

# Hackney Wick Fish Island | Cultural Interest Group

**“Working together to establish a permanent, sustainable, creative economy in Hackney  
Wick and Fish Island”**

## **CIG Minutes – December 2018**

Minutes of the meeting on Friday 14th December 2018

Held at: Hub 67

### **ATTENDANCE:**

Sir William Atkinson – Canal & River Trust (Chair)  
Josh Davies - Telford Homes  
Lavinia Blogg - Telford Homes/Four Communications  
Stephen Pedro - Telford Homes  
Catherine Smyth - LLDC  
Sarah Green - V&A  
Chris Hale - The Collective  
Harry de Lotbiniere - Hurlington  
Andy Clark - Kanda Consultancy  
Miranda Kimball - Lend Lease  
Jessie Lenson - Lend Lease  
Catalina Boghici - Lend Lease  
Josh Bailey – PPL PWR  
Dave Pilkington - St Columba  
Hanna Osundina - Balfour Beatty  
Kadine James - Hobs Studio/Kind Collective  
William Chamberlain - Creative Wick  
Amalia Navarro - Unit G Gallery  
Kevin Skinner - Unit G Gallery  
Freya Berry - Whippet Productions  
Rick B - Whippet Productions  
Cllr. Jess Webb - Hackney Council  
Cllr. Nick Sharman - Hackney Council  
Cllr. Chris Kennedy - Hackney Council  
Ashleigh Wheeler - Yard Theatre  
Reuben Jacobs - Grow

## **1. Telford Homes update - Stephen Pedro**

Stephen confirmed work has stopped until the end of 2018 in the meantime they hosted a consultation meeting which produced a newsletter of the results.

They are currently working on an effective methodology to stop the odours and give their findings to the LLDC who will inform the local community.

--- LLDC are in talks with Telford Homes, working on remediation strategy once the submission is fully ready their consultant will analyse with full scrutiny Telford Homes' plans, when they are satisfied they will sign the proposal off.

--- Four Communication said there is additional info on the website for locals who have queries on the FAQ page

--- Will Chamberlain stressed the importance of arranging meetings with the businesses surrounding the site such as Grow who are still waiting for a meeting with Telford Homes. Judging from recent feedback it would be beneficial for Four Communications and Telford Homes to visit the local community, particularly those businesses who were unable to attend the one day consultation.

---Four Communications stated they are hoping to set up a one on one meeting with local business.

--- LB Hackney Wick Ward Councillor Nick Sharman said that he sees real gaps in communication between LLDC and Hackney Council they need an effective way of working together in future. He also has concerns over the Wallis Road construction sites and there needs to be more parking controls to assure pedestrian safety. The developments have encroached on to the pavements effecting school runs, there should be increased parking supervision especially with sub-contractors as Wallis road is a main route for everyone.

--- Catherine Smyth from LLDC responded to the Cllr. Sharman saying that they have set up a Construction Transport Management Group with representatives from the all property developers in HWFI and LLDC representatives to look at issues that have been presented by the community. There was general acceptance that there are problems for the locals caused by construction and that they aim to meet regularly. There are proposed positive moves from developers to put some money into this for having traffic marshalls and lollipop people.

--- Chairman stipulated that for this Construction Transport Management Group to be effective it needs to have local people at that meeting

---LLDC are looking at possibly including the local people at this meeting but for now are concentrating helping developers work together.

---Will Chamberlain asked to have minutes from this meeting shared via the CIG newsletter.

## **2. A12 Eastern Undercroft - Sir William Atkinson**

Below the A12 Eastern Undercroft an artist by the name of Jay lived in this location and exhibited his artworks but has recently been evicted from the site. A meeting was held by local people at Canal & River Trust's offices attended by Sir William Atkinson, Lee Wilshire from London Waterways Projects and Cathryn Miles Griffiths from We Are the Wick and Peter Bennett from Grow where it was agreed that Cathryn and Peter would conduct a community consultation to find suggestions for a sustainable creative locally managed long term use for the site that can be beneficial to all.

