have been listening to residents' concerns and ideas for Carpenters Estate.

At today's workshop we will be presenting all three options for you to review. The options have been developed to take into account previous resident feedback.

AT TODAY'S EVENT YOU CAN;

-  Meet the team
-  Find out more
-  See initial designs
-  Share feedback

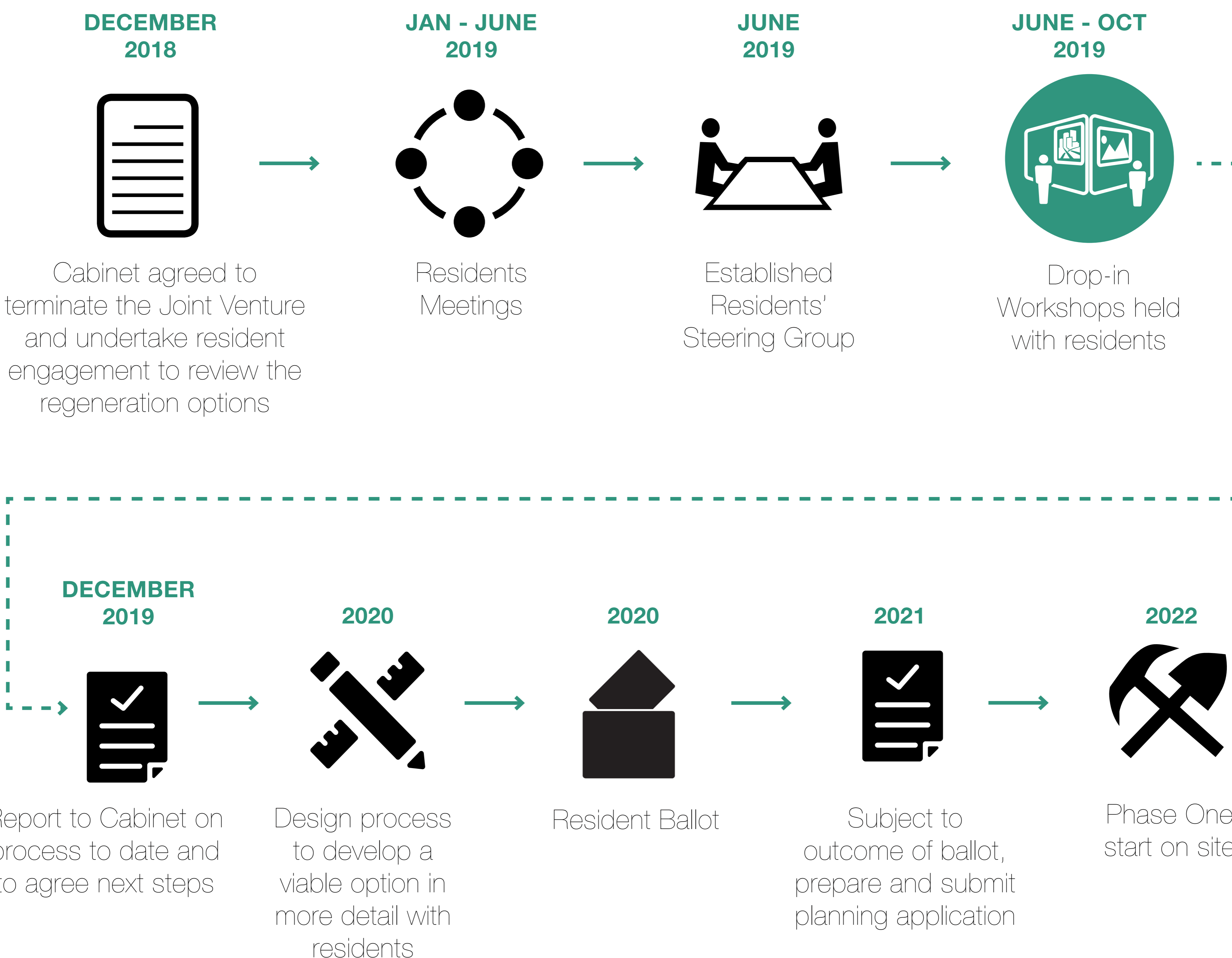
<p>WORKSHOP 1</p>  <p>15.06.19 We all met to discuss the process of looking at options for the estate</p>	<p>WORKSHOP 2</p>  <p>18.07.19 We discussed the LOW option with residents</p>	<p>WORKSHOP 3</p>  <p>21.08.19 We discussed the MEDIUM option with residents</p>	<p>WORKSHOP 4</p>  <p>11.09.19 We discussed the HIGH option with residents</p>
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WORKSHOP 5

At this workshop you have the opportunity to review all options for the future of the Carpenters Estate (low, medium and high) and provide further feedback.

PROCESS TIMELINE

Summary of process. Refer to board 11 for more detail



INTRODUCTION

NEWHAM'S GUIDING PRINCIPLES

In developing plans for the future of Carpenters Estate, the guiding principles for Newham Council are:

-  **Restore** the neighbourhood
-  **Increase** the number of homes on the estate
-  **Deliver** a minimum of 50% genuinely affordable and social rent homes
-  Be financially **viable**
-  **Recognise** the planning opportunities and challenges




THE PROCESS

All the options we have discussed so far bring challenges and opportunities. In order to identify the optimum route to restoring the Carpenters Neighbourhood, each option will be assessed against a set of objectives established by the Community and the Council.

Residents' Brief






Source Partnership are helping residents to establish a brief for the future of the estate during the summer workshops.

-  Source Partnership have discussed ideas with residents about what you want to see in the future
-  Residents' steering group will be consulted on the brief produced from all feedback received
-  Residents' brief will form part of the masterplan brief

Financial Viability and Costs






Masterplan options will be tested to ensure that they are commercially and economically viable proposals.

-  Assess all options in terms of cost to build against values achievable from the private sale accommodation
-  Establish how much, if any, can be spent on other things
-  Make decision on whether towers are cost effective to refurbish, factoring in demolition costs

Can we build it?

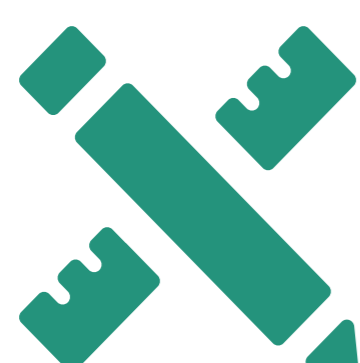


Each option will need to be assessed for buildability within reasonable costs and timeframes.





-  Look at likely obstacles to buildability e.g. rights of way, noise, environmental impact, underground services, etc.
-  Look at each option for specific complexities e.g. phasing, planning policy
-  Additional detailed studies of tower structure with intrusive surveys to see if they can feasibly be refurbished

The optimum route(s) will be taken forward and the design developed into more specific proposals.

Design Process



The next step is for the council, working together with consultants and residents, to develop detailed proposals.

