

# Hackney Wick Fish Island | Cultural Interest Group

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Minutes of the meeting on Friday 10th of April 2015

Held at: **KERB Clubhouse, 65 Monier Road, Fish Island, Tower Hamlets  
London E3**

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

**In attendance:**

Adriana Marques (LLDC)  
Sas Stewart (London Speaker Hire)  
Nancy Stevenson (University of Westminster)  
Hugo Jones (Culte)  
Ian Ballentyne (Culte)  
Jake Brodetsky (Peabody)  
Will Teasdale (LB Hackney)  
Helen fisher (Here East)  
Jasper Hosack (Truman's Brewery)  
William Chamberlain (Creative Wick – Chair)  
Anna Maloney (Hackney WickED)  
Graham Evans (University of Middlesex)  
Nick Durrant (Plot London)  
Lucy Oliver-Harrison (The Yard Theatre)  
Gill Wildman (Plot London – Vice Chair)  
George Hull (Autumn Street Studios)  
Alex Benson (Autumn Street Studios)  
Vivian Murinde (Create Jobs)  
Katie Baird (Live Art Development Agency)  
Gus Greaves (Beton Brut)  
Jacob Fairless Nicholson (UCL – Secretary)  
Katie Sheasby (Howling Hops Brewery)  
Douglas Thackway (Space Studios)  
Sally Anthony (Hub67)  
Sophie Pearce (Beton Brut)  
Ivor Wilkins (Mama Group)  
Gemma Graham (Kopparberg)  
Rob Calder (Kopparberg)  
Vilmar Pellisson (Urban Village Network)  
Oliver (Plough at Swan Wharf)  
Nimrod Vardi (Arebyte)  
Cedric Christie (artist)  
Joe Roberts (Mama Group)  
Ian Dodds (KERB)

Sonia Anderson (The Wick)  
Ashton Mullins (Hackney WickED)  
Sven Muendner (Frank's Cafe)

### **Announcements:**

#### **William Chamberlain Chair:**

- WC confirmed that the HWFICIG is a monthly networking meeting and any community matters will be dealt with by the HWFICollective. CIG Terms of Reference have been finalized and are on the [hackneywick.org](http://hackneywick.org) website and Gill Wildman has agreed to accept the role of Vice Chair on a trial basis.

#### **Gill Wildman**

- Agreed will take Vice Chair position for 3 months trial. Originally from Fairfield Rd in Bow, background in Community development, and as designer, and innovation consultant more recently, has range of experience but roots in 'people centred stuff'. Works at Plot London with her partner Nick Durrant. Come and say hello at 43 White Post Lane

### **Agenda:**

#### **Lucy Oliver-Harrison, HWFI Collective:**

- Gave summary from CIG special meeting chaired by Nancy Stevenson. See summary below. The special meeting was an open discussion, new group formed called HWFI Collective, although name still to be established. The group is looking to find out what the wider community would like. First meeting came up with following statement below. Please email to sign up to updates.
- Next meeting will be at 20<sup>th</sup> April 6-8.30pm Hub67
- **Chair's Summary:** The meeting was called following discussion at the last 5 CIG meetings about the remit, transparency, governance and accountability of the CIG and its relationship with the CIC. These issues had also been raised with Tracie Trimmer in her role as Vice Chair of the CIG. The meeting included an open discussion about members' concerns about the CIG and the need for clear governing principles for the group going forward. Group members at the meeting expressed concerns about the governance of the CIG and expressed the need for a group which reflects the needs of the wider community and is accountable, accessible and transparent. It became apparent at the meeting that the CIG had a much narrower focus than is understood by most members – essentially it is a business to business networking group. In this context concerns were raised about the ownership of the website and the mailing list and the extent to which they were a collective or individual resource. During the meeting a group was set up to consider the development and governance of a forum which represents the community in HWFI. The relationship between this group and the business to business network is likely to intersect and names and relationships between both groups will emerge through discussions over the next two months. Transitional arrangements for the mailing list etc. will also be discussed as the aims and governance structure of the new group is decided.
- **HWFI Collective statement:** The Hackney Wick & Fish Island (HWFI) Collective is going to be an independent organisation that is for all those who live, work or have

