



The Carpenters

Building a real piece of London

Issue 27, July 2024

NEW PLAYGROUNDS AND TMO REFURBISHMENT PROPOSAL UNDERWAY.






We are thrilled to announce that the planning applications to deliver two new playgrounds around the central green area and along Carpenters Road have been submitted with the London Legacy Development Corporation (LLDC) for approval alongside a community cafe within Dennison Car Park. These new community spaces have been designed with your feedback in mind and will provide play spaces for young children, teenagers and spaces for everyone to meet and connect. This will provide much need amenity for all to enjoy.

In addition, proposals for the refurbishment of the TMO have been finalised and submitted to the LLDC for approval. This marks a significant milestone for us and the progress in delivering much needed activation in advance of the main works taking place.

What does this mean for the community? It means that we are closer to welcoming much needed facilities on the estate that are centred around community activity. The refurbishment of the TMO will provide

a new home for the Carpenters Cafe and foodbank, new affordable workspaces for local creatives, a cafe and central hall to be used for community events and continued programming which currently takes places in the Dovetail. It will also provide a new office space for Populo Living and allow us to establish a base on the estate. This will help ensure rents for community tenants and local artists are kept low whilst also showing our commitment to the continued delivery of the regeneration of The Carpenters Estate.

IN THIS ISSUE

-  p.2 Outline Masterplan & wider Planning update
-  p.2 Mayoral column
-  p.3 Upcoming Meanwhile projects



NEW WEBSITE

Have you visited the new Carpenters Estate website?
www.carpentersestate.co.uk

UPCOMING EVENTS

SUMMER PROGRAMME: The eagerly anticipated Summer Programme is making a comeback this year, featuring a variety of engaging activities for local young people. Here's a sneak peek of our exciting events:

SKATING SESSION FOR GIRLS:
 From 9th July. 3.30 – 5pm

In partnership with Skate Gals and Pals, girls can enjoy a fun and empowering skating session. This event promises to be a fantastic opportunity for girls to learn new skills and make friends in a supportive environment.

JUNIORS FOOTBALL SESSION
 From 25th July. 3.45 – 5.15pm

Young football enthusiasts can look forward to a Juniors Football Session with Adeel. This session will provide an excellent chance for children to develop their football skills and teamwork.

YOUNG DESIGNERS PROGRAMME:
 From 31st July for 5 weeks

The Young Designers Programme in collaboration with Youth Empowerment Services and Make:Good. This programme will conclude with an exciting trip to Devon at the end of the summer, offering participants a unique blend of creativity, learning, and adventure.

Simply drop by the Dovetail or message us to register your participation.

A message from the Mayor



Hello Everyone,

I'm thrilled to see all the much-needed improvements and bursts of colour coming to The Carpenters Estate! Alongside the new murals, we've got a summer programme packed with activities ahead of the main development work. With two new playgrounds, a community café at Dennison Point and a new hub at the former TMO, Carpenters is becoming vibrant and bringing important improvements and opportunities to benefit our residents in the place they love and live.

We've also hit some important milestones: we've appointed the lead designer for phase 2 of our estate restoration and regeneration plans which involves Lund Quarter; successfully completed the compulsory purchase public enquiry for James Riley Point; and have opened the new Stratford station underground entrance at Gibbins Road.

These steps are bringing us closer to our goal of a truly co-designed regeneration scheme. I'm eager to keep hearing your thoughts on the project. I'll be heading to some of the summer activities planned and hope to see many of you; plus will be meeting Steering Group members in early August to hear first-hand about all aspects of the project and ensure we're delivering on our promise of building a fairer Newham with homes our people can afford.

Mayor Rokhsana Fiaz OBE



CONSTRUCTION UPDATE

JAMES RILEY POINT ENABLING WORKS & GRANT AWARD

As well as the successful CPO proceedings, Populo Living, Newham Council's fully owned development company secured a significant milestone in the Carpenters Estate regeneration with the award of a £3.83 million grant from the Social Housing Decarbonisation Fund.

The grant will facilitate the retrofitting of 132 social homes and 4 leaseholder flats with new façade upgrades to ensure high levels of thermal insulation and air tightness. Additionally, individual air source heat pumps will be installed to provide energy-efficient heating, ventilation, and hot water for these homes.

The retrofitting works of the 23-storey James Riley Point high-rise is set to commence and will involve the complete overhaul of the existing 1960s building, which will be stripped back to its concrete frame and reimagined as a contemporary, sustainable structure. The transformation will result in expanded living space,

larger balconies, and the addition of four new flats, reflecting a commitment to modernising the estate while enhancing its capacity to accommodate residents. Following the successful CPO proceeding, an appeal by the remaining leaseholder has been logged. Whilst enabling works were anticipated to start this winter, there may be further delay to the start of works to accommodate the appeal. We will continue to provide regular updates on this and keep residents informed.



LUND QUARTER

ARCHITECT SELECTION

In March, we welcomed six talented architects to present their ideas for Lund Quarter, Phase 2 of Carpenters Estate, to our residents. We had an excellent turnout, and the discussion was lively, vibrant, and full of insightful ideas! Our residents shared their comments and thoughts on the exciting design proposals, which played a significant role in determining the final scores for the architects.

We're delighted to announce Hawkins\ Brown as the new design lead.

This is a significant milestone for the project, as we will have the full design team on board and can begin

bringing our vision for Lund Quarter to life in collaboration with our residents. Detailed design will commence this Autumn with the aim of submitting detailed proposals to the Council for approval next year. We would like to thank all residents for their contribution in this process.



