



CIG Notes & Actions

March 10th 2023

9:30-11am

The Yard Theatre, Queens Yard, Hackney Wick

Agenda:

- 1a. CDT Update - Alex Russell
- 1b. Queens Yard / Pearl & Coutts
2. The Yard Theatre - Ashleigh Wheeler
3. The Berry - Ryan Burnham, Luke Robson and Andy
4. 55-69 Rothbury Road - James Penfold
5. Unguarded Warrior - James O'Keefe
6. Swan Wharf Dace Road Update - Tim Chilvers
7. Marshgate Lane - Harry de Lotbiniere, David Lindsay and Alice Cutter
8. Digital Body Festival - Alexander Whitley

Attendees:

In-person:

Abbie Hedaux - Creative Wick

Alexander Whitley - Alexander Whitley Dance Co.

Alex Russell - CDT

Alice Cutter - pH + Architects

Andy - The Berry

Ashleigh Wheeler - The Yard Theatre

Dan Cox - Urchin Studios

David Lindsay - Alumno Group

Hajni Semsei - Arbeit

Harry de Lotbiniere - Alumno Group

Jack Pearce - Savills

James Penfold - Infinite

Juliet Can - Stour Trust

Kevin Skinner - Unit G Gallery

Luke Robson - The Berry

Nathanael Williams - Colour Factory

Michael

Neil Benson - Vinegar Yard

Paul Reynolds - Tapestry

Ryan Burnham - The Berry

Tim Chilvers - Anderson Group

Tom Kihl - The Lococo / The Wick

William Chamberlain - Creative Wick

Online:

Adele Lefebvre - Our Parklife CIC

Alexis Charles - London Louvre

Jacquie Holland - LLDC

James Briggs - L&Q

James O'Keefe - Unguarded Warrior

Jeanette Lilley – The Berry

Joe Watson - Adore Dance

Mike Mair - PT Pods

Patrick O'Sullivan - O'Shea

Raja Moussaoui - GLA

Sadia Ahmed - East Wick and Sweetwater

Tommo - Barge East

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No.	Notes	Email & links
	Introduction	
	W. Chamberlain welcomed everyone to this month's CIG meetings and recapped last month's minutes	
1a	CDT Update - Alex Russell	
	<p>Community owned social enterprise seeking to secure land property in the area for the benefit of the local community Supported by the GLA and LLDC</p> <p>Secured a space with UCL East on the Olympic Park to build a circular economy hub from</p> <ul style="list-style-type: none">- Secured for 10 years at peppercorn rate - huge win for the CDT- Space will form a cluster of 15-20 small businesses whose focus is taking waste product out of HWFI and turning it into new materials- Will begin as a localised initiative but will have significance for wider London as the first hub on this theme- Working on fundraising <p>CDT are partnering with The Trampery to work with young people who want to build skills in the circular economy – taking a 1yr lease on a shop unit on Monier Rd in Fish Island Village</p> <ul style="list-style-type: none">- Hoping to have the programme running in the	

	<p>Spring</p> <p>Working with Hackney and Tower Hamlets council on a public realm strategy with Muf architects</p> <ul style="list-style-type: none"> - How to connect the area and deal with local waste in a better way - Muf architects will be joining the CIG in April to talk more about this project <p>Working with EWS on a community led housing scheme</p> <ul style="list-style-type: none"> - Submitted an eoi, process has been delayed and won't have a response for another 3 months 	
1b	Queens Yard / Pearl & Coutts (P&C)	
	<p><u>W. Chamberlain:</u> Hackney Wick has recently been voted as the coolest place to live in London - surely this will put pressure on rent and land value - if the asset is increasing, does the rent need to go up also?</p> <ul style="list-style-type: none"> - P&C were invited to attend today's meeting but have had no response from them <p><u>N. Williams:</u> Currently at a stalemate with P&C who want to triple Colour Factory's rent</p> <p>Spending time looking elsewhere for funding - community funding sources, working with brands etc to be able to afford rent</p> <ul style="list-style-type: none"> - Never had to fundraise like this before and don't feel like we should have to - Colour Factory are being supported by Raja Moussaoui at the GLA Culture at Risk team, and waiting to see how P&C respond <p><u>W. Chamberlain:</u> Artist studios in 9F are seeing their rents increase to unsustainable levels too</p>	<p>https://www.standard.co.uk/news/london/hackney-wick-london-coolest-best-place-to-live-tottenham-walthamstow-brixton-b1065591.html</p>

