

The Carpenters

Building a real piece of London

Issue 31, October 2025



DEVELOPMENT WORK STARTS ON CARPENTERS

The start of the month saw an exciting milestone for the estate's residents, as the start of work on James Riley Point marked the beginning of development on the estate.

It's taken years of work, plans and plenty of resident engagement but we are delighted to see the start of building works on the estate – one of London's largest regeneration projects.

When 73% of you voted yes in the resident ballot it marked a new start for the Carpenters, with a resident co-created masterplan. Since then



Residents Tee, Eileen and Sheva cutting cake.

Populo has been busy delivering meanwhile projects, and now James Riley Point is the first phase of development to deliver new, warm and sustainable homes starts.

Here's what's to come:

- 2,300 new homes,
- 50% affordable,
- 29,000m² of office and business space, plus
- new community and sports spaces.

PHASE 1: BUILDING SUSTAINABLY AT JAMES RILEY POINT

As Phase 1 of the Regeneration James Riley Point (JRP) will be offering some of the first new homes on the estate, built incredibly sustainably.

As residents you told us that you would like to see the towers retained where possible, and as such Populo is overseeing the refurbishment of Lund Point and JRP. The project to deliver new homes at JRP features a ground

breaking approach that aims to deliver London's largest Passivhaus EnerPHit scheme to date. This is a standard that means that the homes will be among the most energy efficient and warm nationally, resulting in fewer operational bills for residents.

At the bottom of the tower a new community centre will become home to The Carpenters and Docklands Centre, with adjacent



buildings offering space for generators, a nursery and food bank. Originally the plans also included multi-use sports pitch, but this will now be relocated to the school project across the road, to make better use of the space available.

A MESSAGE FROM THE MAYOR



Hello Everyone,

After much hard work, consultation, and patience from residents, I'm delighted to announce that work on the regeneration of the Carpenters estate began last month.

As well as being one of the largest estate regeneration schemes in the country, I'm very proud that the works to restore the estate reflect our commitment to inclusive growth, putting the community at the heart of the process.

Your home and community have remained a priority for me, going right back to 2018 when I tasked Populo Living with delivering a project that drew on the principles of co-production and co-design.

This is something that's at the heart of everything we do and it remains the case that I make sure that the Council has to demonstrate day-in and day-out that its people across all our communities come first.

We know work will take time but hope you, like us, are excited about everything that is to come.

Mayor Rokhsana Fiaz OBE



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Visit our updated Carpenters website?
carpentersstate.co.uk



MASTERPLAN UPDATES

PHASE 2: LUND QUARTER - PREPARING DESIGNS FOR PLANNING

The Carpenters Estate masterplan's second phase, the Lund Quarter, is a distinct phase in the regeneration, with the designers finalising the scheme ready for it to apply for planning permission.

Phase 2 will see the refurbishment of Lund Point to create 167 refurbished homes and a vibrant ground-floor space for residents. Also part of this phase are nine houses on Biggerstaff Road that will also be refurbished and retrofitted to meet modern energy standards. This phase introduces

a significant number of homes, including 494 new ones, with 100 family-sized homes (three bedrooms or more) and 34 houses and maisonettes with front doors on the street. This includes the 16-storey Carpenters Building (with social rent homes) and the 22-storey Railway Building (market rent).

The illustration (right) from the consultation shows what the scheme might look like, and a key focus of the design is creating a people-friendly environment with well-connected streets and high-quality public spaces.



This includes c3,000m² of open space with 2,500m² of play space, and the plan prioritises pedestrian access, with vehicle access and parking located at the perimeter

to keep the central green spaces and play streets safe and welcoming. It also includes a variety of green spaces, including a shared garden called Lund Green.

JUPP ROAD BRIDGE CLOSURES

Upgrade works are planned for Jupp Road Bridge that will involve its closure temporarily. We don't have the dates yet but want to alert you that this is coming up - meaning residents will need to walk via the High Street.

We will update you as soon as we have the dates.

PHASE 3: STATION QUARTER - LOOKING AHEAD

We have commenced the design process for Phase 3 of the estate's regeneration programme, focusing on the area surrounding Dennison Point tower block.

