

CARPENTERS ESTATE

The future for your estate and home

Issue Number 4 November 2019

Time to take stock

In October, over two open sessions, residents were able to review some models that showed examples of the different possible approaches for restoring the estate.

New homes

The models showed how the estate could change with different solutions. All of the models included some elements of infill new housing, ranging from 530 additional homes in the low intervention model, to a new estate with 2300 homes in the high intervention model.

Refurbishment, partial or full redevelopment

At the event, residents were asked to tell us what they thought of each of the options. Whilst the low intervention model received the most favourable responses, both the medium and low intervention solutions received significant support too. There were questions from residents about:

- How viable is each option?
- Whether a mixed solution could be considered for the tower blocks?
- What each option would mean for different tenants and homeowners?

The feedback from all 5 of the workshops will help shape the recommendations for the next steps that will be considered by Newham Council.

If you could not make the events, we can arrange a 1 to 1 visit at the Community Hub or come to your home. Contact us if you want to arrange a visit.

High intervention



Low intervention



Medium intervention



Models from event in October
Networks/Proctor & Matthews

Source Partnership Freephone 0800 616 328

So what has happened so far?

Carpenters Destination Steering

The Steering Group set up in July has been working to ensure the conversation with Newham about the future of the estate is resident lead. So far the Steering Group has:

- Helped guide 5 workshop sessions
- Advised on outreach and publicity
- Monitored issues raised with estate maintenance
- Taken part in 3 estate walkabouts
- Reviewed the 2012 Residents Charter and made suggestions for enhancing it
- Asked key questions about the financial viability of the different options for the estate
- Challenged design assumptions
- Taken part in the procurement of key advisors



Steering Group Sub Groups

We will be organising sub-groups meetings of the Steering Group. The first one will be **Leaseholder/Freeholder Sub Group at 6.30pm on Wed 11th December 2019** at the Community Hub

YOUR Residents' Brief

Whatever solution is arrived at, it is crucial that residents drive the ongoing design solutions for homes and the estate.

There has been a lot of feedback from residents at the workshops and from the walkabouts.

Proctor & Matthews and Metropolitan Workshop Architects have collated the feedback and produced summaries covering what you have said.

Your feedback has been used to begin to develop the Residents Brief to help shape any future design ideas.





Carpenters Residents' Charter

A residents' charter for council tenants, resident leaseholders and freeholders

This charter covers the following properties:

Riggerstaff Road, Carpenters Road, Demosian Point, Duran Walk, Gibbins Road, James Ripley Point, Jupp Road, Jupp Road West, Kennard Road, Lund Point, Roehar Close, Warton Road, Wilmer Lee Close.

www.newham.gov.uk/carpenters
020 3373 0956

www.carpentersrmo.org.uk
020 8430 5273

Residents' Charter

The Steering Group has been working on reviewing the Residents' Charter written in 2012. The aim is to clarify and improve commitments to make it relevant to your needs today. This review will consider:

- How you will have a say
- Protecting your rights
- Rents and service charges
- Choices in design and improvements
- Choices if you move
- Staying on the estate
- Compensation

Offer Document

Once there is clear proposal for the estate, Newham will produce an 'Offer' document that sets out:

- A proposal for the whole estate
- If refurbishment work would be carried out
- Proposals for new building or redevelopment
- What will happen to your home
- A vision for the estate
- Details of design and layout of the estate
- Your rights



Ballot

Once you have received the Council's 'Offer' you will be asked to vote a simple Yes or No.

Only if a majority of those who vote are in favour will the plans progress.

Voters will include:

- Social tenants on the estate
- Leaseholders/freeholders on the estate
- Returning residents
- Residents on the Council housing list (for 12 months before the Offer)



What Next?

FINANCIAL VIABILITY

Over the next couple of months, specialist financial consultants will be looking in detail at ALL of the possible ways to restoring the estate . They will cost the proposals, factor in any available finance and tell you what could work.

PLANNING CONSIDERATIONS

It's never just as simple as a good idea. Any proposals will be tested against the current Local Plan, requirements of the planning authority (currently the London Legacy Development Corporation), and the Greater London Authority and Mayor of London's requirements.

DEVELOPING DESIGNS

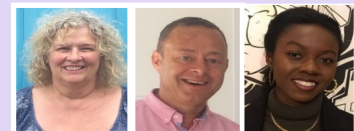
In 2020, more work will be undertaken with residents to arrive at a final proposed way forward. This will require shaping the current proposals further and arriving at one workable plan that can gain the support of the majority of residents.

Who are Source Partnership

We are your interim independent residents' advisors. We work closely with your Steering Group to ensure your voice is heard.

We will look particularly at:

- ◆ Residents' aspirations and concerns
- ◆ What the possibilities are for Carpenters
- ◆ Details of proposals as they are developed
- ◆ Your ideas, what you like and don't like



Our role is to independently provide advice to all residents of Carpenters Estate ,
You can contact Carol , Rob or Natalie on Freephone 0800 616 328 or at

info@sourcepartnership.com