



CIG Notes & Actions

10th February 2023

9:30-11am

HTA

Agenda:

- 1a. CEZ Update - Patrick Scally
- 1b. Pearl & Coutts/Queens Yard - Open discussion
- 1c. CDT Update - Paul Reynolds
2. Algha Works/Vittoria Wharf - Luke Raistrick & Beth Firkins
3. Community Review Panel - Catherine Smyth
4. Hackney Bridge - Neil Benson
5. Humanitarian Project Earth - Samuel Hodges
6. Copper Street Cafe - Paul Charters
7. Drop-in - Henry Wilkinson & Saul Zulman
8. UCL East Interim Use Living Lab Report - William Chamberlain

Updates:

The Wick Newspaper / Hackney Wick Canal Park

Attendees:

In-Person:

Abbie Hedaux - Creative Wick

Abdullah Kurama - Hackney Bridge

Adele Lefebvre - Our Parklife CIC

Alex Scrivens - Community Mediator

Beth Firkins - Centro

Britt Clark - Strettons

Councillor Chris Kennedy - LB Hackney

Erica White - HTA Design

Hajni Semsei - Arbeit

Henry Wilkinson - Drop-in

Jacque Holland - LLDC

James Lord - HTA Design

Joe Sharpe - Zhero

Jonathan Rosen - Artist MotherX Studio

Liz Reynolds - Tapestry

Luke Raistrick - Centro

Mac Plumpton - Crate Brewery

Mhairi McGhee - A New Direction

Neil Benson - Hackney Bridge

Patrick Scally - CEZ Manager

Paul Charters - Copper Street Cafe

Paul Reynolds - Tapestry

Saham - Arbeit

Samuel Hodges - Humanitarian Project Earth

Saul Zulman - Drop-in

Tom Kihl - The Lococo

Tommo - Barge East

William Chamberlain - Creative Wick

Briony Fleming - UCL East

Catherine Smyth - LLDC

Israel Gold - Centro

James Briggs - L&Q

Jesse Foyle - WHU Foundation

Kara Blackmore - UCL East

Onaba Payab - Here East

Patrick O'Sullivan - Wickside

Sadia Ahmed - EWS

Sir William Atkinson - Local Resident

Online:

No.	Notes	Email & links
	Introduction	
	Paul Reynolds charring meeting W. Chamberlain recapped last months agenda	
1a	CEZ Update - Patrick Scally	
	Capital Grant Bid - £100k-200k funding for designated CEZ areas <ul style="list-style-type: none">- Will hopefully have an update next month Partnering with Good Growth Hub to run a workshop series <ul style="list-style-type: none">- Events will focus on the CEZ pillars- To bring together young people, employers and workspaces together to better inform the future of the area and better engage young people- Will be evaluating how effective the CEZ has been so far and take learnings to improve moving forward- From March, we will be able to report findings to the group	https://www.eventbrite.co.uk/e/have-your-say-creative-communities-workshop-series-tickets-523118771327 M. McGhee: Open call for anyone interested - both young people and workspace providers Aiming to have 20 young people and 10 employers on board

	<p>Cell and Mainyard now have studios opening - both at affordable rates</p> <ul style="list-style-type: none"> - Press opening event will be early March 	
1b	Pearl & Coutts/Queens Yard - Open discussion	
	<p><u>Jonathan:</u> (Artist based in Queens Yard) P&C agreed to keep low rents for a certain period of time which is now about to expire</p> <ul style="list-style-type: none"> - Tenants are now being hit with hugely unaffordable rent increases to bring up to the market rate <p>Tenants in Queens Yard (Artist Studios, Colour Factory, Yard Theatre etc) are in process of having their rents renegotiated</p> <ul style="list-style-type: none"> - Pearl & Coutts (P&C) believe the market rate on that land to be £30-35 per sqft, not affordable rates - P&C were invited to this month's CIG but they didn't have any one available and they didn't reply to the invitation to join remotely - What can we do collectively/what can the CEZ do to help those at risk of being displaced <p>L&Q empty units on Fish Island are currently being marketed at approx £22-25 per sqft</p> <p>Cell and Mainyard are full so there is no affordable places for tenants to decant to - the next affordable providers will be Wickside and Wick First which are not due for completion for another few years</p> <ul style="list-style-type: none"> - Is there an opportunity to negotiate 	<p><u>P. Scally:</u> Has been in touch with studio providers and working out how the CEZ can support the tenants</p> <p>Tenants have discussed taking legal action and CEZ are working out what support we can offer - legal and financial support to help with legal proceedings</p> <p>Leases are running out at different times so there is no collective approach at present</p> <p><u>M. Plumpton:</u> Crate have just renewed their lease P&C were not very forthcoming and failed to offer much information about their plans for the rest of Queens Yard</p> <p><u>N. Benson:</u> Was recently quoted £30/35 per sqft for office space which does not meet the level of quality for the price</p> <p>Neil used to be a property litigation lawyer (no longer practicing/insured) but can offer advice and support as and where he can</p> <p><u>H. Sensei:</u> The reason Arbeit had to move from Queens Yard into Trowbridge is because of unaffordable rates</p> <ul style="list-style-type: none"> - Rent was so high Arbeit could not offer affordable rates - Trowbridge rates vary between £12-19 per