a vested interest in HWFI. The HWFI Collective will connect all residents and organisations in the community. It will be overseen by a committee who will be voted on by you and will be representative of HWFI. The committee will be transparent. It will be an umbrella organisation for HWFI, disseminating information, promoting the area and bringing our HWFI community together. A precise mission will be borne out of early meetings, to which everyone can attend, but in broad strokes, we will be advocating for the protection of our HWFI heritage, we will be ensuring that Hackney Wick and Fish Island retain the reasons why they are attractive places to live, and we will be trying to improve facilities for local people, ensuring people can live, work and enjoy HWFI together. We would like you to be a part of it.

- If you are interested in the new HWFI Collective then please email [HWFICollective@gmail.com](mailto:HWFICollective@gmail.com) and you will be added to the circulation list. Emails will be kept confidential and will be managed by the committee (when they are voted in). It will be possible to remove your email at any point.

**Jake Brodetsky, Peabody:**

- Gave brief summary of Peabody, charity set up 250 years ago by an American banker, who gave his fortune to provide housing to Londoners. Stock of 27000 homes, building 1000 homes/year.
- Here today to share plans on local deliverance. Purchased Neptune Wharf April 2014, site incorporates Monier Road and the old Courage brewery warehouse across the road.
- Planning consent for 578 homes, with commercial space. Also consent for school to be built but Peabody do not own this site.
- Purchased site with planning consent, nearly began works immediately, however review was taken and Peabody identified the design could be altered, changed and reviewed, partly due to issues raised in Examination in Public, also review due to making sure the scheme will deliver more benefits.
- Peabody will not be selling, they want to hold rights in perpetuity, remaining freeholder etc. Long term vested interest. Have introduced a new project team, fresh view was sought through design competition, new architects have been assigned including Pitman Tozer and Farrer Huxley.
- LLDC have been engaged to make sure development is fit for purpose. 11<sup>th</sup> February consultation was held at KERB Clubhouse in order to make sure views of community were included. Changes in plan relate to commercial space on ground floor, changes include taking away penthouse height levels, taking space onto ground floor level instead.
- Have never done development which incorporates as much commercial space as this one, but recognises HWFI as a fantastic location, part of Peabody long-term strategy includes moving into the area.
- Working on an initiative to see how affordable workspace can be delivered. Unsure of what this will look like, lease will be given for 25 years. Part of amendment to planning consent is to enable that to happen, although admitted this is work in progress.
- 578 residential units, may increase to 580, consented scheme had 4% affordable housing, Peabody wouldn't invest in project with this low limit of housing. Intending to deliver 40% affordable housing as voluntary contribution. Of the 40% 1/3 will be shared ownership, ½ of that will be affordable rent, other half will be market rent affordable (80% of market price).

- Envisaging half of homes will be sold, and half will be kept to rent, this will address various wants, aspirations and needs.
- Finalising planning amendments - Monier has been submitted, Neptune will be submitted mid May. Demolition in May 2015. Work will start straight away. Interim uses of space to the community will be offered

Q. How many properties will go?

A. This building (Kerb Clubhouse) and one across the road (next to canal)

Q. how much commercial space?

A. 45k square feet of commercial space, this is essentially the whole ground floor of the development. Ground floor will surround inner courtyards.

Q. what tenants do you anticipate for commercial space?

A. Looking to partner with incubator for start up uses. Likely to be focused on a particular sector. Peabody will let a long lease to an operator who would animate the space and let leases to individuals, likely to be bar/café facility and event space open to residents but also local community.

