



Minutes of the meeting on Friday 12 January 2018

Held at: Plexal, Here East

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

In attendance:

Kerry Sheldrick – V22  
Jessie Lenson – Lend Lease  
Remi Landaz – The Number Group  
Ivan Cardoso – The Number Group  
Sarah Henderson – Echo  
Nick Newman – Studio Bark  
Nicole Erini – The Breakfast Club  
Ashton Millard – Howling Hops  
Katie Sheasby – Howling Hops  
Cllr. Nick Sharman – LB Hackney  
Lord Andrew Mawson - LLDC  
Carmen Nasr – Hackney Pirates  
Katherine Igoe-Ewer – The Yard Theatre/Hub67  
Francesca Colloca – LLDC  
M G – Space Studios  
Anna Harding – Space Studios  
Sir William Atkinson – resident  
Chris Criscione – Anderson Group  
Melanie Allison – East Wick & Sweetwater (Secretary)  
Mathieu Rogers – LB Hackney  
Lorna Blake – Hackney Wick & Fish Island  
Tony Westbrook – LLDC  
Stuart Burns – Bobby Moore Academy  
Jasel Nandha – Here East  
Tom Messett – Plexal  
Adam Adesina – Loughborough University London  
Abbas Nokhasteh – Openvizor  
Sunniva Skorne – LB Hackney  
Jordanna Greaves – Grow Hackney  
Victoria Stonebridge – LLDC  
Rowan Longhurst – Our Parklife CIC  
Josh Glanvill – Hackney Wick Boulder Project  
Greg Brydie – Pall Mall Investments  
Aneesha Lowni – Thingy Studios  
Richard Holley – White Post Café  
Graeme Evans – London College of Fashion

Daniel Majeed – Currell  
Benjamin Hobart – Currell  
Paddy Looney – Resident  
Neil McDonald – Stour Space  
Yolanda Antonopolou – Gaia Pulses  
Natasha Graham – LB Tower Hamlets  
William Chamberlain – Creative Wick (Chair)

## 1. History and Future of the area

*Lord Andrew Mawson*

- Queen Elizabeth Olympic Park is going through big change, currently in year 19 of development. The ongoing process has been complicated and has had its ups and downs. Elements of development are at different stages in the journey. Lord Mawson has been involved throughout and is here to share info on the background and history.
- 19 years ago Lord Mawson was the Chief Executive of the Bromley by Bow Centre, which had been around 15 years. The centre started in a small church and was 97% of community work was ran by the state, which didn't work very well. During this time it was clear that the next Olympic Games would probably be going to Paris. Richard Sumray had the idea of bringing it to London instead and started looking at space that was available. The only area identified with enough land was what the Park is now.
- The history of the area is full of innovation and entrepreneurship. Dutch engineers built the canals to serve the Royal Docks. The area drove the economy of London, with so much business coming through the docks. The waterways were at the centre of business. When the Olympic bid was made it was noted that the area consisted of land islands and admins working in silo.
- The IOC and government were moving in a direction where they didn't seem to care about what happened after the games. The Legacy Company was created to think long term; a business minded body and financially savvy in sports management. ODC / LOCOG / Legacy worked together to drive opportunity to persevere and drive benefits for the community and area after the games. Real engagement started to take place and partnerships were formed locally.
- The Olympic broadcast centre housed 100,000 journalists and sparked the issue of what do you do with such a vast building post use. The decision was made to transform it into a building for tech entrepreneurs and a hub for business creativity. It was a really challenging building due to the size and needed to evolve, it could have very easily become a derelict building.
- Didn't want to just build social housing estates all over the Olympic site – came up with the vision to build villages and mix the community. The Hackney area had been classed by some as a ghetto, with high crime rates and poverty. Getting the different areas to work as one unified place and the boroughs to work together was tricky. Needed to build up solid working relationships within the councils. Long journey and still only part way through.
- CED will be £2 billion investment. The future is about bringing together science, education, art, creativity and connecting people to work together. E.g. Fashion is moving into technology - wearable tech etc improving lives for people and innovating the way we live. Many universities in London were landlocked and were finding it difficult to grow. Convinced universities to move to the Park to work together. The CED will include UCL, V&A, Smithsonian.

- Buildings and community foundations need to be right in order to make a difference to the area and lives of locals. Jobs, skills and mixed communities have been at the centre of the thinking and focus on placemaking. The legacy board haven't been able to control everything but try to nudge in the right direction. There will be 8,000sqm protected affordable space in HW Neighbourhood. Huge challenges on trying to protect affordable workspace as there are many different landlords, private developers and land owners.

