

CIG Notes and Actions:

11th February 2022

9:30-11am

Agenda:

- 1. CEZ/CDT Update Mathieu Rogers/Alex Russell
- 2. Anderson Contemporary Update William Chamberlain
- 3. Yard Theatre Update Sam Hansford
- 4. The Trampery Fish Island Village Ania Buesdorff & Patrick Scally
- 5. Workspace / Mirror Works Kati Jagger & Hannah Duckham
- 6. Young Hackney Eastway Mathieu Rogers & Hayley Birch

Updates:

London Festival of Architecture 2022 / A12 Undercroft / Hackney Wick Canal Park / CIG Development

Attendees:

Abbie Hedaux – Creative Wick	Justine Kenyon - QMUL
Adele Lefebvre – Our Parklife	Katherine Igoe-Ewer – Yard Theatre
Ania Buesdorff – The Trampery	Cllr. Nick Sharman – Hackney Council
Alex Russell – <i>CDT</i>	Patrick Scally – The Trampery
Alexis Charles – London Louvre	Paul Reynolds – Tapestry
Bettina Nyamekye – Hackney Council	Sadia Ahmed – East Wick & Sweetwater
Cllr. Chris Kennedy – <i>Hackney Council</i>	Sam Hansford – Yard Theatre
Christina Martinez – The Trampery	Sarah Smith – <i>Shaw Trust</i>
Claire McAndrew – UCL Bartlett	Shane Solanki – Artist Activist
Hannah Ayres – <i>Arbeit</i>	Simon Cole – Hackney Tours
Hannah Duckham – Workspace	Temisan Williams – West Ham United Foundation
Hayley Birch – Young Hackney	Tom Kihl – <i>The Lococo</i>
Imtiaz Patel – Construction Skills	Tommo – Barge East
Joe Sharpe – <i>Zhero</i>	Will Elliot – Hackney Bridge
Josephine Chime – Creative Wick	William Chamberlain – <i>Creative Wick (Chair)</i>
Juliet Can – Stour Trust	Wojtek Boden – <i>Photographer</i>

No.	Notes	Email and links
	Introduction	
	W. Chamberlain (chair) welcomed everyone to the	
	meeting and introduced attendees	
1a	CEZ Update	
	M. Rogers: Still working with the GLA	
	Have also appointed new CEZ Manager, Patrick	
	Scally, who will be taking over the role from the end	
	of March	
	P. Scally: Excited to start this new role, have already	C. McAndrew: Congratulations Patrick!!
	been involved a lot with the steering group and	S. Solanki: This is great news Patrick!
	spent a lot of time over the past few years working	Congrats dude – right man for the job
	with the local people.	P. Scally: Thank you both, excited to
1b	CDT Update – Alex Russell	continue to work with you in HWFI
	Congratulations Patrick – you have a really strong	E: alex@wickcdt.org
	record here and a lot of people will warmly receive	
	that news	https://www.wickcdt.org/blog/hackney-
	The CDT and CEZ have a memorandum of	wick-secures-initial-investment-to-be-a-
	understanding and working together to protect the	greener-cleaner-healthier-place
	creative industries here	
	Trying to secure space in the local area in the long	<u>S. Solanki:</u> Hi Alex. Where is the circular
	term to be able to deliver affordable rents for a	high street intended to be? Is there a map,
	whole range of community uses	or where do you envision it? Thanks
	We are working on a project that we have received	
	partial funding for from the GLA for a circular	P. Reynolds: Hi Shane – we are hoping to
	economy hub	build our circular economy hub on the old
	In negotiation with Hackney about potential space	car pound site on Chapman Road (opposite
	that we could use for a short period	Trowbridge Gardens), and are in discussion
		with LB Hackney who own it

