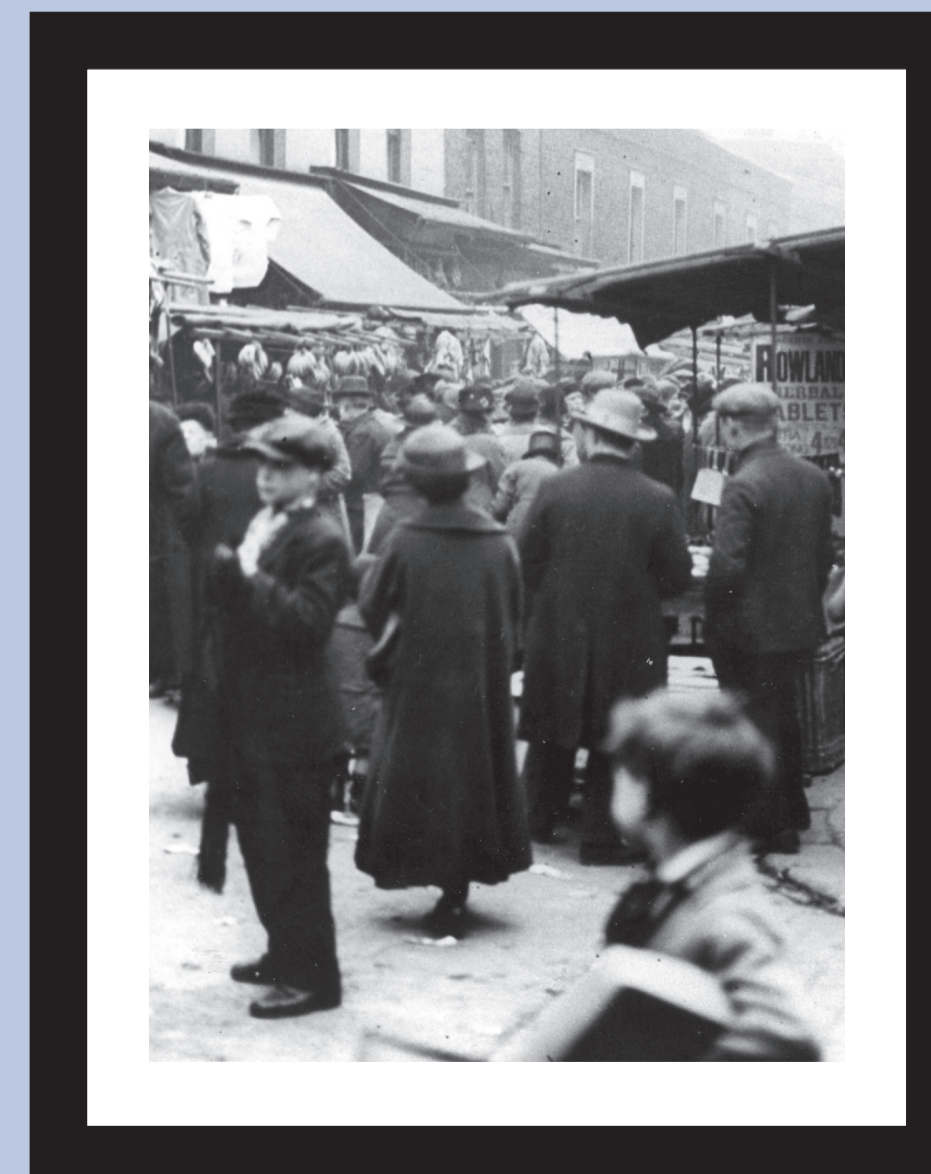


CANNING TOWN - BACK IN TIME



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CANNING TOWN - THE PRESENT

In post-war Canning Town 85% of the housing stock was demolished and the area became known for its council estates and high rise buildings.

By the 1990s it was recognised that large scale redevelopment needed to be carried out.

Construction of a mixture of homes in the Hallsville Quarter began in 2012, which now includes Morrisons, Superdrug, The Gym, Petit, a Lebanese restaurant and the soon to be opened Northway Clinic.

Other new attractions include the Custom House and Canning Town Community Neighbourhood Centre, East City Point and Canning Town Walkway.

With the shortage of council homes across Newham, Canning Town presents a first class opportunity to address this as part of the Council's plans to build homes in the 2020s.



Morrisons

The opening of Morrisons in Hallsville Quarter has become the talk of the town. Not only has it created over 150 jobs, it has also given the community a brand new local store which can provide food on the go and also weekly groceries.

