

Canning Town Residents' Steering Group

Thursday, 22 July 2021 @ 6.00pm via Zoom, prompt start @ 6.05pm

AGENDA

Item:		Item Lead:	
1.	Welcome and introductions	Howard Mendick, Newman Francis	6:05pm
2.	Minutes from last meeting	Howard Mendick, Newman Francis	
3.	Storage Compound	Toni O'Connell, Scott Law could not attend. This agenda item was presented by Santokh Khaulder	6:15
	Newham Adult Learning	Neelam Kumar, SW Area Manager of Newham Adult Learning Service	6:30
4.	Review design brief – Existing residents and co-design – and Procurement Panel programme	Maeve Dowling, Senior Regeneration Manager	6:50
5.	Housing Needs Survey - Update	Algina Kamara, Resident Involvement Manager	7:00
6.	Reach Out Event / Walkabout Day (Carpenters hub/construction skills lab / regeneration housing schemes around Olympic Park)	Algina Kamara, Resident Involvement Manager	7:30
7.	Canning Town Times - Update	Santokh Kaulder, Regeneration Manager	7:40
8.	Newman Francis Update	Howard Mendick, Newman Francis	7:45
9.	AOB	All	7:50

NOTES OF TWELFTH CANNING TOWN RESIDENTS' STEERING GROUP MEETING

Thursday, 22 July 2021 @ 6pm via Zoom

Present:

Liz Bear (LB) – Notes

Steering Group members:

Sheila A (SA)

Mustaf M (MM)

Judith J (JJ)

Martin J (MJ)

Ibironke O (IO)

Edward R (ER)

NewmanFrancis:

Howard Mendick (HM) - Chair

Maureen S (MS) – Project Team

London Borough of Newham:

Caroline Pillay (CP) – Interim Head Estate Regeneration

Algina Kamara (AK) – Resident Involvement Manager

Maeve Dowling (MD) - Senior Regeneration Manager

Santokh Khaulder (SK) – Regeneration Manager

Apologies for absence: none

1. Welcome and introductions:

1.1. HM conducted introductions around the screen and introduced the agenda.

1.2. HM gave sad news that Peter was having to resign from the CTRSG due to personal reasons meaning he will no longer have the time to get involved. Also, Ilona has resigned as she has moved out of the area. HM has written to thank them both for their positive involvement in this project.

1.3. HM advised there are now spare places on the CTRSG. **ACTION: All – to let NewmanFrancis know if anyone is interested in joining. HM – to advertise in CT Times.**

1.4. HM noted that Newham Adult Learning were not attending today and so they will be asked to come to a future meeting

2. Minutes from last meeting:

2.1. HM advised there were various actions to report back on.

2.2. HM clarified that London Borough of Newham (LBN) will only be surveying around 20-30% of properties as part of the refurbishment programme.

2.3. LBN will not be surveying leaseholder homes as the interiors are the responsibilities of the leaseholders. However, leaseholders would benefit from improvements to the communal spaces.

2.4. The remaining items will be picked up through this meeting .

3. Storage compound:

- 3.1. SK explained that Countryside Homes are carrying out cladding work at East City Point development. They have requested use of the Formunt Close vacant site for storage.
- 3.2. SK has asked them to attend the August CTRSG meeting to present their proposals.
- 3.3. HM asked where the rental money will be reinvested. SK advised it is hoped it will be reinvested into the regeneration programme. CP clarified that the decision on this would be made by LBN, and they have prepared a paper making a case for some of the money to come back to the community. However, LBN, like authorities across the country, have severe financial challenges and that the money could possibly be earmarked to plug the gaps created by Covid expenditure.
- 3.4. SK advised they are still awaiting the final proposals and the timeframe for usage is not clear as yet.
- 3.5. MD reassured that it would not interrupt the delivery programme for the regeneration and that in fact it will be better for the area to have the site occupied and secure.