	there is no current update on this yet	have a conversation about CDT filing this role?
	Also looking through options to fil Céline's role, but	W. Chamberlain: Wonder if it is possible to
	that interests you	
	commercial housing strategy if this is something	
	This is a good opportunity to comment on the	
	development and consultation will begin soon	
	planning for the HW Central (Wick First)	
	M. Rogers: NHG have submitted their detail	
1c	Developer & Business Engagement	1
	provide support	
	at a board level, Sam will keep the CDT on track and	
	Alex will continue to be the main point of contact,	
	Sam Hansford has been appointed Chair of the CDT	P. Scally: Congrats Sam!
	Alex will continue to be Executive Director	
	roles	
	and Executive – I was originally doing both of those	
	CDT took the decision to separate the role of Chair	
	using the principles of that way of living.	intentional community
	could be developed and built from the ground up	and other forms of communal living and
	benefits of it, how it works to look at a product that	field. Obvious overlap with squat culture
	do a research piece on communal living and the	warehouse, I think it's an under-explored
	Working with Creative Wick's Living Lab and UCL to	<u>S. Cole:</u> Having spent 10 years in a
	more accessible way of getting around the place	
	piece – came up with a circular economy with a	
	Working with TH and Hackney about a wayfinding	
	begin to build on what we learn from the pilot	
	explore, we really want to hear from you so we can	
	economy or if its something your business wants to	
	If you do work in anything to do with circular	
	of organisations very interested in this	
	delivering on the agenda of a circular economy – lot	
	Brought together a range of partners who are	

2	Anderson Contemporary Update – <i>William Chamber</i>	<u>M. Rogers:</u> Will need to ensure there is no conflict of interest, but happy to have a chat offline about it <u>P. Reynolds:</u> In relation to development, Yard Theatre have just submitted its reserved application and would greatly appreciate letters of support to the LLDC <i>lain</i>
	Michaela is unable to join this morning	M. Rogers: Will can you email me the
	Anderson Contemporary is a gallery space with free	details please and I will ask my counterpart in LBTH to look into it
	artist studios	
	Michaela has been fantastic at putting together	<u>J. Can:</u> So sorry to hear this has happened to Michaela
	artist exhibitions and they have been very well	<u>Cllr. N. Sharman:</u> This is deeply worrying to
	attended and received	hear. Have always been concerned that the
	In the latest issue of the Wick, Shane Solanki was	oversight of these conditions put on
	waxing lyrical about the space and its commitment	development is fundamentally weak The ability of the LLDC to monitor and
	to giving artists a free period of occupation	police these conditions is not strong
	Since then, Anderson Group have been trying to go	enough, so when this happens, it is
	back on their Section 106 which they made to	important for us to stand together as a community to monitor, police, and find
	secure planning permission	effective ways to make our views felt.
	They are now trying to make a financial income by	Would like to be included in this conversation moving forward
	charging commission on sales by the studio holders	
	who are there on the understanding that this would	W. Chamberlain: Rachel Blake should also be included in this too.
	be free	
	Michaela was not prepared to work under these	(Later on in meeting but relevant to this
	conditions and has since submitted her resignation	<i>conversation)</i> J. Can: Haven't been to a lot of these
	Think it would be fair to say that now this is out in	meetings since having a baby
	, public, we can forward Andrew Jay the minutes and	Stour Trust had a Section 106 agreement with Southern Grove which was signed and
	newspaper article asking for an explanation	voted on by the planning comity
	We need to hold developers to account and be	Since then, a lot of the wording of the agreement has changed and have since
	alerting each other these instances when they occur	been trying to get back on track to the
		original agreement The agreement originally allowed Stour to secure the original site for 125 years at a peppercorn rate – which has now changed
		to 5 years The site has been sold to another
		developer, so it is difficult to get back to the original contract

Stour are not willing to go any further until this agreement is officially written down and signed off – they have said they will honour the agreement and that a legal document is being prepared Currently just trying to put pressure on developers to make sure that we do not lose out again The ideal outcome would be getting some form of space with a 125-year lease at peppercorn rate from Southern Grove M. Rogers: Please keep me updated Juliet, I know Céline was supporting you with this before J. Can: Thank you Mathieu, will drop you a note Cllr. N. Sharman: This is a deeply concerning trend. The problem of ensuring the conditions set as part of the planning permission is crucial to make sure they can and will fulfil their promises, otherwise the whole system breaks down. Determined to do whatever I can about these situations This is about the credibility of our systems and is an important issue for us Will raise the issue of the oversight of these developers internally A. Russell: Have been working with Juliet on this, if it wasn't for her dedication and tenacity then we wouldn't even be in this fight. CDT have been trying to support as much as we can, but it comes down to people's personal commitment to challenge these things. The ironic thing is, I live of FI, and apart from The Trampery which is thriving, there is hardly anyone else there. There is a warped system where we are depriving operators who have a fantastic track record of credibility coming in and doing great things at affordable rates and keeping the economy going and driving the creative industry. They are being shut out of these commercial units which are just sitting there empty. This is something that really

needs to be cracked and am unsure if it can be done all via planning.

