

## Canning Town Residents' Steering Group

Thursday, 17 June 2021 @ 6.00pm via Zoom, prompt start @ 6.05pm

### AGENDA

	Item:	Item Lead:
1.	Welcome and introductions	Newman Francis
2.	Community Assemblies	Sarah Dodd, Community Neighbourhoods Manager
3.	Canning Town & Custom House SPD	Ellie Kuper Thomas, Policy Manager – Planning & Development
4.	Refurbishment Programme update	Algina Kamara, Resident Involvement Manager on behalf of: Peter Albert, Project Manager – Strategic Commissioning
5.	Storage Compound	Maeve Dowling, Senior Regeneration Manager on behalf of: Santokh Kaulder, Regeneration Manager
6.	Engagement Update	Algina Kamara, Resident Involvement Manager
7.	Newman Francis Update	Newman Francis
8.	Design brief workshop	Maeve Dowling, Senior Regeneration Manager
9.	AOB	All
10.	Date of next meeting	Thursday, 22 July 2021

## NOTES OF ELEVENTH CANNING TOWN RESIDENTS' STEERING GROUP MEETING

Thursday, 17 June 2021 @ 6pm via Zoom

**Present:**

Lindsey Stringer (LS)

**Steering Group members:**

Sheila A (SA)  
Mustaf M (MM)  
Sade R (SR)  
Peter K (PK)  
Helen A (HA)  
Judith J (JJ)  
Martin J (MJ)  
Ibironke O (IO)

**London Borough of Newham:**

Algina Kamara (AK) – Resident Involvement Manager (Chair)  
Maeve Dowling (MD) - Senior Regeneration Manager  
Councillor Belgica Guana (BG) – Ward Councillor  
Sarah Dodd (SD) - Community Neighbourhoods Manager  
Ellie Kuper Thomas (EKT) - Policy Manager – Planning & Development

**NewmanFrancis:**

Lily Glasser (LG) – Notes

**Apologies for absence:**

Howard Mendick (HM)

**1. Welcome and introductions:**

1.1. LG introduced the agenda and conducted introductions around the screen. HM gave apologies and AK will be chairing on his behalf.

**2. Community Assemblies:**

2.1. SD introduced herself and gave an update on Community Assemblies.

2.2. SD has worked in the area for 15 years and is keen to link up with the CTRSG and to see if there are opportunities to work together. She is based in the old Canning Town Library and manages 14 staff across two libraries and one community centre, and encourages people to visit especially once there are more events now that restrictions are easing.

2.3. In 2018-20, they developed a pilot programme for Community Assemblies across the eight neighbourhoods of Newham to look at addressing local issues through participatory democracy. There were four or five assemblies during that time with around 80 people attending each, and from that, 9 projects were delivered.

2.4. In 2021, they are keen to build from this pilot programme – the first assembly was held in April 2021 via the council's co-create platform. **ACTION: the team to circulate SD's flyer for the next assembly 6-7pm 6<sup>th</sup> July on Zoom.** Local people and organisations can apply for funding for projects to address the previously agreed community priorities.

2.5. MD noted that there is a synergy between this work and AK's community initiatives group and there will be ongoing liaison around this. SD encouraged the group to get involved and would like to keep in touch with the group.

- 2.6. SA said it was great to hear about the work, JJ said she may check-out the co-create platform, BG said it was great to be involved last year and she hopes to collaborate again this year.

### **3. Canning Town & Custom House SPD:**

- 3.1. EKT introduced herself and gave an update on planning policy changes and opportunities for community engagement.
- 3.2. Since the introduction of the 2018 Local Plan, the Supplementary Planning Document (SPD) from 2008 no longer is in use. However, it was never formally withdrawn from planning documentation and the planning team are currently taking it to cabinet to do so.
- 3.3. Local Plans require updates every 5 years and so the planning department are about to start work on refreshing the 2018 Local Plan in time for 2023/4. She noted that it is a long process, but they will start engaging with the Newham community this Summer/Autumn – she noted she would be happy to attend future CTRSG meetings or invite CTRSG members to meetings in other forums.
- 3.4. SA asked for clarification about the difference between the Local Plan and the Canning Town plan. IO asked why they are being asked to input again, as the regeneration plans has been pushed repeatedly back over time. EKT and MD clarified that the old SPD and the Local Plans are the planning requirements for the whole borough of Newham, so anyone submitting a planning application will have to adhere to them. The CTRSG's work with MD and the team focuses on a specific area of Canning Town and working towards a planning application. EKT noted that it was an unusual instance where the council is also acting as the developer, so there is an opportunity for them to collaborate with the planning department who set the policy to try to align their work.
- 3.5. PK asked for detail on when the local plan will be drafted and delivered. EKT said that the planning team are starting the process now, they will start talking to residents Summer/Autumn this year, but the whole thing is a long process and so the next Local Plan will only be adopted in 2024.
- 3.6. EKT asked the group to get in touch if they have any further questions.

