

Planning Policy (Neighbourhood Planning)  
London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfitchet Road  
Stratford  
E20 1EJ

26 September 2019

Dear Alex

Re: **Carpenters Estate Regeneration Process**

As requested by the Inspector of the LLDC Local Plan Hearings, the London Borough of Newham (LBN), as landowner of the Carpenters Estate and majority landowner within Site Allocation SA3.4, now provides further clarification on the regeneration process and programme for the Carpenters Estate as requested.

#### Termination of the JV procurement

In December 2018, LBN's Cabinet agreed to terminate the JV procurement process for the Carpenters Estate and made the following additional recommendations:

- The Council develops and implements a programme of consultation and engagement to inform the Carpenters Estate regeneration options review.
- The Council undertakes a review of regeneration options for the Carpenters Estate (including meanwhile uses) to identify the optimum route to deliver the largest proportion of socially rented Council homes on the estate that is possible, aiming for a minimum of 50%; the review to be undertaken utilising existing capital funding approvals.
- To continue the decant programme in decant phases 1 and 2, as activated in accordance with recommendation iii) of the 15 December 2016 Cabinet Report under delegated authority utilising existing capital funding.

Following these recommendations, the Council has been carrying out an options appraisal with residents on the estate and those who have the 'Right to Return'. These options are scheduled to be shared with key stakeholders in more detail early autumn and they will be presented to LBN's Cabinet which will assist them in agreeing a Landlord's Offer as part of a Resident Ballot on the future of the Carpenters Estate. This is due to be completed by April 2020.

London Borough of Newham  
Newham Dockside  
1000 Dockside Road  
London E16 2QU

T +44 (0) 20 8430 2000  
W [www.newham.gov.uk](http://www.newham.gov.uk)

## Resident consultation and engagement

The Council is committed to working with residents throughout the regeneration process through a co-design approach defined for the Carpenters Estate as:

*“Valuing the skills, knowledge and experience brought by the people living in our communities, based on the principle that those living in our homes are central to influencing place-making. By working with those who have technical and professional expertise, together we can restore a neighbourhood that will provide homes we can all be proud of for current and future generations”.*

The Carpenters Destination Steering Group (CDSG) was established in June 2019 to represent the community, and includes leaseholders, freeholders, secure tenants living on the estate, tenants in temporary accommodation, and those who have already moved off the estate with the 'Right to Return'. A number of sub-groups are also being set up under the CDSG to ensure that residents and stakeholders have a forum to discuss the topics relevant to them. These will include a Leaseholder/Freeholder sub-group and one for Community stakeholders who have specific concerns.

In addition to the CDSG, all residents living on the estate (including non-council tenants), those with the 'Right to Return' and non-resident leaseholders and freeholders were invited to a series of workshops held over the summer to look at various options for the estate. A range of communication methods have been used to encourage attendance, including personal invites from the Mayor, flyers, mail-outs, posters on the estate and social media to ensure as many of the community are reached as possible.

The topics covered at the workshops were:

- Workshop 1 (15/6/19) – the history of the Carpenters Estate, meanwhile uses, the engagement opportunities and the co-design process
- Workshop 2 (18/7/19) – no or minimal demolition of existing homes, with refurbishment of the tower blocks and infill development
- Workshop 3 (21/8/19) – partial demolition of existing homes, with tower blocks either refurbished or demolished, and redevelopment to increase the number of homes on the estate
- Workshop 4 (11/9/19) – full demolition of all existing homes, including the tower blocks, to deliver the highest number of new homes
- Workshop 5 (23&30/09/19 – a further workshop will be held in October. This is a key milestone for the project, as residents will be able to review all the feedback received at the previous workshops and see how the architects' original proposals have been updated as a result.

The workshop process will culminate in an understanding of the residents' preference/s to be taken forward for further development and assessment against the following guiding principles:

- Restore the neighbourhood
- Increase the number of homes on the estate

- Deliver a minimum of 50% genuinely affordable and social rent homes
- Be financially viable
- Recognise the planning opportunities and challenges

Mayor Fiaz has also been meeting regularly with the residents since November 2018 to discuss the issues relevant to life on the estate and its future, which supports her commitment to full engagement with people at the heart of everything we (LBN) do.

Throughout the process, all residents living on the estate, non-resident leaseholders and freeholders and decanted residents with the 'Right to Return' have had access to an Independent Tenants' and Residents' Advisor (ITRA), who has been able to provide support and impartial information on the project and the implications for individuals. The ITRA has also been working with residents to develop a Residents' Brief that sets out what residents see as key to any successful regeneration plan to feed into the co-design process.

#### Commitments to residents with the 'Right to Return'

There is a Residents' Charter for the Carpenters Estate setting out LBN's commitments to all residents, including those with the 'Right to Return'. The Council is committed to honouring this 'Right to Return', and tenants who are decanted from the Carpenters Estate will have a contractual 'Right to Return' to the site of the redeveloped original Carpenters Estate site or to a property in the Stratford locality. Sufficient affordable, social rented housing will be provided to enable residents to return should they so wish to do so.

All secure tenants who have lived in their home on the estate for at least a year are entitled, as a statutory right binding on the Council, to a Home Loss Payment if they are permanently displaced as a result of the development proposals. This is without prejudice to their contractual 'Right to Return' to the same area, whether they later choose to exercise it or not. The Council will also offer a discretionary Disturbance Payment to cover the costs associated with returning to the estate, such as a removal van, disconnection and reconnection of a cooker and telephone lines, as well as the refitting of carpets and curtains.

#### Key milestones

The table below sets out the anticipated programme and key milestones for the regeneration of the estate and are subject to a successful resident ballot in 2020.

<b>Milestones:</b>	<b>Key dates:</b>
Resident engagement	Ongoing engagement during the regeneration of the estate
Options appraisal and preparation of Landlord's Offer	Completed by April 2020
Resident Ballot	Completed by end of Q1 2020/2021
Preparation of planning route	June 2020 – March 2021

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Planning determination	March - July 2021
Construction partner selected	December 2021
Start on site (phase 1)	By the end of Q4 2021/2022
PC of final phase	By the end of Q4 2026/2027

There have been several false starts to the redevelopment of the Carpenters Estate, and residents have had to endure more than a decade of uncertainty with regard to plans for their homes. This is why the Council, under the leadership of Mayor Fiaz's administration, not only acknowledges the need to affect positive change, but has made positive action to prioritise residents and involve them directly in the evolution of ambitious and deliverable plans for restoring the neighbourhood.

If you need any further information, please do not hesitate to contact me.

Yours sincerely



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Jan Rowley

Housing Estate Regeneration Programme Lead

Email: [Jan.Rowley@newham.gov.uk](mailto:Jan.Rowley@newham.gov.uk)

Direct Dial: 020 3373 4225