

# Hackney Wick Fish Island | Cultural Interest Group

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Minutes of the meeting on Friday 11<sup>th</sup> September 2015

Held at: **HUB67, 67 Rothbury Road, Hackney Wick, E9**

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

**In attendance:**

Karenjit Clare (Loughborough in London)  
Simon Baxter (LB Tower Hamlets)  
Lisa Stannard (LB Tower Hamlets)  
Adriana Marques (LLDC)  
Will Teasdale (LB Hackney)  
Neil McDonald (Stour Space)  
Nathalie Limon (UCL /Institute of Global Prosperity – local resident)  
Jacob Fairless Nicholson (Local resident/Secretary)  
Andrew Atkins (Eastwick & Sweetwater)  
Mel Allison, (Eastwick and Sweetwater)  
Tony Westbrook (LLDC)  
Rachel Blake (LBTH Councillor)  
William Chamberlain (Chair, Creative Wick)  
Sophia Bromfield (Groundwork)  
Michael Bury (Groundwork)  
Dave Pilkington (Poplar Harca/Bishop of Stepney)  
Allia Fredericks (Wick Award)  
Victoria Stonebridge (LLDC)  
Leanne Hoogwaerts (Foundation for Future London)  
Nick Sharman (LB Hackney Councillor/Wick Award)  
Marta Rossi (Anthropologist)  
Simon Cole (Hackney Tours)  
Sally Anthony (Hub67)  
Jonasz Sieradzincki (Artist)

**Agenda:**

**1) Places for People, Update on Eastwick and Sweetwater – Andrew Atkins**

Eastwick and Sweetwater Project Limited is a joint venture between Balfour Beatty and Places for People. They are interested in delivering positive socio-economic outcomes for their projects. There are six architects on board, and this will create a diverse identity in the place rather than a monoculture. Tenure is 30% affordable, 35% PRS, 35% for sale. Objective is for 35% PRS to deter 'lock up and leave' tenants.

The project will deliver 1500 homes across two neighbourhoods (30% affordable). Eastwick is no.1 (North of Copperbox) and will deliver 900 homes. There will also be 7000m<sup>2</sup> of commercial space, for small neighbourhood retail shopping usage and additional community space obligations (crèche etc.) as well as two primary schools. There is a growth fund of £50000 per year for start up businesses who would like to move forward and grow their business and a 'Futures' fund for local residents at £10000 per annum.

The zoning masterplan has been rolled out and there is an objective to create a 'genuine piece of London' and there is a formal consultation period ahead.

What will these places be like? They will contrast with East Village and will provide a smooth transition from East Village to Hackney Wick. What it will be like will become clear through consultation in the coming months. Looking to reach out to community throughout the Autumn. It is hoped the sites will promote healthy lifestyles, moving around, dietary (community growing) and transport. Finally, there is an element of being obliged to think about CLT as part of the scheme. This could be residential, or workplace.

Qs:

- WC asked when are homes going on sale?

Private sale units delivered end of 2017/18. Eastwick and Sweetwater will have a cross tenure marketing suite. Tasked with providing 50-60% family units – this requires an element of forethought in terms of delivery timetable.

- WC asked how much will they cost?

Market prices (£600-650 a square foot)

- Will there be 10% accessible?

Yes

- What about family units being shared?

Family unit obligation falls across not only affordable but also PRS units. There is no mechanism to regulate the 'family' units not being used as house-shares due to land prices, however all tenure use will be in a one-stop shop, the private units won't be on-sale somewhere else.

- NS raised a question mark over how to maintain/control rents.

There are questions around where does affordability sit? How are these delivered? No overt control formula. Aware of affordable workspace dialogue.

- NS is increasingly interested in CLT element, because this gives some sort of community management. Workspace will not all reflect affordable levels. He suggested HWFI is *the*

most attractive place for workplace – there are long term arrangements needed to keep the artistic community long term, rather than writing away these issues with a few baubles at the beginning of a presentation.

- Neil from Stour Space suggested CLT should not be a token effort ‘for the community’ and that it should be done in a way that creates a stable community and economy in the area in the long run.

- WC mentioned a study over the summer that suggested that the E20 necessary hourly rate income needed to afford PRS is already higher than SW6 and asked will there be a London living wage band for this project?

There is nothing in place. Committed to London living wage for the construction phase. Commitment to London living wage beyond project phase has not been looked at.

- WC suggested we are now looking at the cost of housing not being aligned with wages. This is too late for Eastwick and Sweetwater but other schemes could benefit from this being taken into account.

- WC raised question around meanwhile uses of the space – art based projects are on the table.

Arts-led and might be able to say more about it in a month or so. There is definitely an opportunity to provide incubator space for people new to the area, or displaced, or moving on. The thread is definitely in place. Conversations are ‘tbc’ but not concrete.

## **2) Harvest Stomp Festival – Sophia Blomfield**

Harvest Stomp is a free festival run by Groundwork in the Queen Elizabeth Olympic Park on the 19<sup>th</sup> September. Various events during the day including games, arts and crafts, workshops and storytelling – the flyer has everything that’s going on during the day. Flyers available to be dropped off so please do promote through your networks.

Linked with the Mobile Garden City near Timber Lodge, a community garden at a temporary site in the Olympic Park until the end of next year (then will probably be relocated). The aim of the garden is to get the community to partake in gardening activities on Monday, Wednesday Friday drop-ins.