4. Review design brief and Procurement Panel update:

- 4.1. MD gave a presentation (included with these minutes)
- 4.2. This included the procurement process – 13 companies had been shortlisted for their ability to deliver and they have been asked to provide expressions of interest. From this, 5 companies will be shortlisted and given tender documents. Evaluation will be weighted on approximately 70% quality and 30% price.
- 4.3. MD explained the Strategic briefing documents, which address LBN's plans and strategies, including the Design Brief, which will include emphasis on co-design and co-production.
- 4.4. MD presented an indicative timeline of the main stages of the Masterplan. The planning application and decision stages will be lengthy as a £3.65m project needs to be detailed to ensure to get it right. MD advised caution as dates will change and lots of things can interfere with the programme journey. However, everyone agreed that it was good to see an indicative timeline as well as the main steps in the process.
- 4.5. There will be a hybrid application. This will be the Master Plan including a more detailed focus on Phase 1, the Vincent Street site, to enable work to start as soon as approval received. The site will not require a residents' ballot but that is not the reason for bringing it forward. This site is being prioritised as it is vacant and to enable application for GLA funding, so that the first new homes can be built.
- 4.6. MJ advised that residents who had previously been decanted may wish to return. It was agreed that residents with the right to return will be contacted.
- 4.7. MJ noted his concern about the Fife Road shops which were old and a 15-minute walk. MJ was particularly keen that the project facilitate easy and safe access to the town centre. MD confirmed that access to the town centre was in the Design Brief.

- 4.8. MJ was strongly concerned about the blocked-up subways which caused people to cut across Silvertown Way leading to safety concerns. JJ thought there had been discussions about whether to reopen these. **ACTION: MD to investigate further and report back.**
- 4.9. MD emphasised that co-production runs through all processes; it was important that all involved in this project understood this; hence it is in the design brief. MD added that LBN is committed to the full definition and principles of co-production. She also detailed the plan for monitoring co-production.
- 4.10. SK advised there will be tight deadlines and it is essential to get resident input via the Procurement Panel
- 4.11. HM advised members of the Panel were in the meeting tonight – IO, MM, SA, JJ
- 4.12. IO fed back that she was glad that MD had incorporated some issues that the panel had raised especially in the monitoring once the design team have been appointed. She recognised that one group feeds into the others, so everyone is kept in the loop.
- 4.13. IO apologised for missing the deadline for sending in questions for the Procurement Panel. AK confirmed questions can still be sent in and that they will have another meeting next week to discuss. **ACTION: ALL -send in questions to AK if not done so already. AK to set up meeting for next week**
- 4.14. SK thanked IO and proposed that editorial/ community investment panel updates should be a small agenda item in future meetings.

5. Housing Needs Survey:

- 5.1. AK advised that the survey launched on 5 July. There had been a slow response rate with 23 completed online so far. Text messages and e-mails had been sent to about 250 residents. She hoped to increase the response rate in the next four weeks. **ACTION: AK to resend link to CTRSG**
- 5.2. AK advised that residents could also have face to face support to complete the survey. Ayo, Regeneration Officer, plans to be at Canning Town library on Tuesdays to assist in this. **ACTION: ALL – contact AK if anyone would like face to face and promote to neighbours.**
- 5.3. AK advised the survey will also build a profile of the communication preferences of residents and will also learn what is effective. This will be very useful in terms of understanding what works best as we move forward to the ballot.
- 5.4. IO advised that her text had been sent to her landline which could not be retrieved and that texts are best on mobiles. **ACTION: AK to review text database and remove the landline numbers.**
- 5.5. MJ suggested that the subways were managed by the Highways Agency and possibly funding could be sought from the agency to fund A13 noise protection works.
- 5.6. MM commented that AK had communicated well by letter and text and thanked her.

6. Reach Out Event / Walkabout Day:

- 6.1. AK updated the meeting on the **Reach out event** planned for 12-4pm Saturday 21 August at the Trinity Centre. It will be fun and informative and a chance to meet people in person. The surveys had shown a lack of awareness on the regeneration programme and the event can be used to increase awareness. Residents will be able complete Housing Needs surveys at the event.
- 6.2. A survey for community initiatives will also be launched at the event. This survey is in design and AK thanked the working group for their involvement. She will send the survey out to the CTRSG to look at and test; it will then go to senior management for approval and budget.
- 6.3. AK emphasized LBN wants the CTRSG to play an active part in this event – so that it is truly a collective effort between the CTRSG and LBN. She will finalise the plans and assignment of any outstanding roles at the next meeting on 19 August.
- 6.4. AK explained that the Walkabout Day will be an opportunity to work together and visit various existing regeneration areas including Carpenters hub and the TfL construction skills lab. It will be a day of learning, getting information and ideas. **ACTION: AK – to send an e-mail out to find out what days in September suit the CTRSG**
- 6.5. MJ raised worries about the impact the Silvertown Tunnel will have on local traffic and wants a map and plan of what's happening. SK advised that this national infrastructure project should have already factored in traffic impact. **ACTION: SK – to find the Silvertown plan and share with the CTRSG.** HM noted that a lot of residents were concerned with this. **ACTION: HM – to arrange agenda item on Silvertown Tunnel at future meeting.**
- 6.6. HM asked if the plan was to set up a regeneration hub at the Trinity Centre. AK confirmed this, pending health and safety checks, and that it would be staffed 1-2 days per week for residents to meet, discuss concerns etc. HM confirmed NewmanFrancis could do drop-ins and coffee mornings as the more presence on the site the better.
- 6.7. HM noted that the Reach Out event and regeneration hub will help raise the low level of awareness of the project and NewmanFrancis can also help with survey collection.