-  Strategic design and road organisation with massing and storey heights
-  Design, size and layout of dwellings, gardens, public realm and landscape
-  Appearance, materials and details
-  Addressing resident safety concerns and existing anti-social behaviour by 'designing out crime'

RESIDENTS' BRIEF

FEEDBACK SO FAR

You, the residents, have told us about the key issues and concerns that must be addressed and shared your aspirations for the future of Carpenters Estate. Below is a summary of your comments:

What else would you like us to know? Make sure you leave a sticker!

- **Improve** the quality of the homes
- **Build** new homes to a good standard
- Work with and **restore** the community
- Give people a **sense of belonging** and something to be proud of
- Improve **access** to the station
- Better **manage** match day crowds through the estate
- Improve the landscape, **play** and open space
- Improve **parking** for residents

Your feedback and priorities are shaping the designs and will continue to be used to guide any future changes.

Towers

- "Should at least attempt to refurbish"
- "Get rid of asbestos, improve ventilation in bathroom, better quality lifts, better security"
- "Make the rooms bigger"
- "Find a safe way of smartening up outside"
- "Don't do a half job, do a full refurbishment"
- "If it delivers new homes quicker than building new ones - consider the delivery program"
- "Demolish them altogether"
- "Demolition is wasteful"
- "Dennison Point to be demolished has the most surrounding land to build on and closer to station"
- "Happy with the proposals so long as the flats are spacious"

Refurbishment

- "General tidy up, homeowners are proud of their homes but in recent years have been reluctant to maintain external structures and appearance whilst being in limbo"
- "What about insulation grant for freeholders and cavity insulation"
- "Closed bin sheds/ramps"
- "Make more attractive from the outside, upgrade exterior of homes and fencing"
- "How will the freeholders' buildings match the quality of newly restored houses?"
- "Improve windows and sort black mould in homes"

New Homes

- "Mix low and high rise"
- "Possible private housing without segregation"
- "As many homes as possible, particularly houses with garden space"
- "Flat roofs could increase insurance premiums"
- "More modern feel"
- "Don't want high blocks"
- "Design of houses is too condensed"
- "Like the idea of a full redevelopment of the estate, it offers more"
- "Housing for elderly residents, make it a priority"
- "Don't want multiple moves, off the estate - one move to a new home"
- "More houses, less alleyways, safer area"
- "Where will people park?"

Estate Improvements

- "Reuse the greenway like the Olympics, green areas should be well lit, put exercise machines in green spaces. Upgrade the small parks and gardens outside the flats"
- "Make pedestrian streets for children, shut Carpenters Road"
- "Dockland to be made into a larger sports/community centre"
- "Block dead ends, better street lighting, reroute West Ham fans away"
- "Green space where you can actually walk"
- "Considerations for better quality play space to create neighbourhood feel"
- "Proposals look like an extension of the Olympic Park"

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CARPENTERS ESTATE OUR ANALYSIS

The estate overall has been analysed to understand the different land uses, building heights and connections to and from the wider area.

This analysis allows us to make a start designing the options.

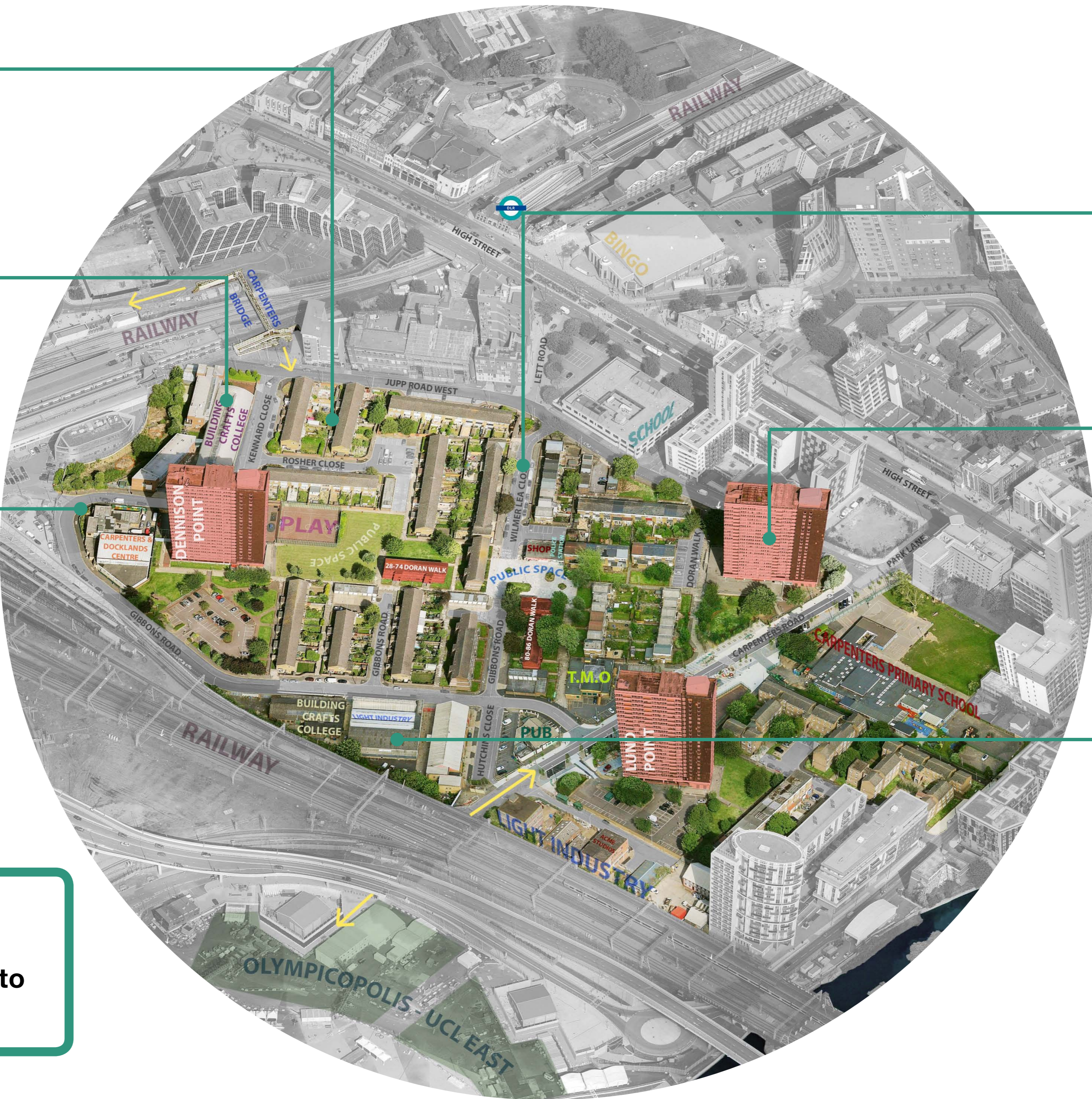
What else would you like us to know? Make sure you leave a sticker!