## **3. The Collective/Hurlington - Harry de Lotbiniere**

With its past history in providing co living and shared spaces for creative individuals The Collective is partnering with Hurlington to build a new development on the McGrath skip storage depot site between White Post Lane and Wallis Rd opposite the Lord Napier which will encompass maker space and creative workspace with a covered market, restaurant, multi-use studios and a hotel. They aim to be a long-term custodian of the site with a more creative approach to the architecture to add to the well-known creative identity of Hackney Wick.

The site has been a troubled location in the past because of sewer and flood risk and past schemes not successful to tackle this and find a solution. They feel that they have now successfully done this by working with the environment agency and LLDC on this scheme.

The ground floor will be a makers market and restaurant, the first floor will have affordable workspace, co-work area and entrance to the hotel. They want to provide a space where products can be made and then sold on the market at the same location. Making work together will be encouraged with a focus on collectivity.

They want to attract the global community of entrepreneurs, designing high quality space and accommodation with an events program to encourage guests to interact with each other and local community to share ideas and skills. Hackney Wick is already great for this they want to tap into the area's existing culture and creativity so the hotel allows people to stay in Hackney Wick Fish Island for business or pleasure for more than a short stay.

Character and community is the drive for the whole site and one that fits with the feeling of Hackney Wick affordability is important, and a space that is usable by existing creative businesses. They are keen to work with Creative Wick and other local business to find out what is needed in HWFI.

Have been speaking to local business already they want to be in the area long term not just selling flats, they need the ground floor market place and studios to work, which needs the right sort of occupiers to commit to the space. The Collective is looking to provide a cross

functional type of work spaces.

---Will Chamberlain asked what are the price points for the hotel and studios? £8 per sq foot - £16 sq foot such as Stour Space being £15 is just about sustainable rather than current developments in HWFI that are £25-35 sq foot which is not sustainable. Creative Wick has already been speaking to developers and LLDC about the possibility of having a regular outside art and craft market in White Post Lane and this proposal would fit well with that. There has also been a number of market initiatives in HWFI that this could link with – Fete for the Wicked, Stour Space Makers Market, Grow’s Art Market, Schwartz Wharf market, Barge East’s proposed market and Vinyl Pimp’s Flea Market. Important to try and work with them all to support each other.

---The Collective is in talks with the organization that runs the Mare Street Market to gain expert advice on local rates for store holders. Things could change in planning process but aiming for £15 or less. Some studios will be much less and some alot more depending on occupiers.

--- Councillor Nick Sharman - Asked what is the sustainability of The Collectives model for affordable rents? For how long can they deliver genuinely affordable rents with a cross subsidisation model? The area they plan to build in needs a long-term commitment to affordability not simply providing affordable workspace at the planning stage and then increasing rents.

---Will Chamberlain suggested that affordable artist residencies in the hotel would be good initiative as well as creative business incubator accelerator support.

--- The Collective want to give affordable rents but can’t confirm the rates now. Regarding the hotel rooms; price point is from £100 per night 90 day stays max. They will be happy to look at the possibilities of artist residences.

Timing - mid next year 2019 after their planning permission is accepted the development will begin and may take 18 to 20 months to complete.

#### **4. PPL PWR – Josh Bailey**

A schools workshops based in East London area funded by Royal Academy of Engineering to conduct two workshop series aiming to inspire young children to think more about engineering.

They want to teach about sustainability ideas and alternative energy. The workshop will facilitate the design of a renewable energy device and make it with laser cutting machine and 3D printers.

The workshop series will be for 16 weeks and are looking for participants young adults between ages 14-16.

For more info see <http://www.pplpwr.org.uk/index.php/2018/11/06/working-with-the-royal-academy-of-engineering/>  
And contact **letizia alianelli** <leti.alia@gmail.com>

## **5. Whippet Productions – Freya Berry & Rick B**

The launch of a new Krypton Factor experience - originally a TV game show will be housed as a pop up in the now closed Things Fashions t shirt printing company building at 66 Wallis road, there will be no change to the exterior of the building.

The experience will be a visitor attraction real life action game show which tests mental quickness, agility and response time along with flight simulator and assault course. A bar will be in the venue to provide downtime and social connection after the game show.

Whippet productions are looking for views and collaborations, would love to connect with community and get their views on the proposed relaunch.

Will Chamberlain - asked if there would be employment opportunities for the locals also he recommended them to get in touch with Bearded Kitten in Swan Wharf as they have experience in immersive event installation in Hackney Wick.