Mainly for Nick's benefit to say, but we are having a similar challenge with Vittoria Wharf. They are arguing about their viability to deliver the scheme, which was formerly Stour Space and now Two More Years and the surrounding patch. It doesn't stack up for them to deliver affordable workspace and this really needs to be challenged.

If FI is just The Trampery, that isn't enough – there needs to be more and we need to push Vittoria Wharf to deliver more affordable workspace

<u>J. Chime:</u> EXACTLY Alex, so much empty commercial space for what reason?

<u>S. Solanki:</u> Nick – can you ask the planning committee to commit to only accepting the new development that is in consultation with Juliet is there is a legally binding agreement in place between Stour Trust and Southern Grove? Is this possible?

<u>Cllr. N. Sharman:</u> Another worry if people holding stuff for investment purposes, we don't want to end up at a point where of an evening, places are completely dark because there is no one using them. It is important that we are doing what we can as a community to make sure this doesn't happen

In terms of Vittoria Wharf - have spent the last 5 years fighting for every extra square foot of affordable workspace and we get trapped by the fundamental system of the developer which rewards the landowner and gives huge incentive to squeeze people down to the bone. The system is so biased against affordable development

W. Chamberlain: It wasn't so long ago that developers were 0 rating their ground floor commercial spaces in their feasibility studies, and now they are saying it is £40-60 per square foot which is nonsense. They make their profit out of the residential and the commercial units below are just

cream, and they do not deserve that in a place like HWFI

A. Russell: Such a good point Will

<u>S. Cole:</u> There was a Facebook post earlier this week saying that units are being deliberately set at a price level that people can't afford. Someone said that was because in a few years' time they can turn around and say that you can't let commercial in this area which justifies them turning it into more flats Unsure if this is a thing but if it is then it needs to be addressed

<u>P. Reynolds:</u> Responded to the post saying there may be some evidence of this happening but it is not as widespread as people think

It is equally as important to engage with the people that have been moving into these spaces. If this is happening, then we should find out what their experiences are

<u>W. Chamberlain:</u> It is also important to note that Aitch Group tried to convert ground floor units in Bagel Factory to residential and the LLDC have turned it down twice

<u>M. Rogers:</u> That did rely on gaining intel from lots of workspace provides and Céline did a lot of work on that. These issues need to be looked at on a case-by-case basis. Get in contact and let know so we can help build the relevant intel

<u>S. Solanki:</u> Nick, Chris – how can we apply pressure on the LLDC planning committees to hold developers to account when they change their promises? Perhaps this is a discussion that could be held offline later. Both in the case of Michaela and Juliet, there seems to be tangible evidence that Section 106 has been bent to developers' advantage, under LLDCs watchful eye!

<u>J. Can:</u> I would be more than happy to be part of this conversation Shane. It's so important that community knowledge,

		equity, resources and time is respected and held in equal stance to developers with the fff <u>S. Cole:</u> There's an old familiar story here: the people in the shadows who own the deeds who are never at these meetings and rarely held accountable because they're not breaking any laws, only acting amorally (immorally?) Sigh <u>Ab. Russell:</u> Planning policy could change when the planning powers go back to the boroughs – we could argue that if commercial is not let within 6 months of being built, the rents need to move to affordable levels set by LBH based on local benchmarks
3	Yard Theatre Update – Sam Hansford	
	Our current 100 seat theatre is a temporary space	E: sam@theyardtheatre.co.uk
	that will eventually be redeveloped	katherine@theyardtheatre.co.uk
	Have been working on a capital project through	Details of Yard Theatre planning application
	Section 106 agreement to build a new 200 seat	
	theatre in Queens Yard, will also have a bar that can	
	be used for pre-show drinks, events, community	
	events etc.	
	This will be a permanent space secured on a 125-	
	year lease and will be built centred around	
	environmental sustainability	
	Mainly just to say thank you to everyone who has	
	fed into this process and will share news on this as	
	and when we can	
	Also run 2 community centres – one being Hub 67	<u>P. Reynolds:</u> What is the plan for rebuilding
	which was another temporary building which will be	Hub 67 which was originally built using leftover it's from the Olympic building
	redeveloped too	works?
	Use the space for young artists programmes and	<u>S. Hansford:</u> Great question. We do not
	other community activity	own that building, we lease it from LLDC so
	Long term strategy is to move our activity into a	it is something we might go back to them about. Could pick it up together, Paul, as it
	new building, which won't be open until 2024	would tie in nice with the circular Highstreet