High percentage of existing low rise houses owned by freeholders

Building Crafts College could be relocated and expand

Opportunity for high density apartments close to the station

Key Facts:
 ■ 710 existing homes
 ■ Tallest buildings up to 23 stories high

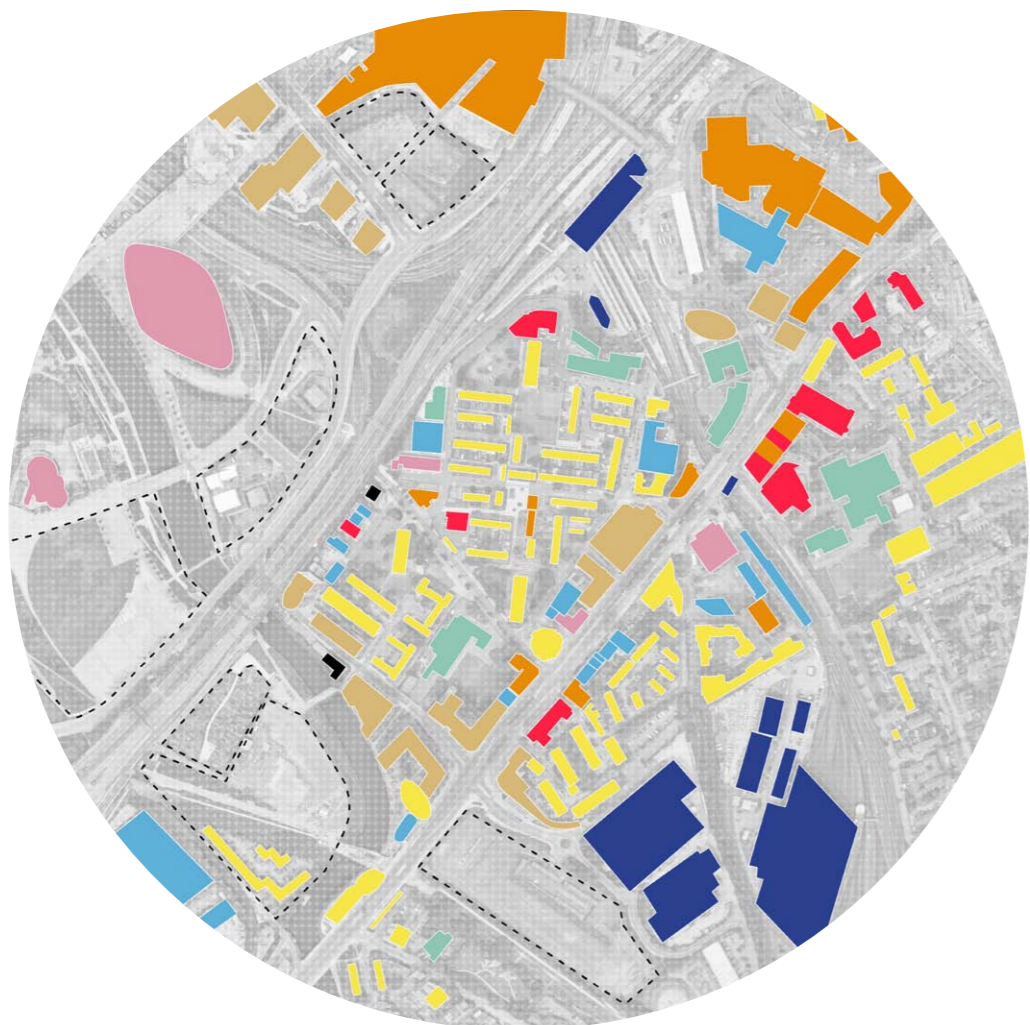


Historic street pattern could form the basis of a new estate plan

Towers are significant structures and could provide an opportunity to be stripped down and refurbished to modern standards

Light industrial sites along the railway line could be redeveloped

LAND USE



BUILDING HEIGHTS



CONNECTIVITY



KEY

■ Residential	■ Education	■ Community
■ Mixed Use	■ Employment	■ Derelict
■ Retail	■ Leisure	■ Transport
		■ Land being developed

■ 1 Storey	■ 6 - 8 Storeys	■ 15 + Storeys
■ 2 - 3 Storeys	■ 9 - 10 Storeys	■ Land being developed
■ 4 - 5 Storeys	■ 11 - 15 Storeys	

■ Vehicles
■ Cyclists / Pedestrians
■ Buses

SUMMARY

DESIGN OPTIONS SO FAR

This is another chance to tell us what you think! Make sure you leave a sticker!

We have used this analysis and your comments to inform the options that we have been developing for the Carpenters Estate. Here we illustrate different levels of intervention: low medium and high.

Today we are presenting all 3 options for the future of Carpenters Estate. We are discussing the feedback given by residents over the course of these workshops and today residents have further opportunity to comment on each option.

LOW OPTION 1

- No or minimal demolition of existing homes
- Tower blocks refurbished and repopulated (subject to surveys and financial viability)
- Opportunity to improve Council-owned low rise homes and existing open space (subject to viability)
- Demolition of some non-residential buildings to facilitate mixed-use infill development



MEDIUM OPTION 2A&B

- Partial demolition of existing homes
- Tower blocks could be refurbished or demolished (subject to preferred option, surveys and viability)
- New homes built to replace and increase the total number of homes
- Demolition of some non-residential buildings to facilitate mixed-use infill development
- Opportunity to provide some new community and education facilities depending on preferred option



HIGH OPTION 3

- Demolition of all existing homes and all non-residential buildings to facilitate comprehensive redevelopment and replacement of all homes
- New community and education facilities as well a range of new homes and innovative house types
- A construction phasing strategy with a single decant could be developed to ensure residents only have to move once, from their existing home to a new home on the estate
- A clear road structure of fronts and backs with main routes to help manage match day crowds



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DESIGN OPTION TOWER REFURBISHMENT

The decision to retain or demolish the existing towers is subject to several factors, including your, the residents' opinions, detailed surveys, viability and cost studies. If the towers are retained they would be comprehensively refurbished.