People have been talking about The Carpenters regeneration for many years.

This timeline sets out our plan of action to get the restoration moving.

August 2020



Engagement with residents recommenced

September 2021



Landlord Offer issued

December 2021



YES result in ballot

August 2022



Outline masterplan submitted

Autumn 2022



Planning engagement and viability testing

Winter 2023



Cabinet approval of revised JRP budget and progression of CPO

Spring 2023



Engagement on Meanwhile Uses

MEANWHILE USE PROJECTS

MURALS

You may have already noticed some new and vibrant paintings around the estate. As part of the meanwhile uses, we have worked with local artist Rose Hill to expand the community mural along Carpenters Road, to create an art trail around the estate. This has included some painting along Doran Walk, Wilmer Lea and the Dovetail Square. Some exciting new play pieces have also been installed outside Carpenters Primary School along Friendship



Way. Thank you to everyone who took part in the workshops and volunteered their painting skills.

CENTRAL GREEN, PLAYGROUNDS & MUGA

The playground and MUGA designs have been submitted for approval. Once approved, work is expected to commence this Autumn bringing exciting new play spaces within the central green area and along Carpenters Road opposite the Carpenters Primary School to investigate and enjoy.



PUBLIC WORKS - OUR NEW COMMUNITY GARDENING PARTNER

The new community gardening team from Public Works started in June and will be building on the amazing work done by Social Farms and Gardens over the last two years.

Hello from Angharad & Cameron from Public Works!

"We are delighted to be kicking off the summer season with a weekly programme of gardening sessions and hands-on build workshops.

Join us throughout July on Wednesdays from 1-3pm to plant, compost, and care for the Carpenters Community Garden and growing spaces. These sessions are followed from 3.30-5pm by BUG CLUB - after school nature-based activities for young people.

On 19 & 26th July we'll be hosting building and cooking workshops to design and make the beginnings of a new outdoor kitchen."



Save the date: Outdoor Community Kitchen, July 2024

Activities at The Dovetail

Our Summer Programme returns with a host of exciting activities...

SKATING SESSION FOR GIRLS

Started on 9th July, in partnership with Skate Gals and Pals. Every Tuesday until 20th August. Starts at the Dovetail for first 2 sessions then moves to the Olympic Park site at City Mills E20. Scan the QR code to sign up.



JUNIORS FOOTBALL SESSION

Starting 25th July for 4 weeks with Resident Football Coach Adeel. This session will provide an excellent chance for children aged 8+ to develop their football skills and teamwork.



CROSSFIT SESSIONS AT CROSSFIT GYM 1971

Starting Monday 29th July until Monday 26th August 2-3pm, join us at long standing Gym 1971 for a summer CrossFit series! Over five weeks, enjoy high-energy workouts every Mondays from 2-3pm. Suitable for all fitness levels, this program offers expert training to boost your strength and endurance. Don't miss out!



YOUNG DESIGNERS PROGRAMME

We have partnered with Youth Empowerment Services to deliver this year's Young Designers Programme for local 16-18 year olds, these are paid sessions and will be held at the Pavillion in Stratford Park every Wednesday 3:30-5pm from 31st July until 28th August with a trip to Devon at the end of the programme.

Additional highlights include a community picnic and a visit to the Olympic Park's new mobile garden. We are also celebrating South Asian Heritage Month (18th July-17th August) with a Carpenters SAHM Festival that took place on Friday 19th July and a Bengali Textiles session to be confirmed soon!

Summer 2023



Commence engagement of phase 2 - Lund Quarter

Autumn 2023



We received cabinet approval to proceed all early phases

Autumn 2023



We received cabinet approval to proceed meanwhile projects to construction

Spring 2024



Outline masterplan determination

Summer 2024



Meanwhile applications submitted

2026



Lund Quarter starts on Site



Design engagement for each phase prior to planning applications



Phased development of the masterplan over a 10 - 15 year period

We are here

*This timeline is indicative and subject to change

The Dovetail Regular Activities

Take a look at our regular weekly activities

Move with Rose*

Tuesday 9:30 - 10:30am

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

*Term time only



Patchwork and Quilting*

Thursday - 12.30pm - 2.30pm

Join Eileen in getting crafty and learn the basics of traditional patchworking. The perfect session if you are interested in textiles and sewing!



Beginners Crochet

Wednesday 12:30-2:30pm

Join us as we learn the basics of crocheting with our resident expert Shahina, a great opportunity to learn such a fun and versatile skill.



Canal Stroll

Fridays 9:30 - 10:30am

Shahina takes us for a stroll along the local canals to experience the amazing nature the local area has to offer.



Gardening Club

Wednesday 1-5pm

1pm-3pm - adults gardening
3pm-5pm - children's Bug Club.
Join Public Works for an afternoon of gardening and more! Community garden drop-in, all welcome.



Tea and Cake Club

Last Friday of every month
2pm - 3:30pm

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



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, so 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 on the Estate. 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 TIKTOK!

Follow the @thedovetail_ on TikTok to see everything we get up to on the Estate! Scan the code to follow.



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?
ترجمة? tłumaczenie?
অনুবাদ?
turjumaad? asekyer?
LARGE PRINT?
020 7112 8901

020 7112 8901

carpenters@populoliving.co.uk

3rd Floor, Discover House, Stratford, E15 4QZ


THE CARPENTERS
LONDON E15


Newham London


populo
LIVING