Group comments:

- Noted that most people have moved on from the area because although affordable workspace will be retained it's not happened soon enough, rents have gone up and people have been forced out. It will be new people that arrive that take on the spaces. Responded that the LLDC / boroughs are doing as much as possible to keep people in the area, Lorna has been employed as business relations to make connections. They are also looking at opening buildings as co-working spaces etc.
- Someone added that the length of leases are the issues (V22 example 5 year leases will have to move on) and gaps in between leases can make small businesses really struggle.
- Noted that the investment for CEZ feels like a bit of a joke, given the amounts available to incentivise bigger organisations into the area. The funding won't go very far. Creatives don't feel the benefits of the CED - organisations have input their needs but rents, spaces and uses won't work for the co-working / studios spaces. Other boroughs are offering better deals. Artists have invested in the area and find it very difficult to move on.
- Noted that long term future is being considered but need an intermediate plan / medium term legislation to keep businesses in the area afloat. Waiting for new development but current residents are being forced out and businesses have been really struggling over the past year. Feels exploitative – although all agree that Lorna does great work. No-one from HW employed by LLDC or Legacy, feels offensive to be called a ghetto. HW is where the real innovation happens and various commissions / research take advantage of the knowledge of the area. People that are looking at the area don't understand the needs - for example talking about improving East London in same way as West London.
- Andrew has a book *The Social Entrepreneur: Making Communities Work* and the CIG is good example of an attempt to do this. Developers need to buy into trying to help local businesses. Make Shift and The Anderson Group's Foundation are going in the right direction. The **CIG Voluntary Code of Conduct** (attached) is designed to assist people and organisations in their relationships with each other as the area rapidly changes. It's a working document so please feel free to suggest any amendments or additions.

## 2. Plexal

*Tom Messett*

- Plexal is a great space for deep tech companies and working within a very interesting campus. Plexal are looking to work with the community and want to understand how they can work with creatives and young people in the area. Admit that it feels like they haven't done enough to engage so far, have a great space available and looking to use this as much as possible to benefit

the community. Innovation doesn't come from people sitting in a room but comes with people coming together and co-working.

- Have started engaging with local schools and working on internship programme with LLDC to encourage as many people as possible to take on work opportunities.
- Want to work with as many local people as possible, so inviting the community to come forward for introductions and conversations. Plexal houses lots of tech knowledge and skills which can be shared.
- Katherine from Hub 67 notes that they engage with 50 local young people a week and there is a need to build trust with the local community and residents. Getting school children into Plexal is good but need to get people out and building relationships within the community. Those already working within the community are doing so much work on very limited money and then providing insight on top of this is difficult to juggle. CDT has access to connections and looking for funding.
- Plexal favour start-ups from East / North London and most companies are under 30 employees. Here East have bigger tenants as BT Sport and Loughborough - Jasel is working with all the Here East tenants to ensure employment and training opportunities for locals. Someone questioned this and Jasel can provide data if interested in detail, a high percentage are local.

ACTION: introduce yourself or organisation to Tom Messett <tom@plexal.com>

### 3. Bobby Moore Academy

*Stuart Burns*

- The school opened last Sept, took a long time to get off the ground. There are two new buildings. One building is open, started with 120 eleven year olds as that was the capacity of the classrooms that were ready. Students are coming from within approx. 1.5 mile catchment area. All teachers are from East London (aside from Stuart the Head Teacher).
- Safety and infrastructure is high on priorities for teachers, students and parents.
- The students will grow up to live and work locally so looking for connections. Opportunities for trips out into the community locally are good. Need to consider that time is already very pressured, conversations are good but would be better to receive concrete proposals. It needs to be very structured and contribute to the curriculum.
- Added that Loughborough have moved into Here East and looking for opportunities for their students to become involved with the community.