- P&C believe the market rate of studios there to be £30-35p/sqf
- Desktop research suggests that market rate of comparable buildings in the area is £20-25p/sqf
- How do we negotiate and support studio holders?

Jack Pearce (Savills): An important point that Savills discuss regularly

- P&C must consider the cultural benefit that their current tenants bring to the site
- If they lose the tenants currently there, yes they might bring in tenants willing to pay a higher rent, but this won't benefit them in the long-term
- HWFI is the place to be because of the people who are already here - the creatives - and it is up to people like P&C to help build and promote that

R. Moussaoui: Aware there has been an increase of tension

- Happy to help support building a case to take to P&C
- Have been keeping track of studio space rates in the local area
- Recommend that all creatives register with our office
- Need to think strategically about how we can all come together to raise awareness
- Might be worth working on a consolidated message from the group to take to P&C - happy to take conversation offline and put together a statement to help find a sustainable solution

R. Burnham: 40k fans come into the park for football matches every few weeks

- HWFI is where they all come for food and drinks before and after - if these places didn't

	<p>exist then it's not beneficial for them</p> <ul style="list-style-type: none"> - Use this to our advantage to show the value 	
2	The Yard Theatre - Ashleigh Wheeler	
	<p>Theatre and community arts organisation since 2011</p> <p>Previously used Hub 67 and a space in East Village to run community programmes - these are both closing</p> <ul style="list-style-type: none"> - Need a new permanent home to run community programmes out of - Currently using St Mary of Eton and Trowbridge Gardens as a temporary space <p>Previously negotiated with LLDC and P&C for a new theatre in the new Queens Yard development, P&C signed a sec 106 and development was ready to go - P&C called off the development last minute with no reason given</p> <ul style="list-style-type: none"> - Great for the area as it means that current warehouses can remain, but also means that the Yard spent a lot of money on a plan that isn't going ahead - The Yard cannot stay in its current home, the structure is not permanent and lack of accessibility is a problem - Have good support from LLDC who are willing to keep the conversation going and explore developing the current site with a long term theatre and community space - In conversation with P&C to discuss what that means for the long term - Hope to begin developing new theatre by end of 2024 	<p>E. ashleigh@theyardtheatre.co.uk</p> <p><u>N. Williams:</u> Where will the new theatre be?</p> <p><u>A. Wheeler:</u> Will be the same site as we are currently based</p> <p>Also means Yard won't have a home for the best part of a year during construction</p> <p>Looking at one off performances in different spaces in the area, also have good relationship with nearby theatres who may be able to host the Yard</p> <p>The previous agreement would have been a seamless transition as the new site would have been developed before, but now we are going to have to close, we need to make sure our supporters will still back us</p> <p><u>J. Watson:</u> Hate to call you out on a public forum like this, but I've tried to enquire in-person, phone & multiple emails to hire the theatre, but can never seem to get a response. Is the theatre available to hire for local businesses, or is it only for theatre productions?</p> <p><u>A. Wheeler:</u> Sorry you have not heard back from us. Have done this in the past and open to discussing</p>

