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6<sup>th</sup> January 2020

Examination Ref: 02/AM/GCNP

INDEPENDENT EXAMINATION OF THE GREATER CARPENTERS NEIGHBOURHOOD PLAN

Dear Sir,

In response to your letter dated 11<sup>th</sup> December 2019, please find below the information requested from London Borough of Newham.

*LLDC has forwarded to me a copy of a letter it received dated 26 September 2019 about the Carpenters Estate Regeneration Process. It was written as part of the LLDC Revised Local Plan examination process. The letter refers to residents who have a "Right to Return". I would be grateful to know approximately how many former residents have a Right to Return and where they are located, for example, within the London Borough of Newham and/or the LLDC, or further afield?*

LBN Response:

A total of 218 residents have a right to return to the estate. The table below shows where residents have moved to.

Address	Decanted in Stratford area	Decanted in Newham	Decanted out of borough
James Riley Point	44	21	3
Lund Point	58	8	2
Dennison Point	48	6	1
Doran Walk	17	2	1
Biggerstaff Road	4	3	0

Data correct 16/12/19

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*The letter of 26 September also referred to five workshops, at which options for the Carpenters Estate were discussed. I would be grateful to know the details of the options which were discussed and, especially, the outcome of the further workshop which was to have been held in October where the architects' original proposals were to have been updated. I have not seen the original proposals and trust they are included in the details of one of the workshops.*

LBN Response:

Proctor and Matthews Architects, in collaboration with Metropolitan Workshop, were appointed by the Council in November 2018 to undertake a stocktake study of the Carpenters Estate and gather together in one place a comprehensive review of all past regeneration studies and analyse the common outcomes. In addition, they were asked to consider the opportunities for meanwhile uses as part of the wider restoration options for the estate. The main purpose of the study was to identify the most favourable approach for the renewal of the Carpenters Estate. These approaches, or options as they were referred to, formed the basis of the programme of engagement workshops delivered from June to October 2019.

A number of guiding principles have also been established to help inform the design and engagement process. The following guiding principles have been agreed:

1. Restore the neighbourhood
2. Increase the number of homes on the estate
3. Deliver a minimum of 50% genuinely affordable and social rent homes
4. Be financially viable
5. Recognise the planning opportunities and challenges

During the workshops resident feedback was collected and used to inform a final workshop in October 2019. The three options that have been explored with residents are:

**Option 1: Refurbishment and Infill.** No, or minimal, demolition of existing homes, with the opportunity to refurbish the tower blocks subject to surveys and viability. Redevelopment of industrial and commercial sites to facilitate infill development. Improved existing open space. This option could provide approx. 630 new homes, up to 396 flats refurbished and 314 retained homes (totalling 1,340 homes).

**Option 2: Partial demolition and new development.** Some existing homes would be demolished to facilitate a greater number of new homes and new public realm. This option seeks to retain and refurbish, or demolish, tower blocks subject to surveys and viability. This option could provide c.1,000 -1,900 new homes with a number of existing homes retained (total up to 1,950 homes).

**Option 3: Comprehensive redevelopment.** Full demolition and redevelopment of the estate which would create a new modern neighbourhood, with new community facilities and open spaces. It is anticipated that this may create c.2, 300 homes

#### Key changes to options presented in October

The overall masterplan strategy for each option remained unchanged. However, a number of clarifications were made to respond to resident questions. These included:

1. Residents wanted to know what would happen to the school in each option. The school is now shown re-located as part of the comprehensive masterplan in option 3 and the Council confirmed it would remain in the same location for options 1 & 2. The Council confirmed it would look at developing a new school separately if option 1 or 2 became the viable scheme.
2. Residents wanted to know how many new houses would be provided in each option. The architects confirmed that family homes in option 1 & 2 would be provided in new maisonettes only (with a number of existing houses retained). 42 new terrace houses plus new maisonettes would be provided in option 3, with all existing houses demolished.
3. Further details were provided on the possible changes and improvements made to the tower blocks if they are refurbished.

#### Resident feedback

There was no clear steer provided by residents at the workshop in October with 49% interested in restoring the existing estate and 51% interested in some level of redevelopment. Residents highlighted that further detail is required including viability appraisals for all options and information on the scope for refurbishing the tower blocks to help inform resident option in the future.

On 3<sup>rd</sup> December, Cabinet agreed that all restoration options will continue to be developed to deliver a financially viable vision for the Carpenters Estate. The detailed masterplan must build new homes and identify the optimum route to deliver the largest proportion of socially rented Council homes possible, aiming for a minimum of 50%. A report will be brought back to Cabinet recommending a way forward for the Estate in 2020.

I trust the information provided above answers your questions regarding the Carpenters Estate.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "JHansford".

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Senior Regeneration Manager

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