ACTION: Send proposals for school engagement to Stuart Burns <sburns@dret.co.uk>. Contact Adam Adesina <A.Adesina@lboro.ac.uk> for Loughborough University London

### 4. Creative Enterprise Zone

- **The attendance at the CIG meeting is a testament to how strong the local creative community is in HWFI, to suggest it is too late for HWFI is detrimental to the current activity and future”**
- The CEZ documentation has been published with the Mayor’s vision for London as a global capital for arts and culture. Local artistic neighbourhoods facing challenges and the proposal is to allocate funding to areas that will need support.
- **2 stage process - expectation that local authorities lead proposals, very focussed on areas that provide spaces for a range of activity, including artists, sole practitioners, small businesses and larger businesses. Looking for local authorities that promote policy that protects space and builds new workspace, promotes business growth and promote training and skills in the creative industries. £50k is feasibility study grant and then goes onto 2nd stage where more funding would be available on application basis.**
- Everyone is in agreement already that HW is working as a CEZ. Lots more work to be done to develop area and continue to drive investment into the area. Proposal due 31 Jan - 3 authorities are working together to draft proposal. Next step will be to set up a governing body to work on the feasibility stage. £50k funding would cover community consultation and research. Strength of the proposal will depend on involvement from small businesses.
- **Announcing in March if through to the 1<sup>st</sup> stage (feasibility) and then by July the study must be complete. Mayor will then decide how much money can contribute. Even if HWFI don't get through, the area will still be a CEZ in principle and the LLDC, LB Hackney and LB Tower Hamlets will continue to work to try to encourage investment into the area to support the creative economy.**

Comments:

- Questions on how we keep businesses in the area will need to be raised at the proposal stage and further in the 2nd stage. Emphasis that needs to happen ASAP, people are leaving.
- Someone noted that real artist studios are rough around the edges and messy work often gets overlooked. Agreed that Fine Artists need to have a voice and be a part of the proposal.
- Artists want to be involved asap. Still working in the area and want to participate now, emergency situation. Stage 1 involvement would be good. The Community Development Trust will input at Stage 1. Small meeting with CDT directors on Monday and meeting with other local organisations / businesses to input.
- Someone noted need to focus on the main objective - secure permanent workspace. Build on stuff that already exists, not starting from scratch. Emphasis need to make introductions with businesses and organisations.
- Noted that Vittoria Wharf getting demolished to build a bridge is a good example that the local creative community is not being listened to.

- TfL Hackney Wick Overground work is detrimental on local businesses. Need more info and communications on the works. Closed on a Sunday is very bad for weekend business and puts off people coming to the area.

ACTION: Get in touch with Francesca or the CDT if you are interested in getting involved with the CEZ application. Francesca Colloca [FrancescaColloca@londonlegacy.co.uk](mailto:FrancescaColloca@londonlegacy.co.uk)

CDT Directors:

Jordanna Greaves [jordanna@growhackney.co.uk](mailto:jordanna@growhackney.co.uk)

Lucy Oliver-Harrison [lucy@theyardtheatre.co.uk](mailto:lucy@theyardtheatre.co.uk)

Neil McDonald [neil@stourspace.co.uk](mailto:neil@stourspace.co.uk)

William Chamberlain [william@creativewick.com](mailto:william@creativewick.com)

## 5. Hackney Pirates

*Carmen Nasr*

- Hackney Pirates is a small charity based in Hackney. They work with 14 different schools and support 170 children that have been quietly underachieving at school and facing less opportunities than peers.
- The Hackney Pirates space is fun and looks like a pirate ship. The programme is supported by 350 volunteers. The 1 year programme supplements the curriculum Aged 9-13 transitional age.
- The programme focusses on literacy skills and students publish works which is for sale in the shop. The charity is always looking to collaborate with artists / creatives and needs more volunteers.

ACTION: If you are interested in getting involved or volunteering contact Carmen Nasr [carmen@hackneypirates.org](mailto:carmen@hackneypirates.org)

## 6. Wick Wednesday

*William Chamberlain*

- Next Wick Wednesday is next week. The day and evening of combined activity promotes everything happening in HWFI on one day every month. Always the 3<sup>rd</sup> Wednesday of the month: 21 Feb, 21 Mar, 18 Apr and 16 May .
- The first one was before Christmas and was busy. Not sure if it was a coincidence that it was just before Christmas. The January one has a focus on wellbeing so you can get involved even if you are being good. More exhibitions and events are planned for coming months.

- Support for the 6 month pilot initiative received from Telford Homes and is very much appreciated.
- Someone noted that businesses are struggling in HW. It feels like they are window dressing for new tenants that will pay more. Rent or rate reduction as part of the CEZ would be great.

ACTION: If you want to add your event or promotion to Wick Wednesday get in touch with Creative Wick <[hello@creativewick.com](mailto:hello@creativewick.com)>

#### 6. AOB

- There has been an email from Hackney about stretching Shoreditch area to the whole of Hackney. This would have an impact on licensing and usage. The night-time economy is part of CEZ and this could be detrimental. Will need to be considered for implications.

Next CIG: Friday 9<sup>th</sup> February 2018 at Hub67