

CARPENTERS ESTATE

The future for your estate and home

Issue Number 3 October 2019

It's your time to influence YOUR future

There have now been 4 workshops held to look at the different options to restoring the estate, which are:

- Refurbishment and infill development
- Partial demolition and replacement
- Full redevelopment

All of the options included opportunities for building additional homes on the estate.

If you couldn't make the workshops, you can still view the display boards at the Carpenters Community Hub or we can provide you with copies.



Resident Event

23rd October & 30th October 4.00pm to 8.00pm
Carpenters Estate Housing & Community Hub

Round up Event

It's really important that as many of you as possible come along to one of the two events in October. At the event, YOU will be asked to tell us your view of each option now they have been updated to reflect the feedback received so far. You will:

- See the pros and cons of each option
- See models and plans for each option
- Be asked to tell us which option/options you would like the council and architects to develop in more detail

Don't let others make the choices!



Models from Workshop 3 and 4
Metworks/Proctor & Matthews

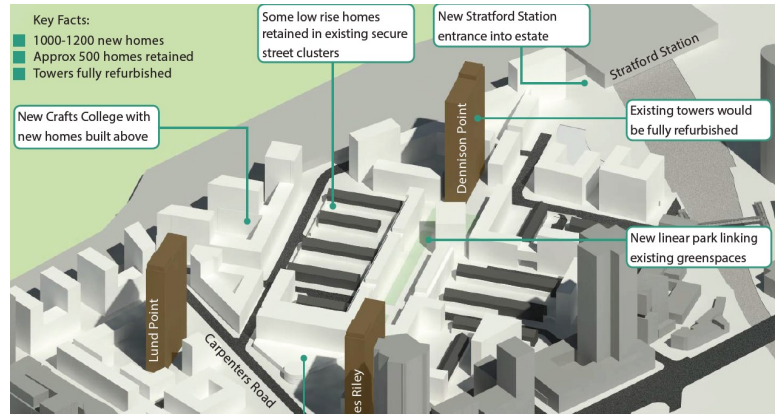
Source Partnership Freephone 0800 616 328

Workshop 3 Partial Demolition

Option 1

This option creates 1000-1200 new homes alongside the retention of approx. 500 existing homes

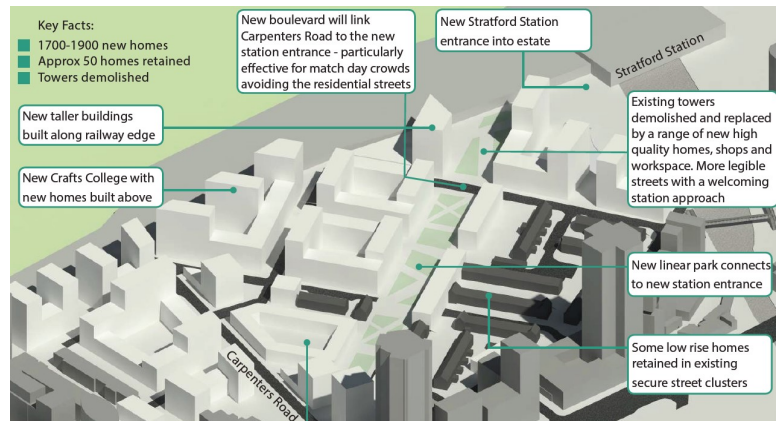
- Up to 3 tower blocks refurbished
- Low rise homes at the heart of the estate with taller buildings along the railway up to 23 storeys
- Some terrace houses retained with new homes built to improve the existing street environment



Option 2

This option creates a 1700-1900 new homes alongside the retention of some existing homes.