Councillor Rohit Dasgupta officially opened it on 30 October 2019, with the ribbon cutting kicking off a day of events.

Hallsville Quarter

The development of the third phase of Hallsville Quarter is going ahead; of its 620 new homes, 102 will be shared ownership and 97 much needed new social rent homes – with 50 of those homes for residents needing extra care. There will be two new squares, helping to create a new community hub, as well as a new health centre, cinema, shops and offices.



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Fife Road (East City Point)

Work on this neighbourhood scheme located between Fife Road and Newham Way started in May 2011 and was finished in June 2018. The scheme saw the Council's partner Countryside Properties build 649 new homes and the construction of a new Keir Hardie Primary School providing excellent educational facilities, brand new school hall, dance hall, multi-use games area and school square benefitting both pupils and the community at weekends and in the evenings. A number of local residents affected by regeneration have been rehoused in new homes in the development, which includes 35% affordable homes.

The Canning Town Walkway

The opening of the new Canning Town Walkway increases access for pedestrians and cyclists travelling between Canning Town Riverside and the River Lea. It links Canning Town Station with Silvocea Way in Tower Hamlets, avoiding the busy A13.

This path provides residents with the opportunity to choose alternative methods of travelling around London, for example walking or cycling. This will help to contribute to reducing pollution and help Newham reach its target of being carbon neutral by 2030 and carbon zero by 2050.

Keir Hardie Primary School

Keir Hardie is at the heart of the community in Fife Road. A key part of the Canning Town regeneration project, the new building provides modern facilities for both the children and other residents. Its Ofsted rating has improved over the years, going from "Satisfactory" to "Good" and it continues to make a positive impact on the community.

CANNING TOWN - THE PRESENT

Custom House and Canning Town Community Neighbourhood Centre

The redevelopment of Rathbone Market has provided space for a brand new £2 million Community Neighbourhood Centre, which opened in September 2017. The state of the art centre includes a range of community spaces that can be used by groups and organisations, offering a wide range of initiatives and activities local residents can get involved in. The Canning Town Library, formerly located opposite the market, has moved into the new building. Residents can borrow books, films and CDs and the centre has studying and reading areas, computers, free wifi, public toilets with baby changing facilities and lots of classes and events.



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WORKING WITH THE COMMUNITY - OUR ROADMAP



THE RESIDENTS' CHARTER - WHAT IT MEANS FOR YOU

The Canning Town and Custom House Residents' Charter 2016 makes the following commitments by the Council:

Tenants

1. If you are a Council tenant who has to be rehoused as a result of the regeneration, you will have the right to stay in, or return to, Canning Town and Custom House.
2. You will also have the right to be rehoused in a council property and remain a council tenant.
3. You will have the right to be rehoused in a property with the same number of bedrooms.
4. You will be granted priority bidding status under the choice-based lettings scheme.
5. You will be entitled to a home loss payment of £6,400 as well as a disturbance payment.
6. The Council will pay your removal costs and other reasonable costs connected with moving.

Freeholders and leaseholders

1. If you are a homeowner and the Council has to acquire your home, the Council will pay the market value for your home plus 10% if you live in the property and 7.5% if you don't live in the property.
2. The Council will also pay for your removal costs and cover your disturbance expenses.
3. The Council will also cover any reasonable legal and surveying fees when you buy a new home.
4. You will have a right of first refusal to buy a new property in the regeneration area.

NB: The charter is currently under a process of review. We will update you shortly with latest developments.

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RESIDENTS' STEERING GROUP

A residents' steering group's (RSG) overall purpose and role is to work with the Council, the local community and consultants/suppliers to ensure residents' views are considered.

One of the first things the Council wants to achieve for the regeneration of Canning Town is the setting up of such a steering group. Residents who join it would represent the community in an official capacity.

Members of the group will provide valuable insight and input into placemaking and community wealth building, putting them at the heart of everything we do.

It requires a commitment of one evening each month for 12 months, with the possibility of attending additional meetings.

Training and support from an independent tenants' and residents' advisory service (ITRA) will be given, who will also advise on matters relating to individual tenants and homeowners and how proposals, once developed, may affect them.

Together, members of the RSG and the Council will discuss and agree its terms of reference. Residents who are interested in joining the group should let us know by 28 February 2020.

Contact us at: regeneration@newham.gov.uk

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INDEPENDENT TENANTS' AND RESIDENTS' ADVISORY SERVICE

The Residents' Charter says that residents will have access to independent advice. This is so that they are provided with impartial advice in relation to tenancy, leaseholder and freeholder rights.