	<p>and ask P&C to hold off the rent increases until other affordable spaces are available that artist studio tenants can relocate to?</p> <ul style="list-style-type: none"> - - Not clear if there is a policy in place which requires developers to have a relocation plan to ensure tenants aren't displaced without anywhere to go 	<p>sqft</p> <p><u>W. Chamberlain:</u> Is there a piece of research that can be done into what the market rate is for HWFI so we can take it to P&C to show them that their ask is unrealistic?</p> <p><u>B. Clark:</u> Happy to speak to Strettons agency team to advise on the process and see what they can do to help</p> <p><u>A. Scrivens:</u> This is where Community Mediation / Alternative Dispute Resolution would be a perfect tool - get in touch to discuss how Alex can help</p> <p><u>S. Zulman:</u> During covid, most rates were around the £30 per sqft mark which then went down to £20. They can argue its increase, especially when big businesses such as sainsbury's are happy to pay £35 per sqft in the area.</p> <p><u>W. Chamberlain:</u> Is there an opportunity for a piece of research on what the affordable rates are in the area which can be published in the paper and used as a benchmark?</p> <p><u>P. Scally:</u> The East End Traders Guild have a live platform where they map out what rates are for small businesses for others to look at and compare</p> <ul style="list-style-type: none"> - This is more of the things that would be worth investing into as opposed to an article piece which would go out of date quickly
1c	CDT Update - Paul Reynolds	
	<p>CDT is trying to secure long leases at affordable peppercorn rates that we can market as affordable - in convo with 2 providers to take over potential spaces</p>	

	<p>Signing lease with The Trampery to take a unit which will be let to a joint venture with Yodomo and other sustainable fashion businesses to run a circular fashion hub</p>	
<p>2</p>	<p>Algha Works/Vittoria Wharf - Luke Raistrick & Beth Firkins (centro)</p>	
	<p>Algha Works and Vittoria Wharf both sit in a large landholding owned by Palm Lane</p> <p><u>Algha Works:</u> Identified as a positive contributor to the area Used as a meanwhile use space to make sure it doesn't get squatted</p> <p>Carried out community consultation work outside the station</p> <ul style="list-style-type: none"> - Speaking to people who live and work in the area - Received more than 100 responses <p>Recently commissioned the CDT/Charli Bristow (previous CEZ manager) to undertake evidence based research into affordability and to identify the live/work community in HWFI</p> <ul style="list-style-type: none"> - HWFI has a huge live/work population and affordability is a huge issue - Live/work models are not well recognised in the current planning system - we wanted to find out how to improve live/work setups without falling into past mistakes that have been made <p>Proposal for Algha Works is to turn it into a tethered live/work space targeted at start up creative businesses</p> <ul style="list-style-type: none"> - Retaining as much of the building to keep its character 	<p>Will there be a section 106 in place?</p> <p><u>L. Raistrick:</u> Yes, in conversation with LLDC about ensuring it is marketed to specific audience This setup has never been done before, so we are learning as we go to achieve our set out goals</p> <p><u>P. Reynolds:</u> What is the timeframe for this?</p> <p><u>L. Raistrick:</u> Estimated to finalise design and submit planning applications within the next 6 weeks</p> <p><u>W. Chamberlain:</u> This is the kind of bold design HWFI has been crying out for to help address the challenges the live/work community face When Peanut Factory is developed, if it doesn't include live/work like this is will be devastating</p> <p><u>L. Raistrick:</u> Presented this scheme to the planning committee recently and they expressed the same views - great way to address head on the challenges of this area</p> <p><u>P. Reynolds:</u> HWFI is rare in that the people that live here often work here too and they need to be able to afford to do both</p>