Q. Will that operator be not profit?

A. No firm partner as of yet, advanced discussions with operator who is a social enterprise.

Q. Need for space that businesses can be 'messy in', is there provision for that?

A. Currently focusing on outside of the buildings, in future will specify inside of the building, does envisage concrete floors and non-fussy interiors, office space will not be entirety of the space.

Q. Where can we look at all of these plans?

A. Please use website, it includes information presented at consultation in February. <http://www.peabody.org.uk/fish-island> Plans will also be available through LLDC.

Q. Why first time involved in site with such a large amount of commercial space?

A. Fish Island is an interesting place - saw it as an opportunity to do something a bit different than what has been done before. This is an affordable location (relatively) in London and Peabody have developed business model which can offer viable development scheme.

Q. More often than not commercial spaces are kept empty. How can you be sure that these units will be used? Or used alongside residential use?

A. As well as changing how spaces are used in revision in planning consent, Peabody are looking at the character of the scheme to make sure it includes different materials including brick-based finish to make building appropriate for the location. Courtyards are particularly important here, we intend to license the courtyards for alternative uses. Jake illustrated Peabody has no intention of creating a White Elephant, and are aiming for active ground floor use. They are doing significant amount of work to avoid the White Elephant situation. Peabody does undertake wide variety of development uses with various user groups and are happy to share information on development situations.

Q. RE initiative with LLDC, does this have a name?

A. Not really, this is part of a Number 10 and LLDC initiative looking to see how to provide affordable workspace and housing. This site could be used as pilot study, a kind of product

development opportunity, not branded as official government opportunity although have secured grant from GLA to provide affordable housing.

Nick Durrant suggested there was an unsolved challenge to reconcile various users. Jake said he will provide more information in tandem with development of the project.

Timescale: Demolition May 2015, probably 1 year before anything will come up (May 2016). Envisaging contract being drawn up in August 2015. From August more meaningful activity with proper building works March 2016, final building will take 2 years. Phase 1 will include large basement development. Completion late 2017 early 2018 and late 2018 early 2019 for final phases

Will Chair thanked Jake and Jake said Peabody is happy to contribute to future CIG meetings throughout the development period.

Q. on affordability, how are these figures identified, because this sets rent precedents for the area?

A. Peabody have been negotiating global rent, rents are negotiated from other sites, fine grain pricing structure not seen known. Commercial space just falls short of breaking even. At the moment no set costs, but intention for something that is affordable. Pledged to hold separate event where questions can be answered in more detail.

**Rob Calder - Kopparberg Urban Forest - 8<sup>th</sup> June – 13<sup>th</sup> July 4pm:**

- Head of marketing, been with business for 4 years. Last year had event in Dalston, want to put on their own event this summer in HWFI, to have a party, to show off the brand.
- Big thing last year was to make sure it wasn't an in and out dash type situation. Kopparberg is actually family run, despite being large. Suggested this is not about coming in and leaving again – looking to build a long-term relationship.
- In Dalston Kopparberg was engaged with local artists and performers, was involved with charity called Dalston Bridge, paid the London Living Wage, and ran apprenticeships for sound engineers.
- Here today because site has been identified South of the station (The Bowmite yard), and are hoping to begin build in next 6 weeks. Have imported trees into site, and will give trees away to local initiatives, want to recruit local acts, both headliners and support acts. Opportunity of CIG to meet people. Aware of stories of incoming brands (Coke/Adidas) talking a great game but not delivering. Want to meet a few faces, swap a few business cards.
- Events will run for 5 weeks in all with 1 week set up and take down at either end. Conscious of engaging with local businesses, drinks suppliers, street food vendors. Would like local presence.
- 22<sup>nd</sup> May build begins. 8<sup>th</sup> June – 13<sup>th</sup> July 4pm open everyday, may not open in first days of the week. Closing time of 10.30pm (music off) on Wednesday/Thursday, 11pm on Friday/Saturday.
- Investing in space being available during the day, have not programmed any of that but open to suggestions

Q. from Lucy regarding sound bleed, Lucy is worried about impacts on Yard theatre.

A. Kopparberg will analyse sound and will do sound survey and log sound, happy to work with local community to minimize disruption.

