

The Carpenters

Building a real piece of London

Issue 32, Spring 2026



A Message from the Mayor

Hello everyone,

After eight phenomenal years as your Mayor, I find myself reflecting on this community with enormous pride.

In 2018 I stood on a promise to end the Carpenters Estate Joint Venture and put residents in charge of its future, ensuring the regeneration of the estate was done with you, not to you. What followed was a lot of tough but meaningful work: years of co-design through a global pandemic, countless consultations and meetings, and navigating the funding and planning of a truly one-of-a-kind masterplan. But this work resulted in a 73% yes ballot, and planning permission secured for one of London's most ambitious estate regeneration plans.

As I write, work is underway to transform the iconic James Riley Point into modern, 97% affordable homes. This is your achievement as much as anyone's. I'm also proud of everything we've delivered along the way: our new Steel Warriors gym, playgrounds for our young ones, community gardens and more - all placed to ensure you feel the benefits of investment in the early stages. This is what 'Building a Fairer Newham' is all about: ensuring that development works for everyone.

For me, Carpenters has always been a community worth fighting for, and this is only the beginning. The foundations are now set, and the work is getting started. While I may be leaving office, I am not leaving Newham. I will continue to advocate for genuinely affordable homes, for communities like yours, and for the principle that regeneration should always serve the people who already call a place home.

Working with your community has been an honour. Thank you for trusting me with your home.
Mayor Rokhsana Fiaz OBE



SPRING ON THE ESTATE: YOUR UPDATE

Work at James Riley Point is progressing well as we finalise building, structural, and landscape designs ahead of construction.

During early site works, we uncovered unexpected asbestos and are working closely with the council to address this

safely. We're already exploring solutions to minimise any impact on the timeline and costs. Over on Station Quarter, we are in the pre-planning phase, carrying out surveys and refining designs for further discussions with Newham's planning team, steering group and local residents, with detailed proposals for planning permission targeted for

submission in Q4 2026. Across both projects, we continue to meet regularly to keep everything moving forward.





MASTERPLAN UPDATES

CARPENTERS MASTERPLAN - THE JOURNEY SO FAR

Change at Carpenters Estate has not come about easily.

Over the past twenty years, residents have spoken up, organised, and fought for homes that truly serve the community.

Campaigns for secure and genuinely affordable housing made clear that regeneration could not move forward without residents at the heart of it helping shift how Carpenters, and estate regeneration more broadly, was understood.

The Masterplan that we've created together is unique - this is a not-for-

profit regeneration, where every pound generated is reinvested back into the project and into Newham, creating more homes and more homes that people can genuinely afford.

Our commitment to deliver 50% affordable housing on the estate still stands, a figure that is truly remarkable for London. A significant proportion of existing properties will be refurbished, while existing materials will be repurposed and reused for our meanwhile projects, reflecting a circular approach that reduces waste and honours what's



already there.

Every contractor we work with is tasked with delivering Community Wealth Building benefits, meaning local people, businesses and the wider

economy directly gains from every pound spent on the regeneration.

And running through it all: new green spaces, trees, play areas and places to move, rest and gather.

THE OLD TMO: FROM BLUEPRINT TO REALITY

Work to transform the old Tenant Management Office is forging ahead at pace.

Sullivan Brothers Construction have made significant progress: the roof is off, the interiors have been stripped out to prepare for the steel structure to be installed, and prototype roofs have already been made and placed on the garages, which will become workspaces and makerspaces for local start-up businesses.

Colleagues in the Populo

Living team are excited to see the vision becoming a reality on site.

For those who missed our last update: designed by Jan Kattein Architects, the project will turn the existing TMO building and surrounding structures into a vibrant community hub at the heart of the estate. Alongside the workspaces, the plans include a café, tenant hub, and Populo's new office space, set around three courtyards with four distinct outdoor spaces.

Sustainability is central to the TMO design, with



reclaimed materials used throughout the build - from old windows to recycled bricks - and a focus on reducing embodied carbon in line with Newham's ambitions.

CIRCULARITY IN ACTION

Speaking of reclaimed materials, the UK's first circular construction hub has recently launched in the Royal Docks! Operated by Tipping Point East, a charity made of three great organisations - Yes Make, Resolve Collective, and Material Cultures, the hub will soon offer public events and workshops - watch this space!

After years in the making, the Carpenters regeneration is underway.

Here's the story so far, and a look at what's next.