	<p>Feedback suggests there is a high rate of support for the plans</p> <p>Rates: £1000 p/m to take care of living and working functions</p> <ul style="list-style-type: none"> - Typical rates for this kind of setup is around £1600 p/m <p>Community engagement: engaged with around 250 local residents and businesses</p> <ul style="list-style-type: none"> - Received little feedback but the concept has been well received by the few who have responded <p><u>Vittoria Wharf:</u> Plan to provide high quality rental accommodation</p> <ul style="list-style-type: none"> - Will be happening at the same time as Alpha Works so a relocation strategy will be in place <p>Ground floor will be entirely workspace alongside 72 residential units nearly all dual aspect</p> <p>Looking to submit the application for this in the coming weeks of Feb</p> <ul style="list-style-type: none"> - Currently ironing out affordable workspace and housing offering - will be around £22 per sqft 	<p><u>Cllr. C. Kennedy:</u> If you secure that pricing, will it be in perpetuity?</p> <p><u>L. Raistrick:</u> Part of the ongoing conversations we are having</p> <p><u>W. Chamberlain:</u> Will that rate be protected?</p> <p><u>L. Raistrick:</u> What we are in conversation about, but the indication is that it most likely will be</p>
3	Community Review Panel - Catherine Smyth	
	<p>Purpose: to bring together the local community and planning authorities to discuss planning proposals early on in the planning process Means planning can better reflect the priorities of local people and the community has</p>	<p><u>Tommo:</u> Is a member of the panel If anything is discussed at the CIG, he will be happy to bring to the panel to discuss when necessary</p> <p><u>W. Chamberlain:</u> The CIG set up a similar planning</p>

	<p>maximum influence</p> <p>Members for the panel have now been chosen - will share their independent views, acting as critical friends</p> <p>David Ubaka has been appointed chair of the panel</p> <ul style="list-style-type: none"> - Architect and urban designer from Leytonstone <p>Disappointed with the gender makeup of the panel</p> <ul style="list-style-type: none"> - Only 1/3 are female, which reflects the number of total female applicants - 1/3 25-34 years - 16% 50+ years - 1/2 from Tower Hamlets - 1/4 from Hackney <p>Panel has a broad representation of age groups and diversity</p> <p>After 12 months the panel will be reviewed and refreshed</p> <ul style="list-style-type: none"> - Gives others a chance to get involved - Happy to update the CIG when you feel you would like to hear from us again 	<p>and development sub group in 2012 with the support of Eleanor Fawcett who was head of design at LLDC and has been pushing the LLDC to do this for years so it's great to finally see it up and running</p>
<p>4</p>	<p>Hackney Bridge - Neil Benson</p>	
	<p>Working out the outside lower tier space - will hopefully be able to share images at the next meeting</p> <ul style="list-style-type: none"> - Will mainly be resurfacing works so the space is useable all year round - Trying to make it more attractive - Only so much that can be done - cannot dig down due to risk of asbestos and the large water mains 	<p><u>P. Reynolds</u>: When are you aiming for work to be done?</p> <p><u>N. Benson</u>: Should be ready to open around Easter as the works are not too intense</p>

