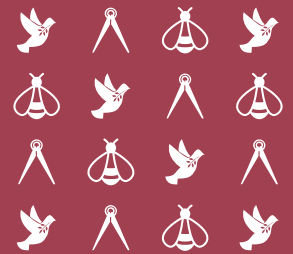


The Carpenters

Building a real piece of London

Issue 33, Summer 2026



Meet Your New Mayor, Forhad Hussain

Newham is where I grew up, went to school and live with my family. It is an honour to have been elected Mayor of the borough that has given me so much.

Improving housing and delivering better services for tenants and leaseholders is one of my priorities. Since my election in May, I have spent time meeting and listening to residents across the borough to hear directly about the issues that matter most, and where the council needs to do better. These conversations are shaping the work we are doing and the decisions we are taking.

People want to see change, and they want to see it happen quickly. That is why I am focused on the issues that make the biggest difference to people's everyday lives, from improving housing and local services to making sure the council responds when residents need us. I want to build a council that listens to residents, values their experience and is open about where we need to improve. The people who live here know their neighbourhoods best, and their views should help shape the decisions we make.

There is plenty to do, and we are getting on with it. Last month, plans were approved for a new primary school, new homes, commercial space and community sports facilities on the Carpenters Primary School site. The new school will be designed to meet the needs of local children and families as the area grows, helping to create better facilities and support the future of the neighbourhood.

I will continue to keep you updated on our progress, and I hope to meet many more of you as we work together to deliver these improvements across your estate and across Newham.

Mayor Forhad Hussain



YOUR NEW LOCAL REPRESENTATIVES

Meet Stratford Ward's three new Green Party councillors

Danny Keeling

Cllr Keeling has represented Stratford and Olympic Park before, and cares deeply about protecting benefits and services for people who need them most, alongside improving mental health, sexual health, and accessibility support. They've taken an active role in opposition at the council, including seats on the Health and Adult Social Care Scrutiny Commission and the Inner North East London Joint Health Overview and Scrutiny Committee.



Sonia Quintero

Cllr Quintero has lived in Newham for over 15 years. She is a passionate grassroots activist, particularly for LGBTQ+ and refugee communities, and is the founder and Creative Director of the Newham Poetry Group, which offers creative writing opportunities for people with English as an additional language. A strong advocate for libraries and public community spaces, she is passionate about creating inclusive places where everyone feels they belong.



Dr Chae Ho Hwang

Cllr Hwang is an NHS doctor, whose healthcare experience shaped his commitment to social justice, with a particular focus on addressing the challenges of inequality, housing, and public health. A dedicated advocate for local residents, he champions initiatives to improve street cleanliness, deliver housing reform, and protect inclusive public spaces. Dr Hwang has been an active and influential voice within the community, consistently speaking out on issues affecting residents and campaigning for positive change.





MASTERPLAN UPDATES

STATION QUARTER: THANK YOU FOR SHARING YOUR VIEWS

Plans are progressing for a new neighbourhood at the heart of the estate.

Last month, we held the Phase 3 – Station Quarter consultation at the Dovetail, to gather feedback from residents and the wider community.

The design will create a new street connecting the estate to the new Stratford station entrance on Gibbins

Road, lined with food and beverage businesses, including a new food hall.

Above these businesses three new towers will rise up from a single plinth to deliver 520 new homes. These taller buildings will be set along the railway edge in line with residents' feedback creating 'urban marker buildings' that help people to find their way around the area.



The public spaces will be prioritised for pedestrian and bicycle movement

with time-controlled access for servicing and business deliveries.

TMO TRANSFORMATION UPDATE

Works on new office, community and makerspace facilities progress

The works to the TMO are progressing well and the garages along Gibbins Road now have steel roofs installed. Works are continuing internally in preparation for the new makerspaces, with doors being fitted next. Over the next few weeks, a lot of the focus will be on the steelwork, and a new floor is currently being fitted.