In addition, this advice covers all aspects of a regeneration programme. The necessary training will be provided so that RSG members have the appropriate skills and understanding.

The Council will pay for an independent tenants' and residents' advisory service, selected by the residents' steering group, to provide these services for Canning Town.



TEMPORARY USE SUGGESTIONS

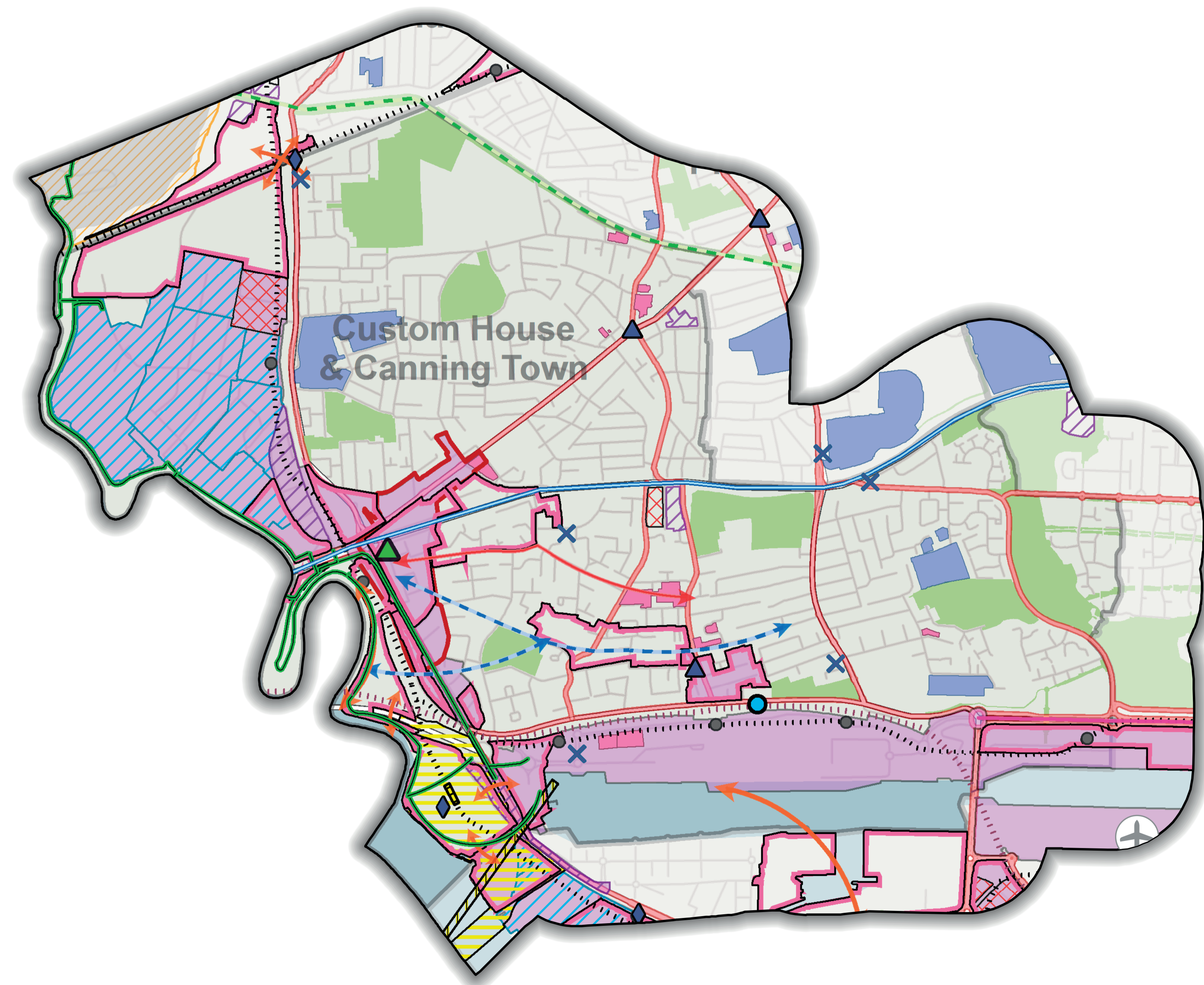
Some of the sites which we want to build on are currently vacant. Until building starts, we would like to put this land to good temporary use.

Do you have any suggestions for what we can do?

