

CARPENTERS ESTATE

The future for your estate and home

Issue Number 2 August 2019

Moving Forward—You have a choice!

A big thank you to all the residents who have attended the first two residents' workshops. At the last workshop residents started looking in detail at possible routes to restoring the estate. Proctor and Matthews and Metropolitan Workshop Architects presented some ideas for **Refurbishment and Infill** new homes and you can see details of this inside.

Over the next few months there will continue to be workshops looking at possible ways forward, and YOU will be asked what should happen.

Workshop 3—Partial Demolition and replacement Wednesday 21st August

(4.00 to 5.30 and 6.30 to 8.00 at the Community Hub)

This workshop will look at what opportunities and challenges could be created by demolishing some homes, replacing them and building additional homes on the estate.

Workshop 4 Full redevelopment (September— date TBC)

This workshop will look at what total demolition and replacement could mean for residents and the estate. It will look at what a new estate could be.

Following these workshops, a round up event will be held where residents will be asked to give their view on the best way forward. Alongside this, the Council will be assessing how well any plans meet key criteria, ensuring they are financially sound.

It's your time to influence the future



Images from workshop by
Metworks/Proctor & Matthews

Source Partnership Freephone 0800 616 328

Feedback on Refurbishment and Infill Workshop held on 18th July

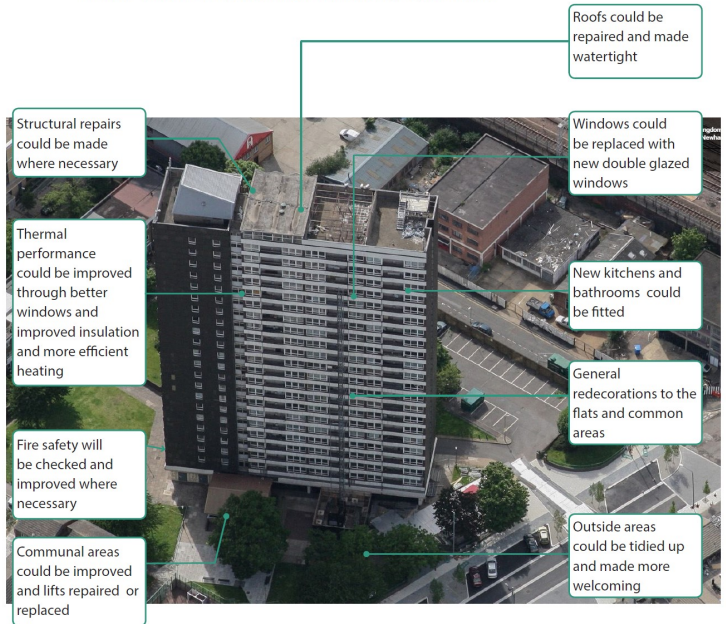
Refurbishment

For this potential solution, the focus for refurbishment would be bringing the three towers and their 396 homes back into use for at least 30 years.

This would involve extensive works to fully modernize them. Feedback at the workshop included:

- Support for some refurbishment
- Suggestion of looking at how the blocks are used and the mix of flat sizes

Full scale refurbishment could include the following improvements:



Building new homes

The examples suggested between 530 and 630 new homes could be built whilst retaining the majority of existing homes.

Infill homes would be built where possible with these homes helping pay for upgrading the estate and re-providing new community facilities. Feedback included:

- Support for the number of new homes
- Support for suggestions for location of new homes



Improving the estate

The workshop also looked at an option to create a new linear park to the new Stratford station entrance. This could require demolition of a number of existing homes but provides significant improvements to the public realm.

The creation of this park could require demolition of around 40 properties, but these could be replaced by new homes along the new park.

Creating a Residents Brief

Source Partnership are helping residents to establish your own brief for the future of the estate. At the first Workshop in June you told us you want a brief that includes:

- Good housing to a good standard
- Future proof (not be a short term solution)
- Opportunity for overcrowded households
- Focus on providing for young people
- Offer housing options for temporary tenants
- Mixed types: houses as well as flats
- Understand the condition of existing buildings
- Look at what should/could be kept and what might need to be replaced
- Clear and reasonable timescale
- Demonstrate a better offer for those that have to move
- Must improve community facilities including school, shop and pub
- Mixed use buildings , explore opportunities for key workers
- Must be secure
- Must improve green spaces



You also told us about type of improvements you want for the estate, the homes, green spaces, security and community facilities.

What do you think should be in a Residents' Brief for your homes and estate?

Alongside the Residents' Brief any solution will need to address:

Council Objectives

The Council want to restore the neighbourhood and will be aiming to deliver 50% genuinely affordable and social rent homes. The council, as land owner, will also need to meet the planning objectives set by the London Legacy Development Corporation (LLDC) the current planning authority.

Financial Viability

Any option put forward will be tested to ensure that it is a commercially and economically viable proposal.

Can it be built?

Any option put forward will need to be assessed for buildability within reasonable costs

RESIDENT BALLOT

After the workshops, the Council will look at what residents have said that they want to happen. More detailed work will then be undertaken leading up to a Ballot in 2020. Any plans would only go ahead if residents vote in favour.



Carpenters Destination Steering Group

During May and June residents were asked to put themselves forward for the refreshed Steering Group. The new group met for the first time in June and discussed the priorities, to reflect the need for action they have named the group the Carpenters Destination Group: the destination aimed for is a sustainable future for the estate.

The group meets at least monthly and recently also undertook an estate walkabout to identify current issues with the estate and to look at challenges and opportunities for the estate.

On the group we have residents from Biggerstaff Road, Lund Point, Rosher Close, James Riley Point, Wilmer Lea Close and residents who have a right to return to the estate.



Still some places available

The Steering Group has been set up with places for all types of residents. There are still some spaces reserved for temporary council tenants and private renters (in leasehold and freehold properties). If you are interested, contact either Source Partnership or Jane Jolly on 02033736530 or email jane.jolly@newham.gov.uk.

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