		further. Drop an email directly and we can discuss
3	The Berry - Ryan Burnham, Luke Robson and Andy	
	<p>Working with the Wick as a partner - nice to bring others creatives together and offer job opps</p> <p>Film directors specialising in special fx, vr, cgi</p> <ul style="list-style-type: none"> - Travel around the world making live action films combined with cgi - Work on digital campaigns, motorsport etc <p>Partners from all over the world come into HW and they love the area - the power of community</p> <p>Want to make the most out of HW, working with film production companies in this area and bringing more attention to it</p> <p>Studio based in Mainyard - door always open for people to stop by and chat</p> <ul style="list-style-type: none"> - Offer paid opps for crew, stop by and chat to the team about opps <p>Keen to partner with other locals in the area working on events and screenings</p> <ul style="list-style-type: none"> - Also keen to find others interested in film production and harness young talent in the area - Where do we find these people? 	<p>https://www.theberry.uk/</p> <p>E. hello@theberryboys.uk</p> <p>ryan@theberry.uk</p> <p>luke@theberry.uk</p> <p>H. Sensei: Recommended Hackney 100 for work placements for young people - funded by Hackney</p> <p>T. Kihl: It's tricky, as a paper, our full time focus is on what people are doing in the area and we still don't know half of what's going on - why it's great for us all to be working together</p>
4	55-69 Rothbury Road - James Penfold	
	<p>Owner of Infinite Partners (live-start hotels)</p> <ul style="list-style-type: none"> - Recently acquired space next to hub 67 and looking to collaborate and co- 	<p>H. Sensei: How big will the space be?</p> <p>J. Penfold: Lifestyle hotel on upper levels at</p>

	<p>design with the local community</p> <ul style="list-style-type: none"> - Want to create a destination that's community focussed <p>Currently have no plans/designs for what the space could look like</p> <ul style="list-style-type: none"> - Keen to hear from others about their thoughts on what HW needs the most - 'We are coming into your space and you know it better than we do' <p>One idea is to have a concept store on the ground level</p> <ul style="list-style-type: none"> - Noticed that there are lots of makers spaces in the area but most are closed off and don't allow space for creatives to display and sell their work <p>Also rolling out a community investment programme meaning funds will be in place to ensure we contribute to the neighbourhood - mainly young people and the elderly</p>	<p>attainable price points targeted at creatives and entrepreneurs</p> <p>Ground floor is around 250 sqm - not a huge space but there is a vision to have the frontage to be fully openable and street facing to turn it into a semi-public space</p> <p><u>W. Chamberlain:</u> This is the first time a developer has come into the space pre-design and asked to co-create with the community - huge step forwards</p> <p>Another ex Collective employee. Same company that worked on a site on Wallis Road where they made a commitment to matching affordable rent inside the red line zone even though they were just outside of the zone</p> <p><u>J. Can:</u> There is a hotel around Portland street that has a mix of hotel rooms and individual studios in the same space so guests staying can see the gallery space too</p>
<p>5</p>	<p>Unguarded Warrior - James O'Keefe</p>	
	<p>Men's mental health and wellness experience - a way of living rather than a set thing you do</p> <p>Has lived experience with mental health and wants to help others</p> <p>Taken on a new space above HWK (where MEUS were previously based)</p> <ul style="list-style-type: none"> - Looking to bring the local community together and get people talking about their mental wellbeing and doing something about it - Keen to connect with local businesses and locals to bring the community 	<p>https://www.unguardedwarrior.com/jimokeefe@hotmail.co.uk</p> <p><u>T. Chilvers:</u> On a national scale, mental health is a huge thing in the development and construction sectors - would be interesting to explore men's mental health with you in these areas</p>

	together and get us all talking	
6	Swan Wharf Dace Road Update - Tim Chilvers	
	<p>Anderson group have 1 other scheme in the area (Anderson Contemporary art gallery owned by the chairman's charitable foundation) - had some teething problems but are proud of the outcome</p> <p>Newest development on Dace Road update</p> <ul style="list-style-type: none"> - Lots of surrounding people we need to be careful of during construction - L&Q, Ironworks, multiple recording studios nearby - Working to make sure we are as least impactful as possible - In the process of finalising construction details and making sure they are least harmful as possible - Will be condensing the programme to make sure that noisy demolition works happen at the most convenient times for surrounding neighbours <p>What's next:</p> <ul style="list-style-type: none"> - Trial trenching - 12th April 23 - Development continues on 30th June 23 - 18 month programme - Phased delivery of site - including 6850 sqft affordable workspace - Partnership with CDT 	<p><u>Al. Russell</u>: Big milestone for the CDT and for the community, this will be a purpose built permanent space</p> <ul style="list-style-type: none"> - CDT are doing a lot of work to understand how this space will best benefit the community and be sustainable - Huge thanks to Will - this wouldn't have happened without the CIG, and it will deliver something really meaningful to the community - this is why forums like the