### **4. Refurbishment Programme update:**

- 4.1. Peter Albert could not attend and so AK gave an update on his behalf.
- 4.2. JRP have confirmed that all internal surveys have been completed. They were due to be complete in May but it was pushed back due to difficulty gaining access to some properties. Extra letters were sent out to complete the work.
- 4.3. The internal and external survey results will be collated to issue to Newham for review and a refurbishment programme will then be put together. There will be a resident reach-out via group Zoom surgeries, individual Zoom surgeries, individual surgeries at the regeneration hub and home visits.
- 4.4. The group had several questions and noted that it was a shame Peter was not in attendance. Several members were not confident that the internal surveys had been completed, saying

that they and neighbours they knew had not yet had an internal survey done. Some mentioned having received contact at the first lockdown, but having not received anything since then and it is not clear what the process is supposed to be. IO said that because the properties are in disrepair, it is important that this work is done properly.

**ACTIONS: AK to raise these queries with Peter.**

**JJ thought perhaps they would only be doing a percentage of properties. SA asked whether leaseholders were deliberately excluded from the survey work as they were not entitled. ACTION: MD will also discuss with Peter at their meeting next week to gain clarification.**

## **5. Storage Compound:**

- 5.1. MD gave an update on the use of the vacant site as a storage compound, as Santokh Kaulder will be on paternity leave for the next couple of weeks.
- 5.2. Countryside, the builders who constructed East City Point, are returning to do fire safety work regarding the cladding on those blocks. They have asked to use the vacant site they previously used as a storage compound for their materials for 6-12 months. The council have negotiated that if Countryside use the site, any income will be recycled back into the Canning Town Project. Countryside will also have to follow Considerate Contractors principles and will be in touch with the community about their work and how they will mitigate any possible disruption.
- 5.3. MD noted that Countryside's presence may in fact improve security on that site. She asked what the group thought. The group gained clarification and discussed possible disruption, but were in support of this work.
- 5.4. **ACTION: MD to put together some information on rules Countryside will have to abide by in their use of the site for the group to consider.**

## **6. Engagement Update:**

- 6.1. AK gave an overview of the upcoming activities and dates for the diary.
- 6.2. Feedback on the Housing Needs Survey must be submitted by tomorrow, 18<sup>th</sup> June. The team are planning workshops in June on the co-design principles and the RIBA stages. The Community Initiatives group will meet on 24<sup>th</sup> June to work on the design of the project's survey looking at people's needs. Co-procurement for the design team will begin in mid-July and members should get in touch if they are interested in being on the panel. The next RSG meeting is on 22<sup>nd</sup> July.

## **7. NewmanFrancis Update:**

- 7.1. LG gave an overview of the introductory survey that NewmanFrancis are continuing work on.
- 7.2. This survey helps NewmanFrancis establish the community's communication preferences and requirements, how much people know about the regeneration, how people feel about it and about their area.

- 7.3. The survey was started last year, but the team are continuing with it now that there are more contact details available and now that the outreach team will soon be able to start working in person again.
- 7.4. So far, the team have spoken to 29 people, a majority of which are secure council tenants and Mears tenants. There is reasonable interest from these residents in general engagement, for example being added to the mailing list and attending public events. Most residents are aware of the project, but not many of them feel that they know a lot about it. Most people preferred phone and email communication, and NewmanFrancis will ensure that everyone can access the information in a suitable format. The community values their home, neighbours, community and area.
- 7.5. LS said that the outreach team have more contact details and so they will be busy reaching out to the community over the next couple of weeks.