Whippet Production-- listed some of the jobs created by the project being site marshals, actors, bar staff and office staff.

A projected 1st May 2019 launch with the roughly 2 hour Krypton Factor experience being approx. £56 which is slightly under Crystal Maze in Angel 2 hour activity.

## **6. Affordable Creative Workspace in Hackney Council owned Buildings – Old Baths and Trowbridge Centre**

Hackney Council is working with Arbeit at the Trowbridge Centre and Stour Space at The Old Baths on Eastway to provide affordable makerspace and creative space with a permanently affordable rent for 7 years at £15- £18. Planning applications for change of use and development have now been submitted

This initiative is supported by mayor of London Good Growth Fund: supporting regeneration in London

--- Councillor Chris Kennedy reminded the attendees that Councils should look at the lack of creative studios and see it as a matter of utmost importance to provide permanently affordable options.

## **7. Wick Wednesday – William Chamberlain**

Telford Homes have been supporting Wick Wednesday for last 12 months and there are now more than 45 venues taking part each month with more open studios interested in joining those at MotherX and Stour Space and taking part. The current sponsorship period has just ended and Telford Homes have offered to extend their relationship. The Arts Council has also invited Creative Wick to apply for funding to make Wick Wednesday more effective as we look to promoting an Open Studios each month and a regular makers market. Finding more diverse sponsors will allow us to increase our support of local HWFI creatives and designers each month particularly via Wick Wednesday and extend the reach and impact of the initiative.

After a recent review and in light of the pollution problems on the Wallis Rd site, it was agreed that the financial burden should not be put on one developer to fund Wick Wednesday and that the correct approach should be more inclusive.

At this moment the outcome of Creative Enterprise Zone application is yet to be announced by Mayor Sadiq Khan, the announcement will be held in Lambeth Town Hall rescheduled for 12pm today, 10 areas were shortlisted.

As well as colleagues from the Community Development Trust, The Yard, Stour Space and Grow, Here East, V&A,LLDC, Hackney Council and Tower Hamlets will be in attendees hoping to hear the good news that HWFI are one of the winners.

--- Councillor Chris Kennedy - recommends that if HWFI are awarded Creative Enterprise zone status any possible funded projects should involve all different people living and working in HWFI in decision process on how to use the money. This would be an innovative way to make it an inclusive creative area.

**UPDATE – Hackney Wick and Fish Island was chosen as one of the first 6 Creative Enterprise Zones alongside: Brixton, Croydon, Hounslow, Lewisham and Tottenham.**

<https://www.london.gov.uk/press-releases/mayoral/mayor-announces-first-creative-enterprise-zones>

### **AOB**

Unit G Gallery, Kevin - Previously located in 117 Wallis road they are looking for a new home, they want to stay in the area but it needs to be affordable. Their USP is that more than half the artists on their roster must come from HWFI.

Ideal space for their gallery is 50 sq metres -600 sq foot for at least 2 years, it can't be used as a bar or restaurant whilst the exhibition is up and they are happy to share spaces and be flexible. Must be publicly accessible.

Please contact Kevin on [gallery@unitg.london](mailto:gallery@unitg.london) if you have anything suitable.

**Grow, Reuben Jacobs** - The Hackney Wick station change of entrance has had a drastic effect on businesses in Main Yard. They and other businesses in that area are not happy that this entrance will stay for the next 2 -3 years. With the huge increase in rent to reflect increase of interest in Hackney Wick they are working harder to pay rent.

Majority of the public turn left into Queens Yard and find it more challenging to make their way to Main Yard where Grow, The Boulder Project and Number 90 are situated.

Grow propose opening up an adequate passageway already in Hackney Wick station which London Overground say is currently used for services only.

Grow say that there is a large well lit walk way which leads directly to Wallis Rd and towards Main Yard from the station and has the exact same lighting as the temporary ramp used by the public during development in 2018.

-- Councillor Jessica Webb - states she will accompany Reuben to see the proposed entrance they want opened up and see whether it would be feasible and contact London Overground to take this up

**The next CIG meeting is at 9.30am on Friday 11<sup>th</sup> January 2019 at The Old Baths on Eastway**