August '20



Engagement with residents recommended

September '21



Landlord Offer issued

December '21



73% YES result in ballot

August '22



Outline masterplan submitted

Winter '22



Cabinet approval of revised JRP budget & CPO

Summer '23



Phase 2 - Lund Quarter engagement

Autumn '23



Cabinet approval for early phases & Meanwhile projects

***This timeline is indicative and subject to change**



COMMUNITY ACTIVITIES



IN BLOOM: UPCOMING EVENTS IN THE COMMUNITY GARDEN

As the days get longer, and the sun starts to make an appearance, you'll find plenty to look forward to in the community garden. From cooking to chair building, here's what's coming up.

Chair Build and Chaat

27
March
2-5pm

Brush up on your carpentry skills helping us build and decorate three Enzo Mari-inspired chairs for our outdoor kitchen, finishing off with homemade samosa chaat.

Cyanotype Printing and Pickles

17
April
2-5pm

Using sunlight, plants and garden objects, we'll create a unique tablecloth for our future meals together, enjoy alongside a medley of South Asian pickles in tandoor-toasted wraps.

Tile and Thai TASTIC!

24
April
2-5pm

We'll be tiling and pebble-dashing our rocket stove and tandoor before cooking up a Thai-inspired feast.

Musical Snacks

8
May
2-5pm

Working with natural materials, we'll create a set of musical instruments alongside some musically themed dishes.

Celebrating Two Years at Carpenters!

5
June
2-5pm

We'll fire up the tandoor, rocket stove and fire pit to cook up a storm using ingredients straight from the garden to celebrate two years together!

Eat Club is Back!

Back by popular demand, Eat Club returns to the Dovetail this spring for seven weeks of cooking, sharing, and eating together. These sessions are perfect for youngsters to build confidence, grow their cooking skills, and learn where their food comes from. Spaces are limited, so get in touch early to reserve a spot! *Every Thursday, 16th April - 28th May, 4:30-6:30pm.* **Contact us to reserve a spot: carpenters@populoliving.co.uk**



HUGE THANK YOU TO SHAHINA AND EILEEN

We wanted to take a moment to celebrate two people who have given so much to the Dovetail programme over the years. Eileen and Shahina have shown up time and again, leading patchwork and crochet sessions, organising canal strolls, sharing warmth and wisdom along the way.

As they step back from running sessions, we want them to know how much we appreciate them. Thank you both!



Eileen's Patchwork



Working Together



Canal Stroll



Shahina's Crochet

Spring '24



Outline masterplan determination

Summer '24



Meanwhile applications submitted & start on site

Winter '24



First Meanwhile projects open

Autumn '25



James Riley Point starts on site

Spring '26



Lund Quarter planning on hold

Spring '27



TMO due for Completion



Design engagement prior to planning applications



Phased development of masterplan over a 10-15 year period

We are here

The Dovetail REGULAR ACTIVITIES

Body Tailored With Eva - Women's Fitness Thursdays (term-time) 1:30-2:30pm

Suitable for all levels and ages to get your body moving and improve your general fitness.



Bug Club Wednesdays 3:30-5pm

Gardening and outdoor cooking club for kids and teens - come learn more about growing, harvesting and cooking your own food!



Gardening Club Wednesdays 1-3pm

Come along and help care for and harvest from the community garden. You'll gain all-important gardening skills, and fresh produce!



Tea and Cake Club First Thursday of Every Month 3-5pm

Drop in for a delicious slice of cake, cup of tea and a good old natter with your neighbours.



Community Calisthenics Outdoors at Carpenters Park Tuesdays 6-7pm Saturdays 12:30-1:30pm Sundays 2-3pm

Workout and get fit with friends and neighbours with guided sessions on the calisthenics equipment, suitable for every level. *Run by Steel Warriors.*



WHAT WOULD YOU LIKE TO SEE AT The Dovetail?

The Dovetail is a community space and we want to ensure that what we do is aligned with what residents want to see and do.

We are always looking for ways to improve, please feel free to get in touch with any fresh ideas for us to consider. **Contact Carpenters@populoliving.co.uk**

ARE YOU FOLLOWING The Dovetail ON SOCIAL MEDIA?

JOIN OUR WHATSAPP GROUP

We have a dedicated WhatsApp group for residents. Scan the QR code to join.



LIKE US ON FACEBOOK

The Dovetail is on Facebook, like our page and keep up to date on all of our activities.



FOLLOW US ON INSTAGRAM

@thedovetail_ is on Instagram, follow us and keep up to date on all of our activities.



SOURCE PARTNERSHIP

Source Partnership are continuing to work as your independent advisor on the plans and programme. Rob Williams is your key contact from Source Partnership.

If you have any concerns or questions, **contact Rob on 0800 616 328 or email rob@sourcepartnership.com**



tradução? traduction? ¿traducción?
tłumaczenie? itum|? |
انمچرت لآ |
অনুবাদ? turjumaad? ntughari asusu?

**LARGE PRINT?
Call: 020 7112 8901**

