

**NOTES OF CANNING TOWN RESIDENTS' STEERING GROUP MEETING
HELD IN PERSON: THURSDAY 20 JULY 2023 at 6PM, TRINITY CENTRE E16**

AGENDA

	Item:	Item Lead:
1.	Welcome and introductions, minutes and actions	Judith J with Howard Mendick
2.	Previous Minutes	Judith J
3.	Design update	Alex Luria, Athina Stylianidi, Shade Abdul
4.	Landlord Offer and Ballot Process	Mark Green
5.	Engagement update	Dami Segun
6.	Newman Francis update	Howard Mendick
7.	Any other business	All

Present:

Residents:

Ibironke O
Judith J (group Chair)
Edward R
Fawsia E
Sheila A
Ameerah S
Helen A
Natalia B

London Borough of Newham:

Mark Green – Regeneration
Programme Lead
Rubaiyna Oozeer – Corporate Comms
Lead for Housing Regeneration and
Dami Segun - LBN resident
involvement

NewmanFrancis:

Howard Mendick - Consultant

Design Team (Jestico & Wyles)

Athina Stylianidi – architect at J&W
Alex Luria – lead architect at J&W
Shade Abdul – Deft Space

Notes - Howard Mendick

1. Welcome and introductions

- 1.1. Judith welcomed everyone to the Steering Group's first ever in person meeting. Judith added how good it was to meet everyone in person and welcomed Natalia who was attending with a view to joining the Steering Group.

2 Minutes of the previous meeting (15.6.23)

- 2.1 The previous minutes were agreed as a true and accurate record. Update on the previous minutes:
- Mark confirmed that he was looking to get approval at the July Cabinet meeting to bring forward an additional 40-60 socially rented homes on the vacant

homes site, in addition to what is currently being proposed for the Vincent Street site. This will mean that approximately 200 socially rented new homes will come on stream within the next 3-5 years.

- Mark added that residents had been listened to with regards to retaining the 3-4 bedroom homes on Edwin Street. He added that the Edwin Street area would still benefit from improved landscaping, plus there would be additional refurbishment to the existing properties, as well as further work carried out to improve aesthetics. MG stated that there were also financial considerations meaning that it would be more cost effective to retain family homes on Edwin Street. MG confirmed that the play park alongside the A13 would also be moved. It was agreed (confirmed by Natalia) that the present play park was poorly positioned and under-used).

3 Design update (presented by Alex, Althina, Shade and Mark)

Using the 3D model Alex and Athina summarised the changes made to the Masterplan following resident consultation, how it was evolving over time and how changes in building regulations also needed to be considered.

- 3.1** AL and AS presented **four CGI sketches** which aimed to evoke what the project aimed to deliver and achieve. They talked through sketches on: 1. The Urban Park 2. Connections 3. The Mews Street 4. Main Streets.
- 3.2** AL explained that the Vincent Street site is fully designed but that the Masterplan is essentially an outline of what is being proposed. AL confirmed the information that the Masterplan would need to contain: the number of homes, the heights of the blocks and where they will be placed, how the different parts of the Masterplan connect with each other and the surrounding area. The Masterplan would also contain information about balcony treatments and the kinds of materials that would be used. AL emphasised that a Masterplan is not fully realised and does not contain the detailed designs but is meant to evoke a sense of place, an impression of what it could look like.
- 3.3** AS demonstrated the path of the sun around the Masterplan area and how the Design Team was working to maximise sunlight and daylight in the new homes. AS also added that the proposal was now to provide a much larger urban park in the centre of the Masterplan.
- 3.4** MG informed the meeting that there were sites within the Masterplan area that were not in LBN control - the Beckton Arms pub and the River Christian Centre and church. MG confirmed that both were looking to develop their sites and added that their schemes would be subject to planning control (for example, planning policy stipulates a maximum of 15 stories) and that he would be pushing to make sure that their schemes fitted in with the Council's proposals.
- 3.5** AL, AS and SA presented a **vision document** which aimed to communicate the scheme's aspirations to provide great quality new homes (built to last), a commitment to build lifetime homes to Passivhaus standards, meaning much lower energy bills (on average 70%-80% lower than existing bills). Fawsia

requested clarity about the percentage of genuinely affordable homes. MG confirmed that the Masterplan would deliver 50% genuinely affordable homes across the whole Masterplan site and there would be between 1300-1400 new homes. This would include around 500 new family homes, 3-5 bedrooms. MG confirmed that the Regeneration Team would be organising further study visits so that residents could start getting a feel for the quality of new homes emerging across Newham.

