



CIG Notes & Actions

September 8th 2023

9:30-11am

ArtSect Gallery, Algha Works

Agenda:

- 1a. CEZ Update - Patrick Scally
- 1b. CDT Update - Alex Russell
2. 115-119 Wallis Road - Harry Manley
3. Bow Goods Yard - Catherine Greig
4. Outfly - Paul Manning
5. Makers Corner - Jonny Rosenblatt & Heather Fleming
6. Tower Hamlets Local Plan - Marc Acton Fillion & David Mason
7. ArtSect - Miki Elson

Attendees:

In-person:

Abbie Hedaux - Creative Wick
Alex Cameron - LLDC
Ben Wakeling - Hackney Wick Life Drawing
Catherine Greig - Make: Good
Dan Cox - Urchin Studios
David Mason - LB Tower Hamlets
Hannah Ayres - Arbeit
Harry Manley - Halcyon
Harry - Art Sect Cafe
Heather Fleming - Spacemade
Ismail Malik - Entrepreneur
Jameson Goring - Local resident
Joe Sharpe - Zhero
Jonny Rosenblatt - Spacemade
Josephine Chime - Creative Wick
Marc Acton Fillion - LB Tower Hamlets
Martin Saps - Researcher/local resident
Miki Elson - ArtSect
Neil Benson - Hackney Bridge
Patrick Scally - CEZ Manager
Paul Reynolds - Tapestry
Paul Manning - Outfly
Tom Kihl - The Lococo
William Chamberlain - Creative Wick (Chair)

Online:

Alex Russell - HWFI CDT
Claire McAndrew - UCL Bartlett
Gabs Range - Local artist
Minna Ruohonen
Vivi Kallinikou
Erica White - HTA Design
Cllr Chris Kennedy - LB Hackney
Onaba Payab - Here East

No.	Notes	Email & links
	Introduction	

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	<p>Welcome to Septembers CIG meeting kindly hosted by Miki at ArtSect</p> <p>CIG member and local resident Sam Hodges sadly passed away recently</p> <ul style="list-style-type: none"> - He had a lease on two floors in Algha Works for his project 'Humanitarian Project Earth' - Sam was deeply passionate about HWFI and the community - everyone made him feel welcome and he will be missed. <p>-</p>	
<u>1a</u>	CEZ Update - Patrick Scally	
	<p><u>Creative Enterprise Zone Impact Report</u></p> <ul style="list-style-type: none"> - <u>Research by We Made That</u> - <u>Data capture of the State of Creative Enterprise Zones from 2018-2021</u> - <u>How much the CEZ can take ownership on these result is very thin - it's what you all do to make it happen that's important</u> <p><u>Key stats:</u></p> <ul style="list-style-type: none"> - <u>Creative jobs have increased by 64% in HWFI (the London average is 14%)</u> - <u>7% increase in number of creative workspaces across the Zones</u> - <u>733% increase in sound related jobs</u> - <u>Creative sector annual turnover of £600m in the area</u> <p><u>The next steps:</u></p> <ul style="list-style-type: none"> - <u>The report gives granular data on who is benefitting from CEZ initiatives, hoping to build on this to better understand residents, who is coming into the area etc.</u> - <u>This will shape the next legacy piece for the CEZ</u> <p><u>The CEZ Skills programme has recently wrapped up - will share report soon</u></p> <p><u>Capital Grants programme to launch next month</u></p> <ul style="list-style-type: none"> - <u>Supporting businesses to improve sustainability and reduce waste</u> <p><u>State of the Wick meeting has been delayed - will update on this soon</u></p>	<p>Read the report here: https://www.london.gov.uk/programmes-strategies/arts-and-culture/space-culture/explore-creative-enterprise-zones/about-creative-enterprise-zones</p> <hr/> <p>William - Encouraging to see the in the CEZ report that there has been a huge increase in creative industry jobs in HWFI</p>
<u>1b</u>	CDT Update - Alex Russell	
	<p>Following on from the CEZ report - HWFI is a pretty resilient place and can weather many storms</p> <p>- <u>How many other sectors can you say this for?</u></p> <ul style="list-style-type: none"> - <u>Lots of creative industries are performing very well - this is an important point we shouldn't gloss over</u> - <u>Reports like this prove that it is worth investing and partnering with this sector - it is brilliant value</u> 	<p><u>E.alex@wickcdt.org</u></p>

Following on from the CEZ report - HWFI is a pretty resilient place and can weather many storms
- How many other sectors can you say this for?

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Ket? The Loop CDT project: Establishing a circular economy cluster/hub in HWFIQEOP

- Just secured additional funding for this on top of GLA funding, from Leveling Up
- The purpose of the project is to establish a home for the circular economy cluster here - local groups trying to reduce waste in a sustainable and localised way
- Funding gives the project another 18 months
- Gives us time to establish a space for the project
- In conversations about a few options for this space and hope to have more solid information in December.

Job opportunity for ReRoute Programme Manager

- We are looking for a highly skilled project manager to lead the establishment of a circular economy cluster in HWFIQEOP.
- Successful applicants will be responsible for delivering the Loop and ancillary ReRoute opportunities.
- Applications are open until September 29th.