		<ul style="list-style-type: none"> - CIG are so vital as it means developers can hear from the community and we can all work together <p><u>W. Chamberlain:</u> This has been an ongoing conversation since 2016, great to see it finally getting traction - other developers we'd love to discuss similar opportunities</p>
7	Marshgate Lane - Harry de Lotbiniere, David Lindsey and Alice Cutter	
	<p>Alumno - put strong emphasis on engagement and community</p> <p>Taken over a site adjacent to the ABBA arena</p> <ul style="list-style-type: none"> - LLDC masterplan - Series of residential and commercial units - 300 bedrooms for student accom with shared amenities - Also looking to provide an element of affordable workspace in collaboration with Space Studios <p>Working with an arts broker to form a brief</p> <ul style="list-style-type: none"> - Looking to commission a series of installations by artists as part of the development <p>Looking at the site with fresh eyes wince taking it over</p> <ul style="list-style-type: none"> - Working on redistributing the mass over 8 storeys - 260 sqm for artist space 	<p><u>W. Chamberlain:</u> Is the agreement with Space signed and official?</p> <p><u>D. Lindsey:</u> Not yet</p> <p>Have worked with Space before and working with them to develop the brief</p> <p><u>W. Chamberlain:</u> Will you be commissioning local artists or a local curator for the installations?</p> <p><u>D. Lindsey:</u> Arts brief is still in early stages</p> <p>Keen to connect with local artists - the CIG would be a good forum to spread the word</p>
8	Digital Body Festival - Alexander Whitley	
	<p>Working on an idea for a festival later on in the year</p> <ul style="list-style-type: none"> - Plan is to use digital tech across stage 	<p>https://www.alexanderwhitley.com/awdc-deck</p> <p>Alex@alexanderwhitley.com</p> <p>Read presentation here</p>

<p>performance to create a platform for other local artists and tie together various strands of work with local universities</p> <p>Central themes: interactive tech and how digital tech can encourage people to use their bodies and reflect on body movement</p> <ul style="list-style-type: none">- Showcasing artists working in this area of augmented reality <p>Festival specifics:</p> <p>Digital body gallery: non interactive space</p> <p>Hybrid lab: space to reveal the processes behind this kind of work</p> <ul style="list-style-type: none">- Invites the public to engage with and talk to artists- Opportunity for young people to learn more about this kind of art and provide accessible roots for them <p>Talks programme: build awareness and demonstrate the creative possibilities the artists are exploring</p> <p>Live dance and performance programme: flash point activations</p> <ul style="list-style-type: none">- Dance using interactive tech and musicians with interactive visuals <p>Venue: Studio 9294 with dates penciled in for November when it will be dark enough to have shows outside</p> <p>Want to make the festival as visually exciting and accessible as possible</p> <ul style="list-style-type: none">- Half the space will be ticketed (interactive events to manage	<p><u>J. Can:</u> Chris Allen curated a splice festival based in E22 previously - would be a good person to speak to</p> <p><u>R. Burnham:</u> Berry have motion capture suits and over vr tech - would be great to collaborate</p>
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	<p>throughput) with gallery space and the lab open to the public for free</p> <ul style="list-style-type: none">- Will also be discounted rates for local community and students- Looking for (paid) interns to work on the festival- Opportunities for co-hosting and sponsorship with local developers and brands - key part of the fundraising initiative <p>Please reach out if you are interested</p>	
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Next meeting:

Friday April 14th 2023

9:30-11am

The Trampery Fish Island Village

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