This month the new garage doors will arrive and the internal works on the walls will be carried out. It's shaping up nicely!



JAMES RILEY POINT UPDATE

The current works being carried out at James Riley Point are due to finish at the end of July this year. The contractor has been stripping the building and removing asbestos. The contractor has identified additional asbestos meaning that a contractor will have to return later to remove it and complete the work. This will unfortunately cause a delay to the programme and the start of the main works.

The team have also completed design development work to update the planning application and, in line with the February 2025 Cabinet, the Council now want to consider progress and next steps on the project at Cabinet later in the year.

We expect to update you again in September with further details.

CALLISTHENICS GYM UP FOR AWARD

Our outdoor Callisthenics gym, built with Steel Warriors, has been shortlisted for a 'Delivering Social Value' award at the 2026 Building Awards. It's forged from around two tonnes of confiscated knife steel, roughly 8,000 knives taken off London's streets, turning a symbol of harm into one of resilience and community.

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



FROM THE COMMUNITY, FOR THE COMMUNITY: MEET ADEEL



A familiar face takes root, as Adeel becomes our new Resident Community Gardener on the estate.

Last month we celebrated all the incredible work that Public Works and R Urban delivered at the Carpenters Community Garden with help from residents. These included the weekly Gardening Club sessions and Kids Bug Club, as well as exciting Community Build and Meal sessions full of education, good food and connection.

We thank them for supporting us with such an engaging garden programme, not to

mention all the planting and the upkeep of the green spaces across the estate. The completion of their contracts closed one door for the Carpenters Community Garden, but opened a new one for Adeel, our new official Resident Community Gardener.

Adeel brings an incredible wealth of knowledge and expertise, but most of all passion, for gardening and working with the community. You may have noticed things have already changed as he's got stuck in. The grounds have been prepared for new



planting, more accessible planters, and the pond area has been made into a cactus patch for residents to plant their own and tend to. Over the coming weeks there will be various activities happening in the space so keep an eye out for the weekly programming.



Yoga is back at The Dovetail!

We're excited to have Dawn back at the Dovetail, running yoga sessions from 4-5pm that will help you feel your best.

Each session lasts around an hour and combines light movement with meditation. These mixed gender sessions are a gentle and accessible practice that can help ease tension, improve flexibility, and leave you feeling calmer and more centred, whatever your experience level.

Save the following dates for your diary:

- 13th & 27th September
- 11th & 18th October
- 22nd & 29th November
- 8th & 13th December

All ages and abilities are welcome, and no need to bring equipment. Drop in on the day, or contact the team for more details.

Carpenters Summer Picnic

Thursday 20th August 2026, 2-6pm

Come along to the Carpenters Summer picnic at the **Train Cafe Garden**. Bring snacks and drinks to share, and take the time to gather with family, friends, the community and neighbours of Carpenters Estate.

We will be having mocktail making class using herbs from the garden, where you will learn to make your own and enjoy simple recipes that you can remake time after time.

Other fun creative activities will be happening on the day, plus you'll learn more about plans for the TMO; we hope to see you there. Let's enjoy Summer on the Carpenters with mocktails and music!



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

Women's Exercise With Eva Fridays, 9:30-10:30am

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



Tea and Cake - Every first Thursday of the month, 3-5pm

Drop in for a slice of cake, a nice cup of tea and a catch up with your neighbours.



Gardening Club Sessions
at the Community Garden:
Saturdays, 10am-12pm
Tuesdays, 4pm-6pm
Thursdays, 8am-10am



Community Callisthenics 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 callisthenics 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**

LOVE CLEAN STREETS

We know fly-tipping and environmental issues crop up from time to time on the estate. If you spot something worth reporting, the Love Streets App makes it quick and easy: just open it, select the location, snap a photo, and add a short description. The relevant team will take it from there.

Download via
the app store,
or by scanning
the QR code:



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**



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