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Katherine has been doing a lot of work on how we	
can still carry out our work in the meantime and will	<u>W. Chamberlain:</u> It was a Wick Award initiative originally, is there any way they
share more details on this as they are confirmed	could put pressure to make sure it has a
If anyone wants to come and see our current space	legacy use?
or if you have any questions / thoughts about what	Cllr. N. Sharman: Technically it's a building
we could be doing during this period of transition,	in LBTH. It needs an investment that Wick Award wouldn't have. We are more
then get in touch	focused on trying to utilise the community centre around Trowbridge and Gascoigne estates and build up activities there. Would be delighter if someone does find a place for Hub 67 and would be happy to help support
	<u>W. Chamberlain:</u> Could it go on the CDT site potentially?
	<u>P. Scally:</u> Katherine, it would be grand to connect with you to see how FI Village could support during this transition period in our new facilities opening this year
	<u>S. Solanki:</u> Where exactly is the new theatre gong to be? Same location?
	K. Igoe-Ewer: Thank you Patrick, I'll drop
	you a line In Queens Yard still Shane
	We'll come and do a full presentation on site/design etc soon!
	<u>S. Solanki:</u> Do you need letters of support? Would that be helpful? I can drop you an email?
	<u>S. Cole:</u> Do you have a bit of typical text, and we can email now? Or do you want just an informal email to them to say you are great and important to the area?
	<u>K. Igoe-Ewer:</u> I don't, but if people would like that we can definitely send something around. Otherwise, it would be lovely to hear if people do think it would be a positive thing for the area – if you do! <u>planningenquiries@londonlegacy.co.uk</u> Planning ref: 22/00009/REM

		 <u>S. Cole:</u> As I always say, a culturally dead Wick would be a loss for all residents, old and new <u>S. Solanki:</u> The Yard has a fantastic history of being integrally involved with the HWFI communities and wider afield. Katherine's stewardship of HW Town Hall is but one example of the amazing work of the Yard team. They did so brilliantly with Hub 67 over the years! Looking forward to supporting their application in the hope they can have permanent tenure in the area
		<u>K. Igoe-Ewer:</u> Thanks so much Shane, really nice to read such kind words. We'll definitely have a big party in Hub 67 before that space goes and will do lots of collecting local memories to feed into the next chapter
4	The Trampery Fish Island Village – Ania Buesdorff	
	Ania is staying on as community manager for The	E: fishislandvillage@thetrampery.com
	Trampery, want everyone to be kept in the loop and	
	have an idea of who else to talk to in our team in	W. Chamberlain: Workspaces were
	light of Patrick leaving.	originally £25 per square foot, why has it
	The Trampery is a workspace provider in an	increased to £30
	alternative format and has been operating for over	
	10 years	<u>P. Scally:</u> They were originally priced at £25
	Internal programming and mentoring	per square foot, all of the studios that have
	Programmes that show a commitment to breaking	been occupied since 2019 there has been
	industry standards if the way entrepreneurs are	no price changes and rent relief during
	being taught to approach their business, helping	covid
	them to be more sustainable instead	Has always been something we have
	We have the ground floor of FI Village development	articulated to people taking studio spaces
	owned by Peabody	with us. We make it clear the process will
	The first block is activated and over the next few	move based on how the financial model of
	months we are releasing block by block of studios of	the project works
	various sizes	

Don't have an official date to activate the next few
studios but we are ready to get them out there asap
The overall makeup of the campus is permanently
sustainable fashion businesses
There will also be a café space which will be
accessible to everyone, a communal lounge, events
space, meeting rooms, prayer rooms, and
manufacturing facilities
There are 7 businesses already in the first block –
very representative of what things will look like
when we are fully opened
In our community programme for those businesses,
we are trying to reach out to independent local
businesses and practitioners to work on this with –
driven by there being a mutual interest of
businesses in our studios to have that connection
Will be extending invites to our launch activities
Quite a lot of activities designed within our
programme to be open and a ground for meeting
the local community
If you have an idea to facilitate workshops for us
please get in touch