- 3.6** AL added that the principles contained within the vision document would be highlighted as part of the Landlord Offer with an emphasis on active and healthy living, biodiversity and environmental sustainability, the area's unique history and community as well as the facilities and amenities that regeneration can provide.

4. The Landlord Offer and the Ballot Process

4.1 MG handed out copies of the draft Landlord Offer for Canning Town. He explained that the document builds on the original Resident Charters for Canning Town, Custom House and Carpenters but contains elements that are bespoke to Canning Town. He added that the development of a **Local Lettings Plan** for Canning Town would ensure that existing residents would receive priority for the new homes.

MG explained that the Landlord Offer was more than just about new housing and that there would be large scale community benefits arising from the £500-£750 million, investment into the Canning Town regeneration area. There would be financial contributions to local schools, jobs, apprenticeships and training opportunities, improved transport infrastructure, support for adult education and health facilities, a whole range of community benefits. MG emphasised that the Council wanted to clearly communicate the positive aspects of the programme and also challenge misinformation and some of the myths surrounding regeneration. MG conceded that there had been an erosion of trust over the last twenty years or so, and that sometimes national politics was played out at a local level. MG explained that he hoped that the Steering Group would play an important part in helping bring the community on board by highlighting the positive aspects of the regeneration when talking to friends and neighbours and attending events etc.

MG went on to say that in future there will be a regular slot at meetings to report back on progress with the refurbishment programme and that this would be delivered by the Director or Assistant Director of Housing.

MG talked through the **Landlord Offer**, explaining the different sections and the Council's commitments to the different tenure groups. It was agreed that there needed to be a separate session devoted to the Landlord Offer (perhaps as a page turning, joint read through exercise) to further explain the commitments, the presentation of the Masterplan itself and also to test whether as a whole the document read well, and could easily be understood by the whole community.

Ameerah wanted to be sure that there would be translations and interpretation for residents who did not speak English as a first language. MG confirmed that this would happen. Howard recommended that the Landlord Offer should contain information

about the regeneration's aspirations around community wealth building and how social value would flow back into the community. MG confirmed that this was good idea and was something that could be introduced into the Landlord Offer.

ACTION: NewmanFrancis to organise a workshop on the Landlord Offer with the Steering Group.

Fawsia led a discussion about what more could be done to support households in temporary accommodation and how they could receive the necessary reassurance that there would be a clear pathway for these non-secure households to gain secure tenancies. Fawsia asked: "Can residents in Temporary Accommodation be given secure tenancies before the actual ballot?" MG and DS stated that they will take this question back to the Housing Department and then update the Steering Group.

ACTION: Regen team to provide a response to the above question.

The Ballot Process

MG and DS explained the ballot process and that an independent organisation, Civica would run the ballot on the Council's behalf. The voting process was explained as well as what was likely to happen if residents voted against the regeneration.

The Rest of the July Steering Group meeting

Judith informed the meeting that it had been important to devote as much time as possible to the latest design news as well as the Landlord Offer document and with this in mind it was agreed to defer the additional agenda items until the next meeting.

AOB

Ruby updated on the Summer programme and confirmed that publicity would be delivered to all households across the regeneration area over the next few days.

DS and MG requested that a group photo was taken, for inclusion in the Landlord Offer document.

Finally, it was agreed that holding the meeting in person for the first time had been a very positive experience and that everyone had contributed well to the discussions.

The meeting finished at 8.15pm

*Date of the next Canning Town Steering Group meeting:
Thursday 17 August 2023*