Phase 3 is a crucial part of the wider vision that will involve the demolition of Dennison Point to make way for new developments, including new homes, commercial spaces, and a hotel.

Unfortunately the building fabric is constructed differently from the other

two towers, making refurbishment unfeasible.

The detailed designs for this area will be developed with the aim of creating a *15-minute neighbourhood* where residents have easy access to shops, services, and community facilities. This area will add new taller buildings to the estate, concentrated around the station.

This neighbourhood is designed to deliver a sustainable community for both current and future generations, with new



homes and public spaces for Newham residents.

We will share updates as we move forward (the illustration shows an idea of a potential design).

People have been talking about The Carpenters regeneration for years. This timeline sets out our plan of action to get the restoration moving.

August '20



Engagement with residents recommenced

September '21



Landlord Offer issued

December '21



YES result in ballot

August '22



Outline masterplan submitted

Winter '23



Cabinet approval of revised JRP budget & CPO

Spring '23



Engagement on Meanwhile Uses

Summer '23



Phase 2 - Lund Quarter engagement

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



MEANWHILE PROJECTS

MEANWHILE PROJECTS: THE TENANT MANAGEMENT OFFICE

A new, sustainable development designed by Jan Kattein Architects is proposed for the Carpenters Estate.

The plan involves five new "blocks" arranged around three courtyards, transforming existing structures and adding new ones. The project prioritizes reducing embodied carbon by reusing materials, and is led by the team behind the design for the Dialogue Express Cafe.

The existing building will be upgraded with a new roof, a café, and an enhanced community

hall, and it will become Populo's new office space, too. New buildings will provide flexible workspaces for small businesses and house a community food bank and tenant hub. The garages will become 17 affordable workspaces, to support start-up businesses.

The development will also introduce four distinct outdoor spaces: a Workers Yard for collaboration, an Events Corner for public gatherings, a bustling Village Square, and a rooftop Terrace.

The design focuses on sustainability by reducing



surface water runoff and using reclaimed and natural materials.

Its modest scale and sloped roofs are intended to minimise the impact on surrounding homes

while creating a more robust street presence. The project aims to create a vibrant and environmentally conscious hub for the community in the heart of the estate.

RESIDENT EVENTS

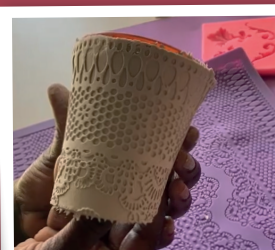
We've had a fun packed Summer Festival series celebrating creativity and connection, with a range of activities bringing smiles to the community.

To top off the summer, we gathered at the Dovetail to celebrate the much-anticipated start of Phase 1: James Riley Point with delicious samosas and cake-cutting with neighbours.

To celebrate Black History Month, we will be having a Caribbean and African Afternoon tea on Friday 24th October from 12-4pm, including games and activities.



Skate Cabal



Pottery Pals



Cake Decorating



Eat Club



Carpenters Celebration



Golden Note Choir

Autumn '23



Cabinet approval for early phases & Meanwhile projects

Spring '24



Outline masterplan determination

Summer '24



Meanwhile applications submitted

Winter '24



First Meanwhile projects open

Spring '25



Carpenters Primary School Consultation

Autumn '25



Lund Quarter submits planning



Design engagement prior to planning applications



Phased development of masterplan over a 10-15 year period

We are here



The Dovetail REGULAR ACTIVITIES



Move with Rose: Tuesdays 9:30-10:30am

Suitable for all levels and ages to get your body moving and improve your general fitness, while making new friends.

(Term time, from October)



Crocheting with Shahina Every other Wednesday 12:30-2:30pm

Whether you're a pro or just getting started, come craft something beautiful while enjoying great company.

(Fortnightly)



Gardening & Bug Club Wednesdays 1-3pm & 3.30-5pm

Flex your green fingers in the community garden and discover the amazing world of bugs. *Run by Social Farms & Gardens.*



Canal Stroll with Shahina Every Other Friday 9:30-10:30am

Come for a stroll along the local canals to experience all the area has to offer. *(Fortnightly)*



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

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**



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