Consultation with Residents



Further surveys including intrusive structural assessment



Cost and Viability analysis



Decision

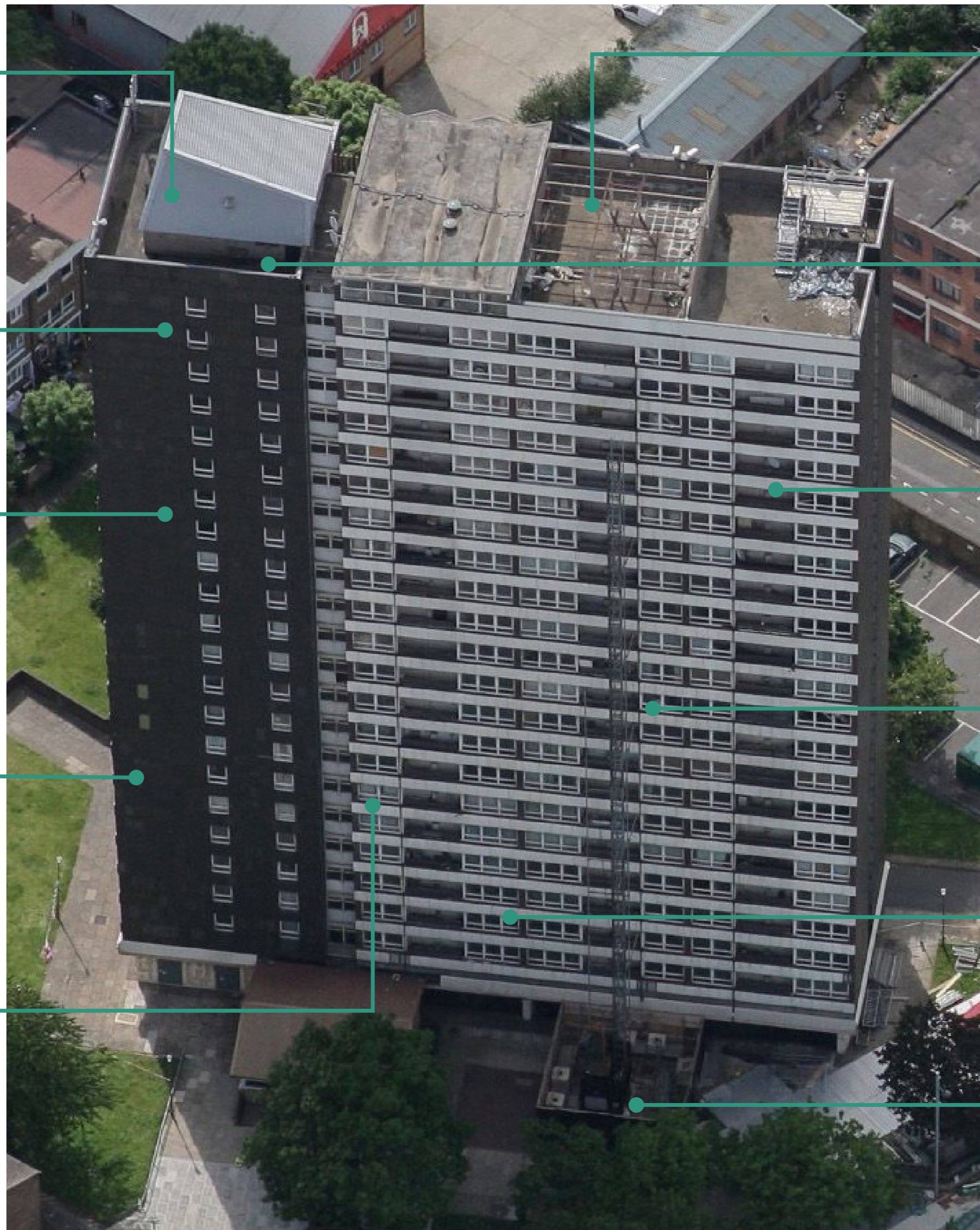
The building would require a careful part-demolition to be stripped back to the original structure

Structural repairs would be made where necessary

New external walls and energy efficient heating would improve energy performance and reduce bills

Fire safety would be improved to modern standards with sprinklers throughout

Apartment layouts could be adjusted to meet modern space standards with layouts more suitable for young people or sharers rather than families



Roofs would be repaired and made watertight

Communal areas and lifts would be completely overhauled

Windows would be replaced with new modern windows and balconies improved

New kitchens and bathrooms would be installed

General redecorations to the flats and common areas

Outside areas would undergo major reorganisation and landscaping works

Summary of potential refurbishment features if it is agreed to keep the tower blocks

PRECEDENT: TOUR BOIS-LE-PRÊTRE, PARIS - The existing tower was completely transformed



Before



After



New apartment winter garden space

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DESIGN OPTION 1 LOW INTERVENTION

The low intervention option could involve:

