

**NOTES OF 13<sup>th</sup> CANNING TOWN RESIDENTS' STEERING GROUP MEETING**  
**Thursday, 19 August 2021 @ 18:00 via Zoom**

**Present:**

**Steering Group members:**

Sheila A (SA)

Mustaf M (MM)

Judith J (JJ) – Chair

Martin J (MJ)

Ibironke O (IO)

Iyabo A (IA) observer

Caroline Pillay (CP)

Algina Kamara (AK)

Resident Involvement Manager

Maeve Dowling (MD)

Senior Regeneration Manager

Santokh Kaulder

Regeneration Manager

**NewmanFrancis:**

Howard M (HM) – NewmanFrancis

Amarjit S (AS) – NewmanFrancis

Clare M

(CM) – Minutes (from recording)

**Presenting:**

Scott Law (SL) and Steve White (SW)

Countryside Homes

**Apologies for absence:**

Farhat Jabeen, Sade Reid

**London Borough of Newham:**

**1 Welcome and introductions:**

Howard welcomed everyone to the meeting and introduced Amarjit, explaining that he had recently joined NewmanFrancis and would be supporting the Canning Town project. HM also welcomed Scott and Steve from Countryside as well as Canning Town resident Iyabo Adediran who was attending in an observing capacity.

**2 Minutes from last meeting:** The previous minutes were agreed.

**3 Storage compound**

- 3.1. SL, on behalf of Countryside Homes, explained that, following Grenfell, a EWS1 form is now a legal requirement for each new building, showing a fire inspection pass. The inspection at the nearby East City Point development had shown replacement cladding was needed, and the work would begin in October. SL presented the case for use of the Formunt Close site during the works, for staff welfare and materials storage. Plans were shared showing the site, currently partly in use as a Covid testing venue, and questions were raised and answered as below.
- 3.2. The site would operate from 08:00 until 18:00 and 08:00 till 13:00 on a Saturday, although actual hours may be shorter than this. Deliveries would be restricted around school opening and closing times.
- 3.3. Traffic would likely be heaviest during removal of materials. These would be taken in smaller loads by flat-bed transits and stored at the main site, then collected from there once or twice a week. Deliveries to the site would take place once every couple of days.

- 3.4. **ACTION Countryside** agreed to reconsider and re-plan the return site traffic route, having been advised that Vincent St is one-way. **SK to follow up this action with Countryside.**
- 3.5. There would be 10-15 operatives present at any one time and no great impact on traffic. On-site security would consist of 24-hour supervised cameras, rather than having guards on the site.
- 3.6. The buildings affected were Pandora, Callisto and Maddison Courts. Countryside were aware that people would be living there during the works, and would continue to meet fortnightly with the residents' association as well as the developer, Mainstay. Assurance was given that channels of communication would be kept open, including a letter-drop to residents around the site before the start with contact details for any issues to be raised.
- 3.7. It was confirmed that the fee paid by Countryside for the use of the site would be earmarked for local community initiatives, including those already planned.

#### **4 Review design brief - Existing residents and co-design – and Procurement Panel update**

- 4.1. MD gave an update on refurbishment progress over the summer, and answered queries:
- 4.2. The redevelopment programme had been approved at Cabinet, but no timeline was yet in place.
- 4.3. The Regeneration Team had been asked for input concerning public realm (external and open spaces) issues needing addressing in the interim, and wished to work with residents to identify main areas for improvement. Already noted were garages, bins, planting, overgrown areas, and playground upgrades. Further feedback was requested from residents. Covid had restricted walkabouts, but one would take place in September and members were asked to also send in emails and photos of areas for improvement to the LBN Regeneration team. There would also be at least one meeting over the next couple of months. Sample surveys had already been done and reports on progress would be made to the steering group as detailed proposals and a timescale were developed. The regeneration programme would be unaffected by this interim upgrade.
- 4.4. Although housing priorities for the new development were yet to be discussed and developed with local residents, MD confirmed the housing would be aimed at Canning Town residents (including those with right to return) who would receive priority when the new housing was allocated.
- 4.5. The kind and level of refurbishment work done to each block had not yet been decided, although there was a baseline standard, even for those residents in blocks marked first in line for decant and demolition. More detail would be given at future meetings.
- 4.6. In response to concerns about the recent decline in standards of caretaking, especially refuse collection, MD explained that a maintenance plan would be put in place once current concerns were understood. Work would be joint between the council, Housing, Regeneration, Public Realm, Greenspace and residents.