Q. What is the content planned?

A. Programme of music, planning as we go, very few things set in stone at the moment. Last year there was acoustic artists, Little Dragon for example, also Swedish artists.

Q. is it a brand activation site?

A. Yes, its an event about creating a good time, a classic summertime cider occasion with Kopparberg lens on it.

Q. from Anna Maloney, did you consider sponsorships of local events?

A. Kopparberg has pulled away from sponsorship because opportunity to communicate key elements of the brand is not there. "Having said that, we have five week run, and want to talk about how to use the space with local creative organizations".

Q. will there be anything contributed to the local area?

A. Trees have been mentioned, also possibilities of benches and parasols being taken on by local businesses.

Q. HWFI has not got potential to absorb many extra people in evenings and at weekends?

A. Kopparberg will communicate afterparty events at local venues etc.

Q. Concerns of existing businesses losing out, and money going out of the area because they're not spending it with local businesses?

A. Colleague Meriam (**meriam.alnaman@kopparberg.co.uk**) will be involved in liaising in discussions with stocking the events, bar staff will be recruited locally.

Q. from Anna Maloney on dispersal plans?

A. Based operating hours on train schedules, there will be stewards to send people to the station.

Q. from Gill Wildman, on local users being affected by the noise.

A. Have come along today to put a face to a name, our point is to be transparent and to minimize disruption for local residents and businesses.

Q. what is capacity?

A. Capacity last year was up to 499. Capacity for HWFI site will be up to 800.

Q. Will Chair, if it is successful, will yard be used for other uses?

A. Sites are at a premium and we will do our bit to talk to the council to identify suitable sites.

Q. Will Chair, it is an LLDC site.

A. Adriana suggested this is the first she's heard of the site being used for an event like this, consent would normally be had to be achieved from LLDC.

Q. from Nick Wildman on street urinals, please help us!

A. That is something we can do. Last year the council had complaints about the street urinal being there, so it is a complex situation.

Q. Any plans to link with Lovebox festival, or any plans for Street Market?

A. No direct link but there may be a small link. No street market itself planned. Happy to help with licensing applications etc.

Q. Will Chair - brand activation is priority, will any profit be directed to local community? No profit expected, this is a branding exercise. It is investment. Mama will make a profit on the bars. One cocktail last year included a £1 donation to local charity, so some money does go back into the community.

- Example from Peckham Frank's 90% of all profits are ploughed back into the community.
- Kopparberg will think about this and come back to the group with ideas. Local recruitment for bar staff, 8 staff, usually 5-6 on one shift

**Jasper Hossack, Truman's Brewery:**

- Based on Stour Road, have been there for two years. Yard Parties will be on first Friday of every month in the evening from 5.30pm – 10.30pm brewery space will be opened up to meet brewers and staff etc. and to learn a bit more about Truman's. Launch on 1<sup>st</sup> May continuing through on 5<sup>th</sup> June, 7<sup>th</sup> July
- Plans to keep it small and let it grow organically. Acoustic Music planned due to noise issues etc.
- Plans for art/craft sales etc. welcome – please contact Jasper at [jasper@trumansbeer.co.uk](mailto:jasper@trumansbeer.co.uk)