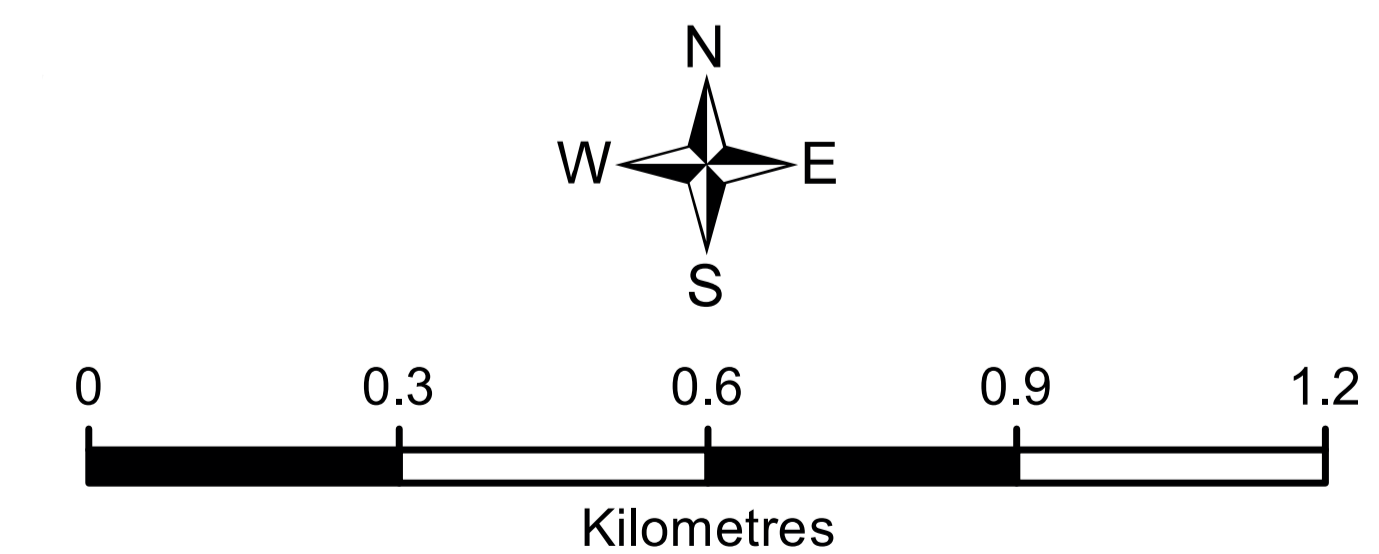
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Figure 2.4a

POLICY S4: CANNING TOWN AND CUSTOM HOUSE



- | | |
|---|------------------------------|
| Enhanced Town Centre (INF5) | Activity Street |
| London Legacy Development Corporation within Newham | Improve Connectivity |
| Strategic Site | Environmental Improvements |
| Employment Hub (J1) | Cycle Quietway (INF2) |
| Non-Strategic Site Allocation | Cycle Superhighway (INF2) |
| Strategic Industrial Location | Residential Street |
| Local Industrial Location (J2) | Leaway (INF2) |
| Local Mixed Use Area (J2) | Movement Corridor |
| Green Space (INF6) | Community Neighbourhood |
| Community Facility Site Allocation | Crossrail |
| Conservation Area (SP5) | Rail |
| New DLR Station (Passive Provision) | Rail Station |
| Silvertown Crossing Safeguarding | Crossrail Intensification |
| Cable Car Protection Zone | Strategic Retail Growth |
| | Local Centre (INF5) |
| | New Local Centre |
| | Local Shopping Parade (INF5) |