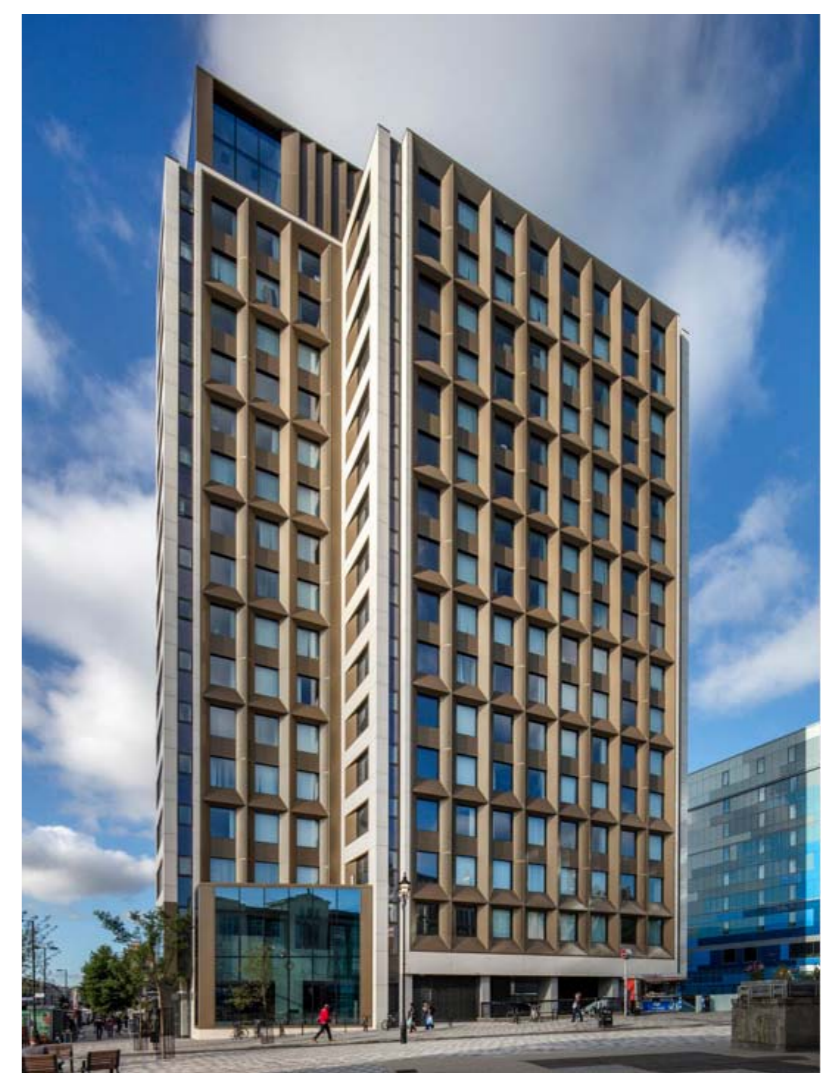
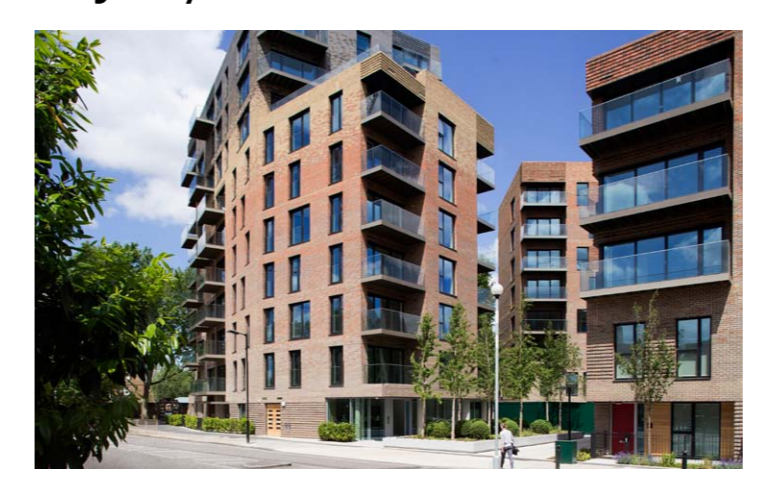
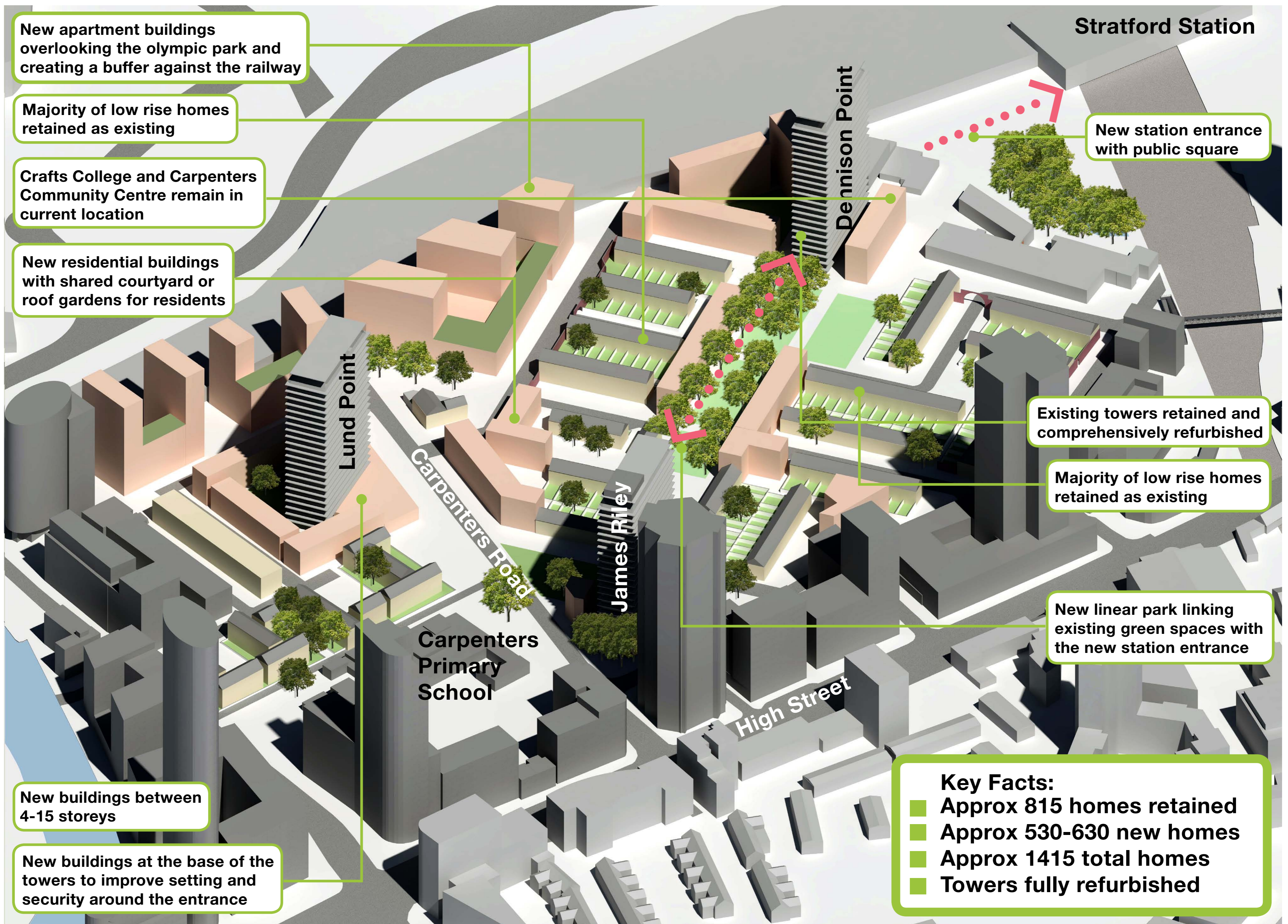
- No or minimal demolition of existing homes
- Tower blocks refurbished and repopulated (subject to surveys and viability)
- Opportunity to improve Council-owned low rise homes and existing open space (subject to viability)
- Demolition of some non-residential buildings to facilitate mixed-use infill development

You said:
"Maintain and improve the greenspaces."

We have:
Linked the existing greenspaces together to form a new linear park.

You said:
"Improvements are needed to all the buildings on the estate."

We say:
"We are currently exploring all options for the tower blocks, including refurbishment. There may also be opportunities to improve other council-owned properties subject to viability."



DESIGN OPTION 2A

MEDIUM INTERVENTION A

The medium intervention option 2A could involve:

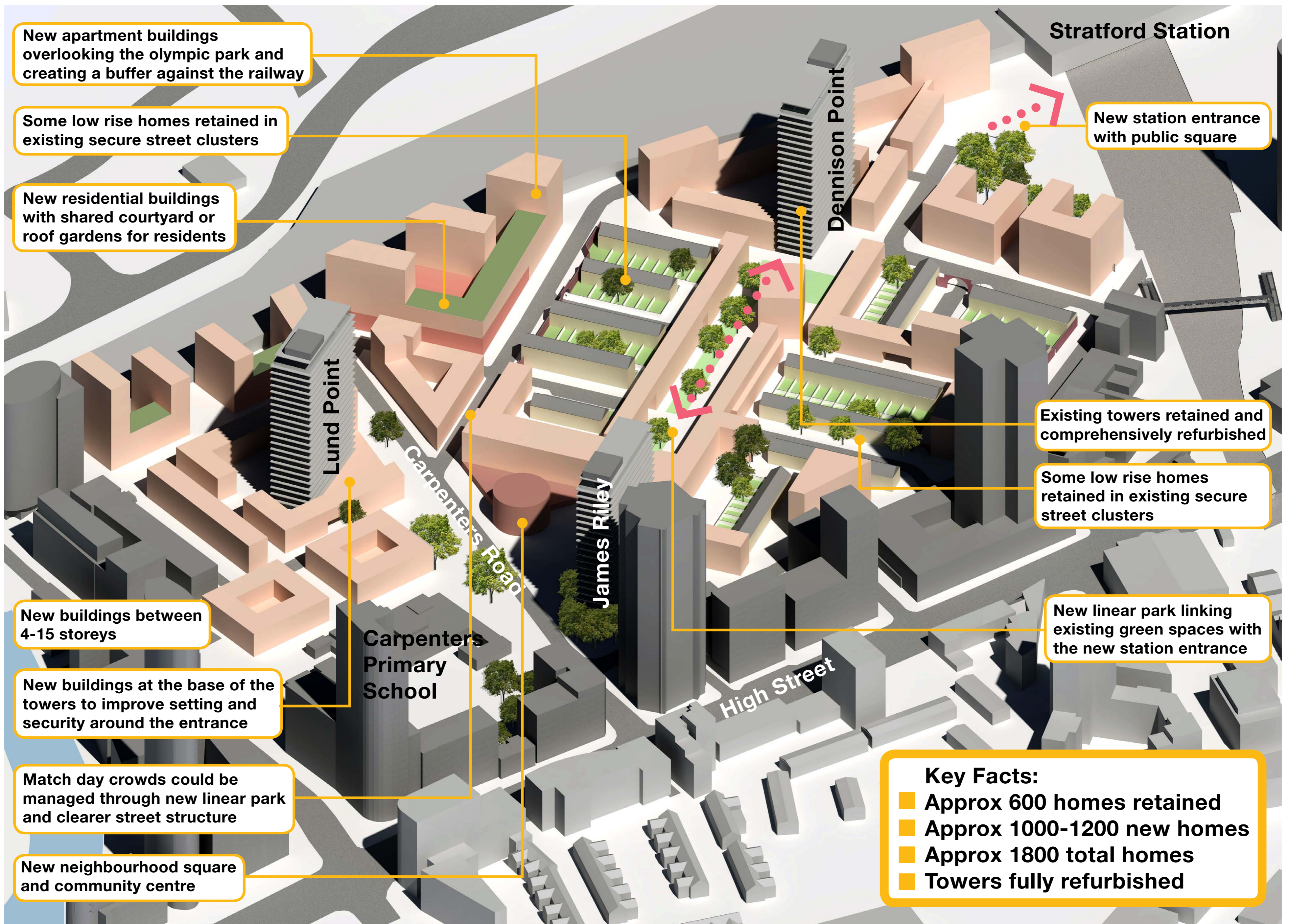
- Partial demolition of existing homes
- Tower blocks could be refurbished (subject to surveys and viability)
- New homes built on site of existing homes to replace and increase number of homes
- Demolition of some non-residential buildings to facilitate mixed-use infill development

You said:
"Can this option provide a doctor's surgery, nursery, maybe a laundrette?"

We are:
Reviewing the cost impact of building new community facilities. The cost would need to be met by the sale of new homes. This may be limited where we are retaining existing homes.

You said:
"Towers should be for young people, not families"

We are:
Looking at alternative layouts for the tower blocks including homes for younger people. New buildings next to the towers could provide new affordable family homes.



DESIGN OPTION 2B

MEDIUM INTERVENTION B

The medium intervention option 2B could involve:

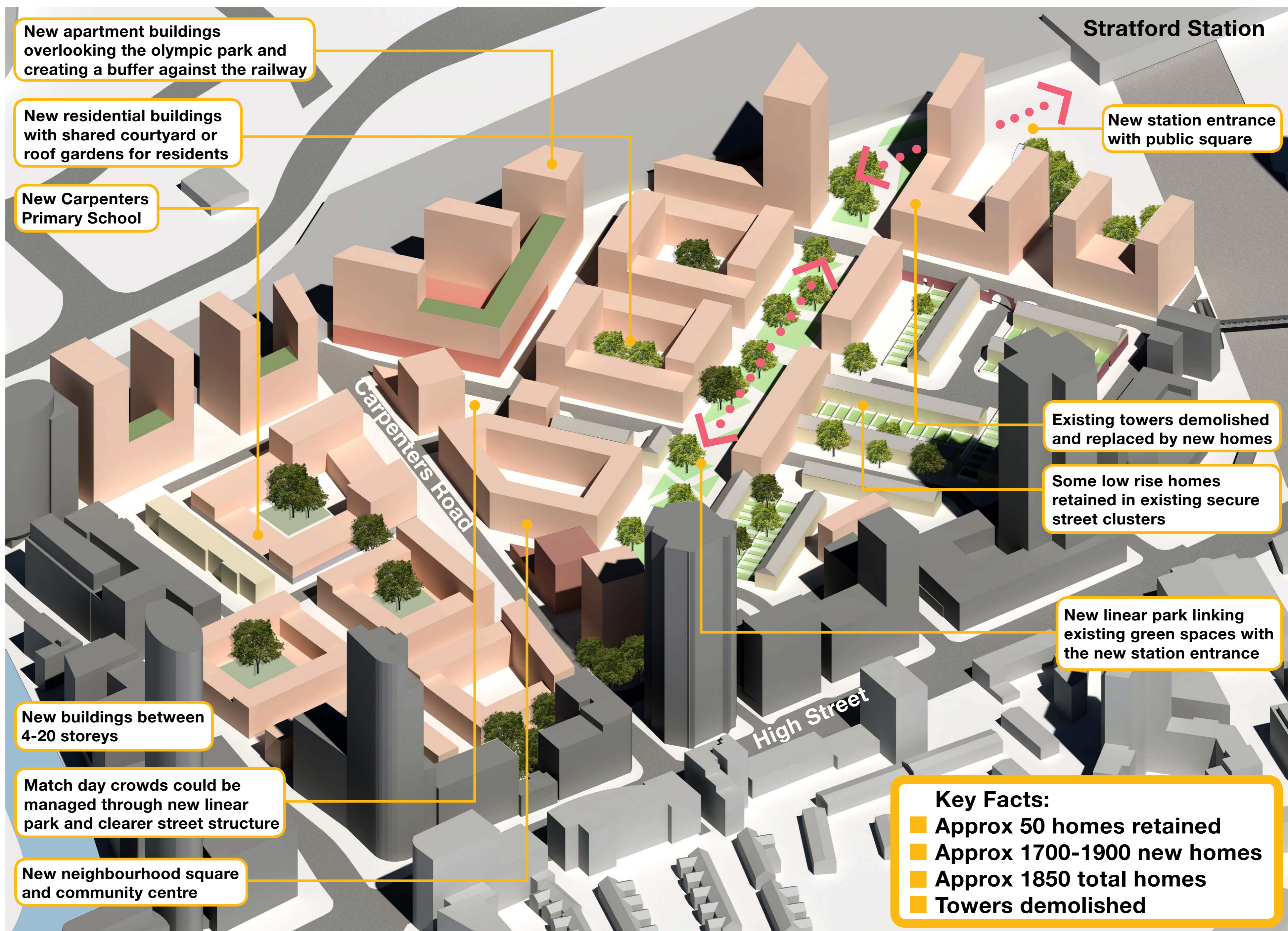
- Partial demolition of existing homes
- Tower blocks could be demolished (subject to viability)
- New homes built to replace and increase total number of homes
- Demolition of non-residential buildings to facilitate mixed-use development
- Opportunity to provide some new community and education facilities
- A clear road structure of fronts and backs with main routes to help manage match day crowds

You said:
"Retain more existing buildings in an early phase, making sure no-one is kicked out"

We say:
"The next stage will involve phasing studies to develop a single decant plan so people can remain on the estate."