**Adriana Marques, Update on LLDC Section 106/CIL:**

- Community Infrastructure Levy being rolled out. Something LLDC will be co-ordinating. Asked at last meeting to find out more about this. It is about providing money to local area from development tax funds.
- Adriana offered to convene a meeting about CIL. Perhaps too early as of yet to organize immediately as LLDC staff are still being briefed but room for meeting in future. Question for group is would wider group be suitable, or is Cultural Interest Group better? Timings as well, in day or after working hours? Adriana suggests two separate meetings are better. Options: One – open workshop where anyone interested in CIL can come, and open meeting, Two – more focused meeting for anyone actively interested in doing something around Community Land Trusts, these are hefty grassroots things to set up so that will be a more comprehensive discussion rather than one being a presentation
- Important to recognise that this scheme will only involve relatively small amounts of money, not millions of pounds, there is a big long list of community things such as school, hospitals etc. that would be prioritized.
- Nick Durrant suggests it would be good to get an idea of how stakeholders can relate to community infrastructure and then work out how the levy can be applied, to bridge gaps between different sectors.
- Community level schedule will be developed, this is Community Infrastructure Schedule.
- Will Chair suggested Unit would be happy to mobilise community
- Adriana wants to know whether evening or day is better.
- Another update from AM was given on Community Land Trust. Adriana has circulated report with different options, and is aware a focused meeting should be called for proposals for development so LLDC can support and develop, rather than just represent a lobby where LLDC act as sounding board
- Nick Durrant asked about Live/Work study, entitled Supporting Managed Workspace for Artistic Practices. Suggested Peabody have a look at this study because it will be useful:

[https://www.london.gov.uk/sites/default/files/Artists%20Workspace%20Study\\_September2014\\_revA\\_web\\_0.pdf](https://www.london.gov.uk/sites/default/files/Artists%20Workspace%20Study_September2014_revA_web_0.pdf)

- AM suggested she can pool resources and reports on live/work and artist studios, they are lengthy and varied documents, suggestion of CIG Dropbox given by Gill Wildman. Conversation on pooling resource is ongoing.

#### **Vivian Murinde, Create Jobs:**

- Create jobs have a new direction promoting arts and culture to young people. They are working with young people locally to find opportunities in creative industries. Hackney, Tower Hamlets. Working with LLDC and Ways into Work, and also businesses around the area. <http://www.createjobslondon.org/>
- As business is booming – 1 in 6 jobs in London now in creative industries – they are offering money for businesses interested in working with young people. Looking at a number of different areas including music, fashion, design, digital, tech, etc. Have worked with businesses previously and successfully.
- Here today to talk about what we do. Create Jobs provide training and workshops on CVs, interpersonal skills etc. and provide support while young persons are in their placement. Work with 18-24 year olds, but have expanded to 30+ as there are many people in this age bracket looking for jobs in creative industries.
- Please contact Vivian direct on [vivian.murinde@anewdirection.org.uk](mailto:vivian.murinde@anewdirection.org.uk) for more info

#### **Graeme Evans, London Festival of Architecture update:**

- Richard Brown and Andreas Lang have put in proposal to host series of events, theme this year is Work in Progress, drawing from live/work space.
- Will take place on the weekend of 26<sup>th</sup>-29<sup>th</sup> June, 4 days inclusive, Friday night will be panel of talks organised as panel discussion on Community Land Trusts. Local architect Francis Hollis will speak
- Lee Wilshere is organising screening of The Long Good Friday film on the Friday at Prompt Gallery.
- Middlesex University students will occupy Hub67 for the four days, presenting their work and schemes, responding to live/work propositions. Workshops will be run from there.
- It is an opportunity for outsiders to come into the area and check it out. SEE Studio will be another hub for the festival, providing maps etc. for attendees and exhibiting Richard Brown's work on Creative Factories in HWFI.
- Festival information communications will be published and distributed free. Map will be produced, <http://www.londonfestivalofarchitecture.org/> is the umbrella website.
- Andreas Lang not in attendance so couldn't add anything about the Wick Sessions.
- Hackney WickED will run some open studios for this event in last weekend of June.