	<p>that run underneath</p> <p>Available studio space at HB - happy to have a conversation with anyone who might be interested</p>	
5	Humanitarian Project Earth - Samuel Hodges	
	<p>Refurbishing the basement and ground floor of Algha Works for project based on human economy</p> <ul style="list-style-type: none"> - Project presentation has been postponed - will have an update for next month <p>The space is currently being refurbished so there is a space 2,500 sq ft space that is available for people to use in the meantime if interested</p> <ul style="list-style-type: none"> - Rough and ready but can easily fit 150 people in there standing - Reach out if interested 	<p><u>W. Chamberlain:</u> There is also a new gallery recently opened in the space?</p> <p><u>S. Hodges:</u> Not for Sale gallery is on the top floor They offer a different financial model with no 'typical' financial transactions to purchase art</p> <p><u>W. Chamberlain:</u> There has been an influx of galleries in the area again which is wonderful to see - they all have slightly different models too, will be covered in the next issue of the paper</p> <p>Contact Sam at: Core@humanitarianproject.earth</p>
6	Copper Street Cafe - Paul Charters	
	<p>Recently opened Copper Street Cafe</p> <ul style="list-style-type: none"> - All locally sourced from the people to the produce - Most staff are students from the unis based at nearby Here East (keen to work with Here East more) - Currently open until 5pm but happy to stay open later when people still need the space, also looking to officially extend opening hours for the summer 	<p><u>W. Chamberlain:</u> Put Paul in contact with Onaba at Here East via email</p>
7	Drop-in - Henry Wilkinson & Saul Zulman	
	<p>Recently launched a business - fitting for affordable workspace</p>	<p><u>P. Reynolds:</u> Really great concept, hopefully in tie you can bring it to HW</p>

	<p>Create a fully flexible workspace solution which is affordable for all and has no long term commitment</p> <ul style="list-style-type: none"> - Use desk space for a day/week/month etc whatever works for you <p>Looking to launch in Stoke Newington</p> <p>Pandemic proved you can work locally Third space offering - not office, not home but a space for you to pop in and out of</p> <p>Coffee shops are great but often include guilt ordering and expensive spending - coffee will be included in the price of this set up</p>	<p><u>H. Wilkinson:</u> We would love to come into HW - love the area and would be a good fit</p> <p><u>S. Zulman:</u> You can choose how long you want to use a space which makes it more affordable</p>
8	UCL East Interim Use Living Lab Report - William Chamberlain	
	<p>Third Living Lab report is now available to read</p> <ul style="list-style-type: none"> - Completed in collaboration with UCL East employing a team of local citizen scientist researchers. - Research into the needs and requirements of early stage and pre-commercaill entrepreneurs in Chobham Manor and Carpenters Estate - 18 local entrepreneurs were studied and the common priorities were ones we are all familiar with (network, support, security etc) - Hope this project can support social capital and show how we can all work together to achieve common goals and to also inform future meanwhile use spaces that the CDT might operate on the UCL East interim use site 	<p>Read the third Living Lab Project here</p>
	Updates & AOB	
	<u>A. Scrivens:</u>	<u>H. Sensei:</u> It would be a good service to use for the

<p>Alternative Dispute Resolution (ADR) is still a cloudy subject but with everything discussed today it can be a useful tool</p> <p>Would be interested in creating workshops to unpack ADR more to create a piece of work around it</p> <p><u>A. Lefebvre:</u> Mobile gardens offers free community sessions for the community Take a look at their upcoming events and get involved</p> <p><u>P. Reynolds:</u> The next Your Neighbourhood Talks event is March 15th at The Lab E20 Focus will be 'community and carbon reduction'</p> <p><u>T. Kihl:</u> Next issue of the Wick paper will be out in March Working on closer integrating the paper and the CIG - things discussed in the CIG will be the basis for newspaper content</p> <p><u>S. Ahmed:</u> Barclays has partnered with Social Business Development (SBD) to deliver a programme of events, and mentoring opportunities supporting social and community businesses in delivering value-led outcomes for all involved. Drop Sadia an email if you are interested and want to know more</p> <p><u>J. Holland:</u> Canal park is in its final stages with a few plantings left to go in Fencing should be gone by the end of Feb</p>	<p>P&C/Queens Yard dispute</p> <p><u>W. Chamberlain:</u> P&C's strategy is to divide and conquer tenants so they need to work collectively - this could be a good way of doing that</p> <p>https://ourparklife.co.uk/mobile-garden-at-hackney-bridge/</p> <p>https://www.queenelizabetholympicpark.co.uk/our-story/supporting-communities/local-residents/your-neighbourhood-talks</p> <p>Sadia.Ahmed@eastwickandsweetwater.co.uk</p>
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Next meeting:

10th March 2023

9:30-11am

Location TBD

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