You said:
"New development shouldn't compromise the existing character but instead create a safer neighbourhood."

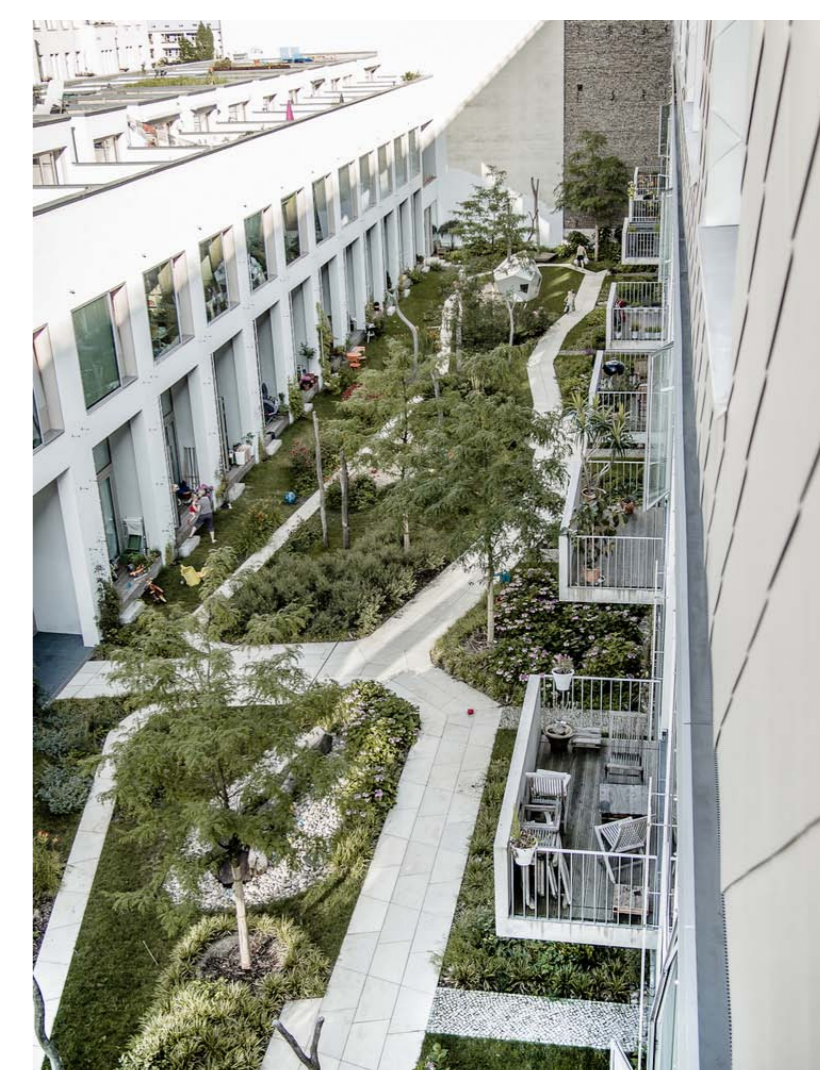
We have:
Created new safer street layouts and improved the security of existing alleyways. The height of new buildings respects the character of the estate by focusing taller buildings near the railway and station.



Duplexes at ground floor with apartments above



New public realm, play space and landscape park



Shared courtyard gardens could be at podium level above parking / retail

DESIGN OPTION 3

HIGH INTERVENTION

The high intervention option 3 could involve:

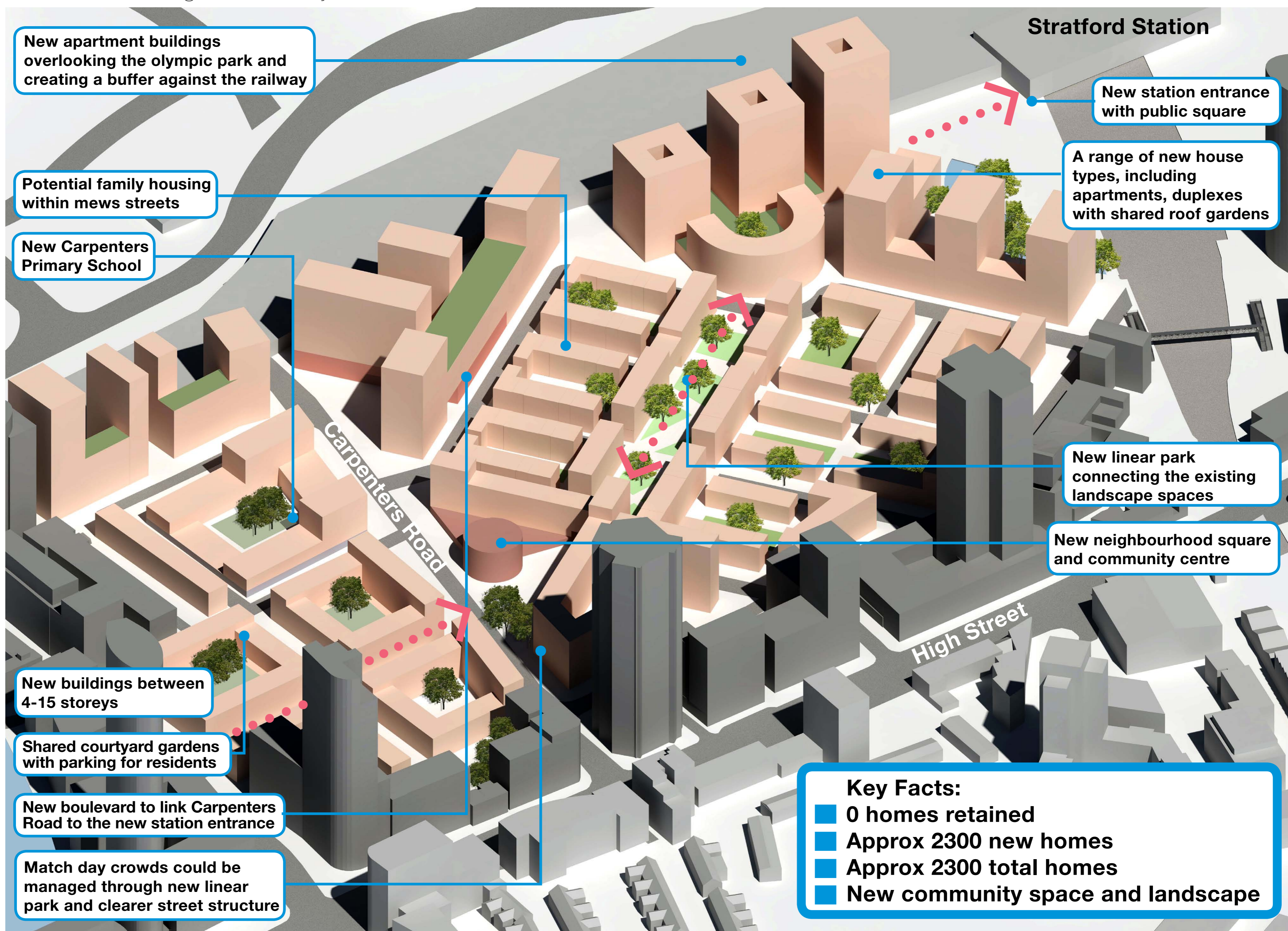
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- A clear road structure of fronts and backs with main routes to help manage match day crowds

You asked:
"Will there be any houses?"