7. Canning Town (CT) Times:

- 7.1. SK advised the Mayor wanted more resident involvement in the CT Times. As such the front page will include a summary from JJ as chair of the CTRSG – so that is the first thing people see. As the first edition it is important that it is resident focussed as LBN put people at the heart of everything they do.
- 7.2. IO asked how the CT Times will be distributed. SK confirmed that a hard copy will be posted through every resident's letter box. Copies will also be left at the library, Trinity Centre and at Reach out events. MD suggested that copies of the CT Times can also be put at Morrisons
- 7.3. The CT Times also has QR code so that residents can use their mobile to go straight to the Housing Needs survey online.
- 7.4. SA asked whether the paper was for Canning Town only or Custom House too. SK confirmed it was for residents living in the Canning Town regeneration area as it is those residents that are affected directly. Though others will be able to pick it up at various points.

8. NewmanFrancis update:

8.1. HM welcomed MS. He advised that NewmanFrancis were ready to resume door to door outreach work. They are keen to be on site, meet the community, start building links. Covid has made this very difficult, but keen to progress as long LBN agree.

8.2. NewmanFrancis have carried out various training sessions with the CTRSG and are keen to do another session soon. Potentially considering sessions on the Housing Allocations process – how will residents be supported, what are their rights, where can they move to etc. NewmanFrancis did similar with Custom House steering group and it proved very useful.

ACTION: HM – to contact CTRSG with details.

8.3. CP advised that the Housing Offer booklet will be available at the Reach out event. HM suggested a refresher workshop for the CTRSG on the Housing Offer to see how all tenures are affected and impacted. **ACTION: HM – to include as part of a CTRSG meeting, perhaps in August.**

9. AOB:

9.1. MJ raised concerns about the Lawrence Street houses. He commented that the Vincent Street secure tenants have a priority decant but these houses don't. MD advised that LBN will be working on the decant strategy in the next few months and will be reviewing Lawrence Street at this point.

9.2. ER was seriously concerned that residents will not get like for like e.g. Same room sizes, up/downstairs. A lot of residents will be thinking the same. ER said that in 2012 they were promised the same room size. He understands that things do change but residents should not be at a loss. CP acknowledged it was a concern for residents. She confirmed that accommodation needs to be maximised due to the huge homelessness within the borough. CP advised they do aim to make sure that residents are not disadvantaged but she cannot promise it. CP confirmed that if someone is living in, for example, a 2-bed property and has a 2-bed need they would get a 2-bed property. Likewise, if a household is in a 2-bed but has a 3-bed need the Housing Needs survey would pick that up. The design lay out will take into account current and future needs. There was a lot of discussion on this topic. CP advised that this issue would be covered when the CTRSG looks at the Housing Offer; it lays out clearly what LBN will do for different residents, and it is a better offer than the Residents' Charter.

ACTION: HM – to contact ER after the meeting.

9.3. SK congratulated the CTRSG on its first year and welcomed MJ back.

9.4. MM said he had found the meeting informative and thanked everyone.

9.5. JJ raised concerns about the way LBN had set up the CTRSG without first sorting out whether all residents will be rehoused. Some Mears residents may want to be part of the CTRSG but could be told they won't be rehoused. HM confirmed he had taken quite a few calls from concerned Mears' tenants. **ACTION: HM – to get clarity on position of Mears' tenants from LBN, CP – to invite Darren Levy to attend meeting to discuss Mears' tenants in detail.**

9.6. HM drew the meeting to a close, thanked everyone for attending and wished everyone a good weekend.

Date of next meeting: Thursday, 19 August 2021