Launching 3 years late, the modelling was set to move to £30 per square foot at this point

Also offer some free subsidised spaces, workspaces and desks Transparent pricing for us, that is why it is scaled the way it is but people have been on that original price for a while

<u>W. Chamberlain:</u> In the tenant's contract, is there a promise to keep price rises in line with the RPI?

<u>P. Scally:</u> Absolutely, the wider
commitment with Poplar works being
closer to £16 per square foot, we present
all options to members
Working on a case by case with member
Our London Fields place had a 400% rent
increase so we had to drop everything
similar to troubles Stour had, that's why we
are very clear and sign longer agreements
with our partners

<u>W. Chamberlain:</u> Your landlord is Peabody, wouldn't they give you the room to start at £25 as originally promised and grow over a period of time following the disruptions of covid?

<u>P. Scally:</u> Cannot speak for Peabody. Explore every possible avenue to sustain rent and offer free rent

	In the next 2 weeks we have 2 roundtable sessions	Good work for fashion event
	coming up on the 17^{th} and 24^{th} of Feb	
		Partnershing Managar Job Dasa
	Wont be able to replace Patrick but are looking for a	Partnerships Manager Job Desc.
	new Partnerships Manager to join us – will leave job	
	description for this. Looking for someone who in	J. Sharpe: Hi Ania and thanks – just emailed
	invested in partnerships and is good at pursuing	to connect, would be great to know more
	those in line with what we do	about your members focussing on local
		circularity and connect. Goes for anyone on
		the call too E: joe@zhero.app
5	Workspace / Mirror Works – Kati Jagger & Hannah D	buckham
	K. Jagger: Our building launched a few months ago	E: <u>kati.jagger@workspace.co.uk</u>
	on Marshgate Lane	W. Chamberlain: What buisnesses do you
	Hannah is in charge on building marketing and Kati	specialise in?
	is part of the wider team	K. Jagger: Mainly SME. Tend to have lots of
	Focus on SMEs and small businesses	creatives such as architects, jewellery
	Work with a lot of creative design agencies	companies, fashion etc Know we are a but far from HWFI, but
	Offer small units that would be helpful in terms of	wanted to ensure we are talking to the
	their entry rates	local surrounding area
	Anyone who would like to say hello, we'd love to	<u>S. Solanki:</u> Thanks Kati, where is the
	hear from you	workspace site located?
	If you have any ideas for how we can support small	K. Jagger: Thanks everyone for letting us
	businesses then get in touch	come say hello – Mirror Works is located at
	We will also have a public café too	12 Marshgate Lane, down near Pudding Mill Lane
	Will run a summer series of events to and are open	
	to ideas from theatres and performing arts places	<u>W. Chamberlain:</u> Will you be using a local café supplier for this?
	Also working on a public art project which will be	
	open for submissions soon	K. Jagger: We are using Java Java, which is a local London operator
		H. Duckham: We also use them in 2 other buildings of ours
		W. Chamberlain: What is the price point of your spaces?
		<u>K. Jagger:</u> Prices range between £19-25 per square foot – wanted to make sure we were accessible to SMEs