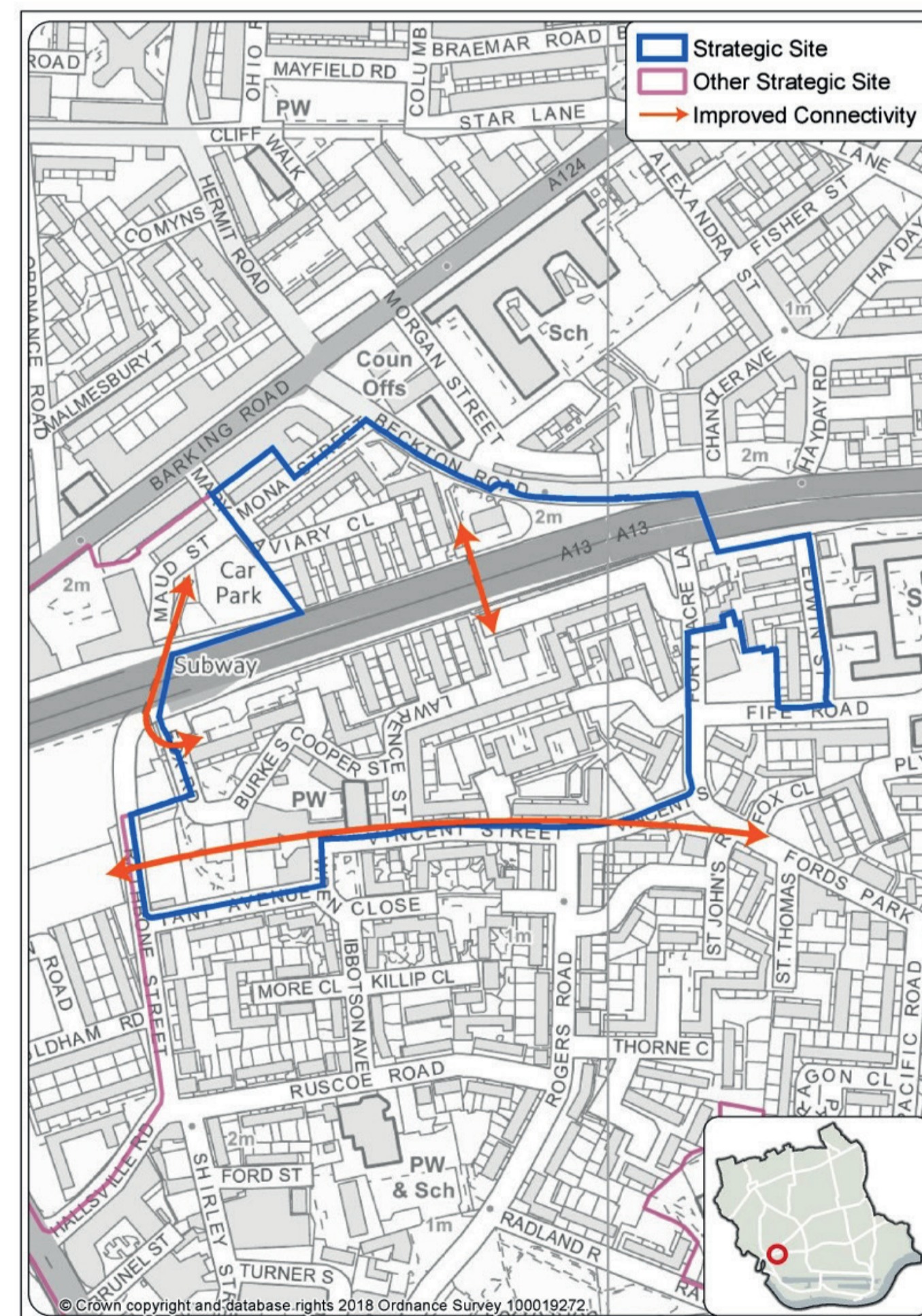


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The boundaries on this map, and other fixed lines/areas (i.e. excluding indicative arrows etc.) will be replicated on the Policies Map

STRATEGIC SITE ALLOCATION

Strategic Site Name
Canning Town East
Strategic Site ref
S15
Community Neighbourhood
Custom House & Canning Town



Allocation including tall buildings specifications

Residential with supporting community uses easily accessible from the town centre to the east, linking to the new residential street connection and green space of at least the existing quantum. Connections also need to be made across the site between uses, avoiding blocking effects, together with enhancement of the setting of the listed church. Indicative building heights of 6 to 8 storeys and a maximum of 15 storeys at key locations forming a transition to the Canning Town tall buildings area, whilst stepping down to surrounding lowrise housing and around the listed church.

See also Policies S1, S4, SP4, SP5, SP6, SP7, SP9, J1,H3, INF1, INF2, INF4, INF5, INF6, INF7, INF8 and INF9.

Partners
 LBN/ registered providers/ private developer(s)

Further Sources of Information

- SFRA 2017

Constraints and Other Advisory Information

- PTAL (2021): 5 - 1a
- Strategic Retail Growth SR2: Canning Town (partial)
- Employment Hub E8: Canning Town (partial)
- Town Centre (partial)
- Listed buildings
- APA Tier 3
- Flood zone 3/2
- A13 flyover/A13
- AQMA
- Parks deficiency
- Licensing Saturation Zone (partial)
- Betting Shops and Hot Food Takeaways hotspot
- Airport Safeguarding: consult LCY for all works and works over 15m in height (see mapping)
- Water mains on/adjacent site (Piling Method Statement and consultation with Thames Water required);

Phasing
 Short to medium term

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