See [www.groundwork.org.uk/harveststomp](http://www.groundwork.org.uk/harveststomp)

## **3) Energy Garden – Michel Bury**

Energy Garden is an idea for new gardens on available land at Overground railway stations to be community led. Plans for green energy, solar lights, solar irrigation etc. Larger array of solar panels will pay for projects and also feed back into the grid. Keen to begin implementation of gardens in the next couple of years including in HWFI, and then deliver the solar panel side of things over the coming 25 years. Opportunity for community champions in the area.

Victoria Stonebridge suggested that Groundwork seek guidance from TFL and Network Rail who are landowners of Hackney Wick station. Suggested it was approved by TFL but not from Network Rail (work will start in 2015/2016).

#### **4) Planning workshop update - Adriana Marques**

Adriana is organising a Community Infrastructure Levy (nationwide legislation) /s.106/Community Land Trust workshop. It will look at how this works in relation to Section 106 as there has been some confusion around this. It will be an open evening style event, probably to be held in the White Building and will be for all local communities (not just HWFI, but also Stratford and surrounding areas). It is likely to happen towards end of October, on a weekday evening between 6.30-8.30. Details will be circulated as and when they are finalised.

#### **5) Fish Island Parking CPZ - Simon Baxter & Lisa Stannard**

Simon Baxter is head of Public Realm at TH and is aware parking can be quite contentious. Parking restrictions on Fish island are now suspended. Previously a formal consultation had been conducted and times had been rolled out (Mon-Fri 9-5 and Sat-Sun 11-9). Simon's main concern was that there was only a 7% return on consultation. He is keen to hear what community would like, traditional methods of consultation are out of date so want to address this with parking situation. Thrown it out there to the CIG to hear member's thoughts which can hopefully then be transferred to a more formal internal discussion.

- A concern of another TH councillor is that HWFI is becoming somewhere to park on the way into the Olympic Park. Why should the area be a free car park for people in the Olympic Park?

- Concern from NM at Stour Space is that there is no plan for small/large businesses. So, for example the £600 per year parking permit is out of reach for many small businesses. Suggested there should be a sliding scale based on turnover etc. Neil also said that HWFI is full of 'Lifestyle businesses' and that parking restrictions should be managed through the community, because they all have an informal knowledge of the area...

- Lisa from TH suggested that the options are: business and resident permits can be paid for quarterly which staggers the 'big hit'. Businesses could also have a business 'scratch card' for parking. Sustainable forms of transport are also another option for example sharing of a van. Lisa suggested maybe this is a good platform for thinking about more sustainable methods of transport in HWFI.

- WC said that the prospect of a sustainable creative economy is hugely damaged by parking restrictions that affect trade opportunities for local businesses but that HWFI cannot be a free car park for commuters and visitors to QEOP.

- It was also raised that the forthcoming bridge at Monier Road and the 1500 homes scheduled for delivery in the Olympic Park will bring many more HGVs and will change the traffic patterns somewhat.
- Finally, it was collectively identified there is potential for a HWFI 'working group' on parking that is more representative of the local community.

## **AOB/Announcements**

### **V22 Studios - Adriana Marques**

V22 Studios – 5 Years lease at the big yellow storage on Wick Lane. 70 studios available by Christmas 2015. Tara Cranswick, one of the directors, should be attending at a future CIG.

### **Barometer of my Heart - Adriana Marques**

Arts Admin are doing a brilliant immersive theatre piece at the Ludwig Guttman Centre in the East Village. It is all about health issues and they are giving discounted tickets for the HWFI and Stratford communities. Discounts are available for CIG mailing list – see recent email. Particular focus on male health issues which usually remain invisible and are not regularly talked about. Opens next week and runs until beginning of October

**Bobby Kasanga** announces **Hackney Wick FC** is setting up a scheme for isolated over 50s where players will invite and accompany elderly members of the community to both home and away games.

**Victoria Stonebridge**, LLDC mentioned that HWFI need a representative for this month's **Park Panel** (already passed – Monday 14<sup>th</sup> Sept). Park Panel meets bi-monthly. Starts 6pm. Agenda is the new bridge and cycle ramp, also general opportunity to give feedback about the Olympic Park etc. If someone would like to attend representing the CIG then please get in touch with Will Chamberlain.

**Will Teasdale** is leaving Hackney and moving to **LB Walthamstow** as **Head of Regeneration**. When Will first arrived in HWFI the Olympic Park was a building site. Changes are happening but the creative economy has a chance of survival. The CIG thanked Will and he gave credit to William Chamberlain and the CIG, the businesses and creative minds. Will said that the CIG is very important and will have to continue to be strong in providing a voice for the area.

**HUB67** announced fortnightly baby/children clothes/wares swap on Fridays. Another thing is 'Connect Hackney' funding which will give money for over 50s to attend events and for a creation of a memories book in association with Andreas Lang's Wick Curiosity Shop. Proposals are welcome for events that would encourage Over 50s to socialize.

**Victoria Stonebridge**, Rugby World Cup. Matches are being played at the Olympic Stadium which is one of many host stadiums nationwide. Games are on Wed Sep 23<sup>rd</sup>, Thu 24<sup>th</sup>, Sun Oct 4<sup>th</sup> and Wed 7<sup>th</sup>. Expect the area to be busy. There is a Fan Zone on the South Park lawn

open during match days until 11pm, this will screen the matches on a big screen with music events etc. For Olympic stadium matches, the Fan Park is only open for ticket holders and will be closed at Kick Off.

**Reminder: Please send any email addresses to add to the CIG mailing list to [info@hackneywick.org](mailto:info@hackneywick.org) and remember to circulate CIG emails to your network.**

**The next HWFICIG meeting will be on Friday October 9<sup>th</sup> at Here East from 9.30-11.30am.**

**Please send any agenda items to me before then and as ever, please tell anyone you think should be there to join us.**