		H. Duckham: Our spaces are not co-
		working; everyone has their own unit and
		prices are inclusive including service
		charges
		W. Chamberlain: What is the smallest unit
		space you currently offer?
		H. Duckham: 296 square feet currently
		K. Jagger: We will be trying to attend all the
		meetings moving forward, drop us an email
		if you want to connect.
6	Young Hackney Eastway – Mathieu Rogers & Hayley	Birch
	M. Rogers: With all the development happening, the	E: yhsportsunit@hackney.gov.uk
	role of the council is to maximise benefits of	Hayley.birch@hackney.gov.uk Mathieu.rogers@hackney.gov.uk
	development for local communities and businesses	Matheu.rogers@nackney.gov.uk
	Young Hackney Eastway is a new free youth facility	W. Chamberlain: Looks amazing and a
	which has been built behind the old baths	fantastic piece of infrastructure. Can you just turn up, or would you need to book in
	Highlighted the need for free youth facilities and a	advance?
	lack of them in the area	H. Birch: You would need to get in contact
	The site used to be an old football pitch and hasn't	to find out when specific programmes are on offer
	been used for many years – won funding to build a	You can go to the website to register
	new facility there and team up with internal youth	Currently finalising our events calendar
	service Young Hackney to manage the space	M. Rogers: The site will be running
	Spent a year working with local communities and	structured and planned activities, as it is safe for young people
	young people to design and create the space so that	This is the test period for us to see what
	it best works for young people	works and what partners can work with us
	Looking to launch next week during half term	H. Birch: Want it to be driven by young
		people, it will evolve and change over time
	H. Birch:	depending on their feedback
	Holiday activity programme based around health	Cllr. C. Kennedy: Huge congratulations on
	and wellbeing	this, it's really lovely to see it all come together
	Will also run after school activities from 3:30-9pm	
		<u>S. Solanki:</u> Mathieu, Hayley – that is brilliant. Perhaps liaise with West Ham
	and special needs activities	Youth – see if a couple of them can pop
	Want to focus on targeting girls and young women	down for a training session with local kids, I
	in sports	can help connect you, or even organise. I'll drop you an email

 Will be sharing the space with local HW partners – Wickers Charity will be based there 2 nights a week Completely free for 6-19 year olds (25 for special needs) Offer sports qualifications and employability programmes 	 <u>S. Cole:</u> Are you connecting with Luke Billingham at Hackney Quest? He did a big online quiz all about sports cages that got lots of attention. The mayor had to take a back seat because he kept winning all the time [©] <u>I. Patel:</u> Would love to have a dialogue with you in regards to Employability programmes – please get in touch Imtiaz.patel@theskillscentre.co.uk <u>K. Igoe-Ewer:</u> A massive congratualtions and thank you to everyone at the council, Hackney Quest and the Wick Award – amongst others who made this happen. Such an asset and testament to community action! <u>J. Sharpe:</u> Really wonderful stuff. I'll reach out directly to explore employability for local YP. We're currently partnering with another local CIC to offer training broadly related to cycling, active travel and tangible skills for future employment (including kickstarters)
Updates and AOB	
LFA:	
W. Chamberlain: Creative Wick are putting together	
a programme for the School of Activism	
A day of panels and talks, in the evening we will	
host the first ever Wick Newspaper Awards Ceremony	
Submission deadline for LFA is March 11 th and	
theme is ACT	
A12 Undercroft:	
<u>C. McAndrew:</u> Continuing the development of the	
report which Neil and Cath are working on	
Cath has been in conversation with a designer	
recently so just working on consolidating the report	

M. Rogers: There has been a clearing exercise and	
bollards have been put up to stop cars going down	
there, just waiting on the final report so we can sit	
down with TFL to chat about proposals	
<u>CIG Development:</u>	
W. Chamberlain: Our FFL application was	
unsuccessful so still have no funding	
Having a consultancy with GLA to look at	
commercial model which will mean this becomes a	
membership scheme – which we are trying to avoid	
so to make it accessible to all	
Cllr. Chris Kennedy has said he will support an	
application from us to the Hackney Community	
Fund so will keep you informed	
Loughborough London's CRAIC report has just come	
out and makes an interesting point about digital	
directories – part of the Wick Paper / CIG	
development is to update hackneywick.org for it to	
be the main HW directory	
The Wick:	https://airtable.com/shrcckrcQQ78HEiPm
T. Kihl: Theme of the next paper is rebirth /	
regrowth to fit with Spring	
If there is anything you would like to be covered	
then you can submit to us with your ideas	
K. Igoe-Ewer: We're throwing a world book day	
party for local children and family, designed by our art group. Saturday 5 th March 12-3pm @The Yard	
Theatre. Storytelling, crafts, food etc – all free.	
Please come down and spread the word. I'll send info to Will when we have a flyer	
into to will when we have a figer	
<u>S. Ahmed:</u> Free yoga at EWS this evening at 6pm! Feel free to pop over to the Clarnico Club	

11th March 2022

9:30-11am

Please send anything to be included on the next agenda to *info@hackneywick.orq*