We have:
This option includes family homes with private front doors and back gardens provided in both terrace houses and maisonettes.

You said:
"Density- too many high rises. Overcrowded. Too condensed"

We have:
This scheme meets the LLDC policy of 2300 homes. We have moved height to the railway edge to create lower rise streets within the neighbourhood.



THE NEXT STEPS

RESIDENT LED PROPOSALS

DECEMBER 2019



Cabinet report will set out the options for the estate. Cabinet to review residents' feedback from the workshops and decide on the way forward. This will then be developed in detail with residents and the architects

WINTER 2019



Opportunity for residents to **visit** recent regeneration projects to see example neighbourhoods

WINTER 2019 /
SPRING 2020



Work with residents and the Carpenters Destination Steering Group to refresh the **Residents' Charter**

WINTER 2019 /
SPRING 2020



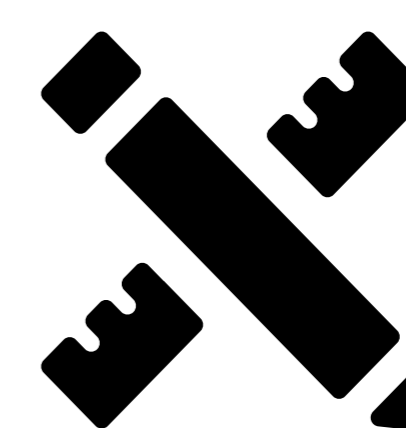
Technical surveys into structure, utilities, acoustics and environmental impacts commissioned and completed

WINTER 2019 /
SPRING 2020



Development of a financially viable and deliverable option(s) for the future of the estate

2020



Develop design proposals for the future of the estate in consultation with residents and the Carpenters Destination Steering Group

SPRING/SUMMER
2020



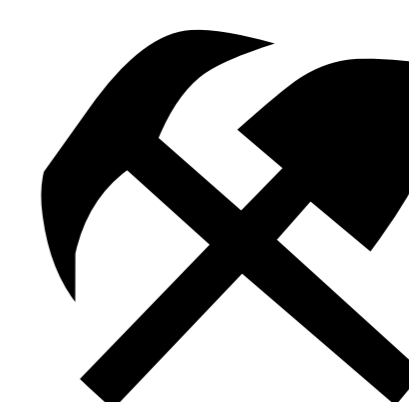
Resident Ballot

2020



Subject to the outcome of the ballot, prepare a planning application for a resident-led masterplan

2022



Phase One start on site, part of a phased construction programme

THE NEXT STEPS

AN OFFER DOCUMENT FROM NEWHAM COUNCIL

We will work with residents to ensure that you have a say about what the Offer and Charter should contain. You will get an **Offer Document** and refreshed **Residents' Charter** issued by the Council.

The guidance is clear that the offer must also cover the broad vision for the estate and what the priorities are. This will include:

- The design principles of the selected development option
- Estimated overall number of new homes and future tenure mix
- Right to return or remain for Council tenants and what this will mean for you
- A clear offer for leaseholders and freeholders whose homes may be demolished in the selected development option

YOU WILL GET A VOTE

Newham Council is committed to holding a ballot for residents of Carpenters Estate. The ballot will need to follow guidelines established by the Greater London Authority. The guidelines set out:

- Who is eligible
- The information which is required to form the 'Landlord Offer'
- The format of the vote which must be a 'yes' or 'no' vote
- The independent organisations that must carry out the ballot

WHO GETS TO VOTE?

Council Tenants	Resident Leaseholders or Freeholders	Some Temporary and Private Tenants	Residents who have been Decanted
Including secure, assured, flexible or introductory named on a tenancy	Must have lived in their properties as their only or principle home for at least one year prior to the Offer (and are on the lease)	Must have been on the Council housing waiting list for at least one year prior to the offer	Decanted residents with a right to return

Closer to the ballot we will ensure that you have a full description of who is eligible to vote, or speak to a member of the team.

THE DECISION

It will come down to how you vote; it all depends on whether the majority of residents vote YES or NO. The rules do not ask for a minimum turnout, but do require a majority YES or NO vote.

THE CARPENTERS RESIDENTS' CHARTER

WHAT IT MEANS FOR YOU

The Carpenters Residents' Charter was last reviewed in 2012 and makes the following commitments - for full details refer to the Charter:



Council tenants being decanted from the Carpenters Estate:

- Home Loss Payment - £6,400 (as at 1/10/19)
- Disturbance Payment - £200 per tenant (£250 for over 60)
- Downsizing incentive - £1,000 for each bedroom given up
- Costs incurred as a direct result of being decanted such as:
 - o Removals company
 - o Redirection of mail
 - o Disconnection/reconnection of white goods and services i.e. cooker, washing machine, dishwasher, telephone, satellite dish
- Refitting/replacement of carpets, laminate flooring, curtains



Council tenants returning to the Carpenters Estate:

- Removal van
- Disconnection/reconnection of cooker and phones
- Refitting of carpets and curtains



Resident leaseholders/freeholders:

- Home Loss Payment – 10% of selling price value (min. £6,400 / max. £64,000 – as at 1/10/19)
- Disturbance Compensation – costs incurred as a direct result moving such as:
 - o Removal expenses
 - o Stamp duty for the purchase of a replacement home
 - o Survey fees and costs of transferring an existing mortgage
 - o Redirection of mail
 - o Disconnection/reconnection of services such as telephones, electricity
- Valuation Surveyor
- Legal Conveyancer



Non-resident leaseholders/freeholders:

- Basic Loss Payment – the lower of 7.5% of the value of the interest or £75,000
- Disturbance Payment – expenses/charges incurred within one year in acquiring an interest in other land in the UK

The 2012 Charter is currently being reviewed in conjunction with the Carpenters Destination Steering Group, and the Council's Legal and Allocations teams. The Council is committed to ensuring that residents will be no worse off following this review than if the 2012 version still applied, subject to changes in policy and/or legislation. Residents will be asked to input into the contents of the refreshed Charter.