## 5 Regeneration Programme

- 5.1. MD explained that approval had been given by the council in June and the tender process for design of the master plan was being developed. Draft documents would go out at the end of the month. The document included the design brief and detail concerning the expectations and standards to be met, according to council policy. Co-production was an additional section, outlined in detail in Appendix 7 (3 pages of 67 in total) as it needed to be fully understood and costed by those tendering. The document was still a working draft.
- 5.2. Expressions of interest had been received and a shortlist of half a dozen companies prioritised, using the steering group's questions. It was not possible at this stage to share the names of those shortlisted. Confidentiality would be lifted as soon as the ITT (Invitation to Tender) documents had been issued.
- 5.3. Training would take place before the appointment of the contractor in December, to decide key stages and detailed planning.
- 5.4. **ACTION Steering Group** to receive the whole document within a week and feedback within five days of receipt, focusing on Appendix 7. SK and MD to facilitate this by answering individual or collective questions.
- 5.5. Following agreement of the final document to go out to tender in this initial stage, workshops and other inputs would take place on all key aspects of the design brief, with residents fully involved in the actual (co-production) design of buildings.
- 5.6. The Housing Needs Assessment survey had had only a 15% response and was therefore not yet closed. Door knocking and phoning were planned for the coming weeks to ensure it closed with a valid number of responses.
- 5.7. **ACTION Steering Group members** to help advocate for residents to complete the survey, informing them of phone and library session support from AK and SK, and block pop-ups to encourage resident involvement.

## 6 Engagement Programme

- 6.1. AK shared an update on the Steering Group Terms of Reference. Changes included a new Youth Representative (MM) and a section concerning consent for images and data to be shared.
- 6.2. **ACTION Steering Group** to receive updated Terms of Reference document and return any comments to AK
- 6.3. The *Housing Needs Survey* had been reported at item 5

- 6.4. A *Community Initiatives* survey had been designed in conjunction with members and would be ready for use at the block pop-ups along with the Housing Needs Survey.
- 6.5. Block pop-ups would take place with volunteer involvement on Mondays, Wednesdays, Fridays or Saturdays 15:00-17:00, 16:00-18:00 or 12:00-14:00, days and times to be decided. This would replace the planned single event at Trinity, which was not currently available, and would enable information to be more accessible to residents. The pop-ups would raise awareness about what was happening with the regeneration programme; answer frequently asked questions; explain the regeneration process; give local information and provide support to complete the surveys. They would be publicised in advance and be colourful and attractive. The meeting agreed that a Christmas event at the Trinity would work well and that the Steering Group should be involved in helping plan and take part in this.
- 6.6. AK reported briefly on the *Community Initiative meeting* that had taken place earlier in the week, focused on the role of Steering Group members.
- 6.7. The use of Newham's *Co-Create* platform was under consideration to increase wider reach of the programme within the community, in particular amongst young people. Other views on ways to engage were sought from members. Further consideration would be given to this following the block pop-ups.
- 6.8. A day of *study visits* with a focus on the regeneration in the Olympic Park was planned to look at different sites and raise awareness of the regeneration process in the local area. This would include looking at areas where regeneration had already taken place, and the chance to meet one another. Members were asked for input on date, time, structure and content of the day. This was proposed for 6-11 September.
- 6.9. **ACTION Steering Group** to give further consideration to the study visits day once further detail has been received
- 6.10. The Trinity Centre was still under consideration as a regeneration hub. In the meantime Ayo was available at Canning Town library to help residents complete surveys.
- 6.11. Dates were summarised and shared:
  - Study visits w/c 6-11 September
  - Block Pop-ups 13-25 September
  - Co-production 16 September
  - Next Steering Group meeting 23 September
- 6.12. **ACTION** AK to investigate whether the next Steering Group meeting could be in person, or take a hybrid approach.

## 7 Canning Town Times article

- 7.1. **ACTION SK** to circulate draft article to Steering Group members for feedback within a week.

## 8 Newman Francis update

- 8.1 AS introduced himself and explained his background and role in the Canning Town regeneration programme on behalf of Newman Francis.
- 8.2 HM explained Newman Francis' role, programme and involvement in the regeneration process. This would include two outreach sessions every month; one-to-one discussions by phone; separate sessions for homeowners and tenants; training; sessions on housing allocations; study visits, and a bulletin. HM also offered a further workshop to explain the Housing Offer in more detail. Residents often also brought other issues and NF could signpost to other services and give support, alongside their regeneration remit.

## 9 Any Other Business –

- 9.1 AK would now be away until 6 September. MD would be away for the week of 28 August.
- 9.2 The *LoveCleanStreets* (Newham app) was introduced and people encouraged to use it.  
**ACTION Mustaf** to contact SK concerning issues with use of the app.
- 9.3 Engagement with several Mears tenants was raising a number of concerns around the issue of whether the Council could offer these residents full housing duty. HM reported that he was receiving calls from some Mears residents who were very anxious about the possibility of having to move out of their present accommodation and not knowing where they would be moving to.
- 9.4 **ACTION** next **Steering Group** Meeting discuss how to involve current Mears residents who may not be owed full housing duty by the Council.

HM thanked everyone for attending and contributing and wished everyone a good weekend.

**Date of next meeting: Thursday, 23 September 2021 At 18:00**

(In-person or by Zoom to be confirmed)