Kopparberg representatives suggested they were open to conversations about using their space for workshops on the weekend of the festival

#### **Sophie and Gus, Beton Brut:**

- Have just opened a new shop on Felsted Street in one of the new ground-floor units selling mid century furniture
- Sophie and Gus travel round Europe buying furniture, do it up and try to sell it for more than they've bought it for. Name refers to architectural concrete finish. Dealing in beautiful objects.

- New to the area so don't really know what's going on. Had choice for small space in busy part of town but wanted to go for large, interesting space. Bit of a risk as will have to get people down here.
- Wanted to come to say hello to neighbours and also announce opening night 16<sup>th</sup> April drinks, and opening weekend 18<sup>th</sup>/19<sup>th</sup> April 11am - 5pm.
- Thereafter will be open Wed-Sat but will generally be there everyday. Specialise in furniture and lighting at the moment, from 20s to now, have got empty wall space, would welcome submissions, particularly of large format photography - all ears currently.
- Space in total 1700 square feet. Some of this is partitioned off for store room, kitchen etc.
- A large part of Gus' job is restoration. Open to idea of using space as location and set design. Prop hire etc.
- At the moment, only Sophie and Gus running the show, very much looking to grow with casual staff to help with design based work, newsletters, events, shows etc.
- So if anyone is looking for casual work covering Saturdays please get in touch. Facebook page also available on the website, search: Beton Brut London. Email: [info@betonbrut.co.uk](mailto:info@betonbrut.co.uk)

**George Hull, Autumn Street Studios/Bloc:**

- George and Alex Benson operate a mixed use late night venue of 15000 square foot in Fish Island South, near Shell garage in a strategic industrial zone, so not surrounded by residential.
- Medium/long-term approach to doing up the venue, have created 30 workspace units, with one large space. Are licensed for late night events 4-6 times a month, on average 6 shows a month, also operate annual Bloc festival in Somerset. All of these venues inter-relate so tenants use workspace etc.
- If anyone wants to have a party then they operate a venue with 11pm - 6am license. Actually have 8am license but don't use it. Crowd generally very nice, electronic music program (House, techno, disco) towards the top end of the market, well-run, well-managed. Through the week it is used commercially or for rehearsals

Q. from Lucy Oliver Harrison on renting the space - Tenants are able to use the space for free for up to a day or two a month. Workspace operated at 75% of market rent, this is now a condition of their studio. This system grew organically, beginning in 2012

**Sas Stewart - London Speaker Hire:**

- Audio/visual hire company Atlas Wharf, have opened space in HWFI
- Rehearsal spaces, dance space, sound stages.
- Have 1950's style American diner and venue room. Main office in Finsbury Park.
- Big acts do use the space to rehearse, not open all the time, looking to put on events but aware of residents etc.
- Having been chatting to Shapes and Bar 90. Have curfew of 10pm and start from 8/9am.
- Any questions please contact at them

**Katie Sheasby, Howling Hops:**

- Opening new brewery underneath Mother Studios this spring/summer

**Sonia Anderson from The Old Baths, 80 Eastway, The Wick:**

- Launching market and events space, would like local creatives to be involved

- Launched last year, re-launching on 3<sup>rd</sup> May with artists, DJs, street food vendors. Workshop ideas welcomed.
- Timings: from midday to 10.30pm
- Farmers market, although there are plans for that to happen somewhere else

**Lucy Oliver-Harrison, The Yard Theatre:**

- Now '15 Festival - 7.30pm, Tues-Saturday next week 2 shows every week  
<http://www.theyardtheatre.co.uk/now15-festival/>

**Further Announcements:**

Update from KERB - KERB are looking for space to store equipment as their current site will be taken over by Peabody shortly

Oliver from The Plough at Swan Wharf (where Cygnet used to be) said hello. The Plough is open 10am-10.30pm and closes at 12.30pm at the weekend.

**The next CIG is at 9.30am on Friday 8<sup>th</sup> May at the Old Baths, 80 Eastway, Hackney Wick, London E9 5JH**

**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.**

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