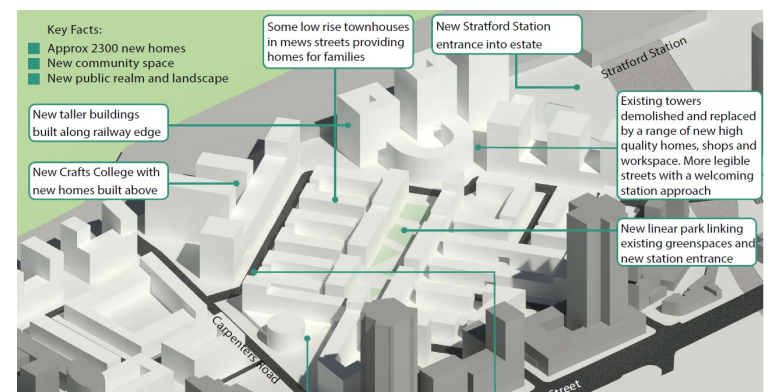
- All 3 towers are demolished, with new buildings built in their place
- New apartments will be 4-8 storeys with taller buildings up to 23 storeys. Some existing homes would be retained
- A larger park is created with links to the station



Workshop 4—Full Redevelopment

This option creates approx. 2300 new homes, facilities and new public space and landscape.

- All homes are replaced with a range of apartments, maisonettes and houses
- New community and education facilities are provided in modern accommodation
- The character of the estate is maintained by locating low rise homes at the heart of the neighborhood and taller apartments along the railway.
- A new safer street layout promotes walking and cycling



What has been happening?

Over the last few months, in addition to the workshops, residents have had the chance of being involved in a number of ways:

- 2 Estate walkabouts
- Meeting with West Ham FC
- Steering Group set up
- Home visits and drop in surgery

The aim has been to give residents the opportunity to engage in the way that works for them.



Upkeep

Residents have raised concerns about the upkeep of the estate and have attended walkabouts to identify issues. As a result:

- Regular estate inspections will be publicised for residents to attend
- A community gardening project to improve the green spaces is being developed
- The Carpenters Issues Log is regularly reviewed by council officers to ensure action is taken

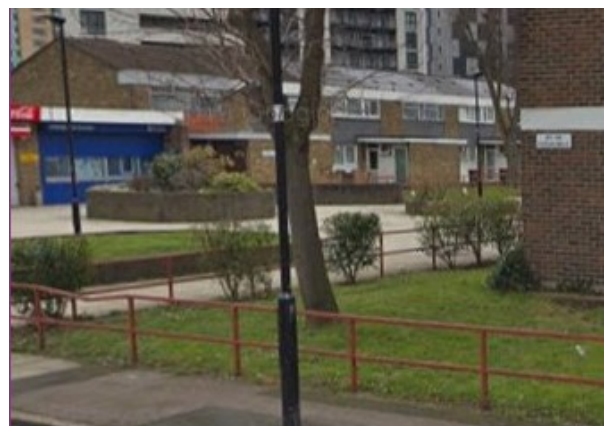
If you have any issues to report, contact Faraz Kayani, Regeneration Estates Manager, on 020 3373 8633

Improvements

In August, residents took part in a walkabout with the Mayor to look at road safety. This has resulted in some key commitments:

- Improved signage and new push button at junction of the Broadway and Great Eastern
- A new zebra crossing on Carpenters Road

Conversations are ongoing with TFL to ensure additional improvements to the traffic system at Warton Road and Rick Roberts Way.



Developing A Solution

RESIDENT EVENT in OCTOBER

At the event in October, you will get to see a range of ideas for the estate. Your feedback will help shape the right way forward. You will be asked to comment on each option and which you would like to see developed further.

RECOMMENDATIONS

All of the residents comments will be collated and, together with the initial work on the financial modelling, they will form the basis for recommending what the next steps should be for developing an option.

RESIDENT BALLOT

In 2020, more work will be undertaken with residents to arrive at a final proposed way forward. The council will then work with the Carpenters Destination Steering Group on an 'Offer Document', and you will be asked to vote Yes or No on the option put forward.



Who are Source Partnership

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

We will advise you on:

- ◆ 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