## **8. Design Brief Workshop:**

- 8.1. MD continued the work with CTRSG on the design brief. The last session involved discussing ideas about outcomes and MD has begun incorporating those ideas. There is good news that the cabinet has approved the proposal and the team have secured the budget for the project, which means that the team can get the ball rolling and press ahead with codesigning a neighbourhood that reflects the outcomes talked about at the last workshop.
- 8.2. In coproduction, the aim is to bring the aspirations of the community and the aspirations of the council together. Talking about outcomes is an important way to make sure the design team understand these aspirations.
- 8.3. MD noted the council's policy outcomes for Newham and for Canning Town specifically. If residents are interested, the Recovery and Reorientation Strategy is on the website and is user friendly, and residents can jump to Site 15 in Newham's wider Local Plan.
- 8.4. MD shared the resident outcomes drafted based on the previous sessions and checked whether the group feel they reflected their discussions. This included tenure blind neighbourhoods; good size, appropriately located family homes; accessible homes and communal areas; the space between buildings being used for play and recreation; safety; lots of landscaping and inclusive parks; safer access to Canning Town Centre and Barking Road; and celebrating diversity and inclusivity.
- 8.5. JJ asked about how the pandemic affects how housing and development is thought about. MD said that one part is to do with integrating good quality landscaping/open space throughout the area so that it is easily accessible, and partly to do with ensuring there is adequate space for home working of kids doing homework in the interiors of homes.
- ACTION: the group agreed that MD could include 'landscape-led' development in the brief.**
- 8.6. MD explained that putting a statement about the vision at the start of the document helps to set the tone. The group discussed the statement: A vibrant, safe and healthy neighbourhood, easily accessible to Canning Town Centre that will deliver quality and well-designed affordable

homes that meet the needs of the local community. The group support this statement and discussed ideas around the existing and new communities. MD explained that it is firstly important to meet the needs of the existing community, which will be aided by the Housing Needs Survey, and then to refer to local need via housing policy (39% family homes and the rest 1 or 2 beds).

**ACTION: MD will look into roughly how many social rent homes have been delivered so far, how many will be delivered through the Canning Town and Custom House projects and how many will be left to deliver.**

8.7. MD presented a diagram summarising how the outcome-setting, vision and policy come together through setting the objectives, feeding into the design brief, used for codesign and eventually through the delivery of a new neighbourhood.

8.8. MJ said that he has not received assistance in moving home.

**ACTION: MD to ask team about support available for MJ's move.**

8.9. MD highlighted how having a lead for each objective would make sure the team are held to account in delivering these outcomes and it would be important to make them measurable so that it is clear whether they are being achieved.

8.10. MJ mentioned traffic, pollution and green space regarding the A13. JJ said that many years ago, a lot of research went into making motorways more environmentally friendly and here is a good opportunity to look into it with the design team.

**ACTION: MD to invite someone from the parks and green space department to a future meeting to speak to the group about green space strategy.**

8.11. SA said that the plan presented is really good. She asked about how businesses can be thought about given the expanding neighbourhood. MD said that due to policy constraints, the site can only include housing and community uses, but that business and employment opportunities are really important and the project should link up with work in the wider area. IO noted that there are a lot of shops and there needs to be local initiatives about how to make the most of them.

8.12. MD recapped next steps. The budget has been approved, the housing needs survey will commence, the design brief will go to the board for approval, documents will be prepared for procurement, the group will do a RIBA stages workshop, the procurement panel will assess applications and a design team should be appointed towards the end of the year.

## **9. AOB:**

9.1. IO asked about the draft survey and whether they would have to do it again. AK explained that the draft survey was a test with the members to check the survey was in a clear and easy format, and following this, it will now need to be approved by various teams in the council before being finalised and promoted to the community. Residents will be written to and it will

be publicised in the Canning Town Times. Once the first round of surveys are completed, the council will undertake a targeted approach to get feedback from those who have not yet completed the survey, as they want to capture feedback from everyone within the 6-week data collection process.

9.2. MD noted that the CT Times is due to be published before the next CTRSG meeting.

**Date of next meeting: Thursday, 22 July 2021**