Textile Reuse Hub

- Space in The Trampery Fish Island Village
- Home of the Sustainable Young Makers Programme - supporting young people to develop business ideas
- Recruiting for this now - will update soon

E.alex@wickcdt.org

Read the full JD here: <https://www.wickcdt.org/jobs>

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115-119 Wallis Road - Harry Manley

Halcyon are an established co-living developer

- See ourselves having a long term legacy in this sector
- Promote housing for local people and workspaces for local businesses
- Create designs that include the wider neighbourhood so as to avoid 'parachuting' into communities

115-119 has a checkered planning history

- This is the first time to consider the entirety of the site
- 119 is currently empty - in conversation with the CDT about activating it as a meanwhile space
- Also talking with the boat house behind the lot to ensure they can keep going too

Co-living:

- Will offer a secure renting model with transparent and inclusive renting
- Opportunities for onsite activations
- Maximise groundfloor for workspace

Community interaction:

- The ambition is to work with a space

J. Chime: The current residents of the building are a lot of music and art people. Have you had a consultation with them about having input and being supported?

H. Manley: The studios will eventually be displaced. This is why we are doing this early consultation
Halcyon have a commitment to support them - having initial conversations with the CDT about configuring the space

There is a need to understand the existing picture first to make sure the new space is beneficial.

Jamesson: Have you thought about the costs for these new spaces? Is the plan to make a proposal and consult the community already there?

H. Manley: This will be affordable workspace and we will consult before final plans

Appreciate the sensitivity of the space - it is not right to take a workspace like this and charge ridiculous rents

The cost for the new space will be defined by how people are paying now

Jamesson: It is not enough to just take into account what people are paying now - the cost to live and work in this area in unaffordable for most

<p><u>Co-living:</u></p> <ul style="list-style-type: none"> - Will offer a secure renting model with transparent and inclusive renting - Opportunities for onsite activations - Maximise groundfloor for workspace <p><u>Community interaction:</u></p> <ul style="list-style-type: none"> - The ambition is to work with a space operator to make sure that the right people are coming into the space - It is important that the groundfloor presents the vision for the site - 'we are not just selling it and walking away' <p><u>This is a new build project, so the existing buildings on the lot will be demolished</u></p> <p><u>Want to celebrate the existence of the Thierry Noir mural by commissioning a new piece - be good to work with the CIG on this</u></p>	<p><u>Appreciate the sensitivity of the space - it is not right to take a workspace like this and charge ridiculous rents</u></p> <p><u>The cost for the new space will be defined by how people are paying now</u></p> <p><u>Jamesson: It is not enough to just take into account what people are paying now - the cost to live and work in this area is unaffordable for most</u></p> <p><u>We want to make sure that you will take into account how much it actually costs to live and work here</u></p> <p><u>H. Manley: If you feel we are not doing our job right then pull us up and test us on it</u></p> <p><u>It is important we understand the current economic picture to make sure our workspaces are affordable</u></p> <p><u>M. Saps: Does Halcyon have experience building and developing co-living spaces? Why was this the chosen model?</u></p> <p><u>H. Manley: Halcyon team was previously part of The Collective - which also promoted co-living</u></p> <p><u>This model is all we do and know how to deliver</u></p> <p><u>We are learning a lot from existing residents in co-living spaces to be better.</u></p> <p><u>M. Elson: How do you set the pricing? There are 52 empty commercial units in the new builds around HWFI because the rates are unaffordable.</u></p> <p><u>ArtSect's lease is comparatively cheaper.</u></p> <p><u>H. Manley: We have a commitment to provide affordable workspace in this project, and that has to be lawfully honoured</u></p> <p><u>Want to ensure that buildings are occupied to be able to bring something back to the area</u></p> <p><u>I think there is a mismatched aspiration in HWFI due to the lack of collaboration during the design phases of these buildings</u></p> <p><u>The solution to this is early engagement and getting the research piece right first.</u></p> <p><u>P. Scally: The CEZ advises on the workspace planning of the Wick Masterplan</u></p> <p><u>In order to do this right, there is an expected price point, so it is about enforcing that from all angles</u></p> <p><u>W. Chamberlain: Would be good to do a piece of research to find out exactly what the cost of co-living is</u></p> <p><u>J. Sharpe: Is there an opportunity for light industrial in the space?</u></p> <p><u>H. Manley: Not at this stage, the focus is on makers spaces as opposed to desk space</u></p> <p><u>The circular economy is really interesting and from a design perspective it's important to ensure it doesn't inhibit that activity in any way</u></p>
<p><u>3</u></p>	<p><u>Bow Goods Yard - Catherine Greig</u></p>
<p><u>Land owned by Network Rail who are preparing a masterplan for the site</u></p> <p><u>The rail freight will be retained and there is opportunity to use this land in different ways:</u></p> <ul style="list-style-type: none"> - Last mile logistics club - Workspace fit for the future of supporting local employment - New landscape and public space 	<p><u>Presentation:</u></p> <p><u>https://mcusercontent.com/e62fa9be788c0593fca695e87/files/333c45f5-85dd-e747-4860-5ff0b9f61522/211_CIG_Meeting_presentation_230907.pdf</u></p> <p><u>https://www.bowgoodsyrdmasterplan.com/</u></p> <p><u>catherine@make-good.com</u></p>

	<p>Land owned by Network Rail who are preparing a masterplan for the site</p> <hr/> <p>The rail freight will be retained and there is opportunity to use this land in different ways:</p> <ul style="list-style-type: none"> - Last mile logistics club - Workspace fit for the future of supporting local employment - New landscape and public space - New homes <hr/> <p>There is a mix of opinions from people who want the space to be 'messy' as intended and those who want something cleaner.</p> <hr/> <p>There is no public access to the space at present</p> <hr/> <p>Currently gathering initial insight ready for initial design responses to be submitted by the end of September when plans will begin to get more detailed.</p> <hr/> <p>Planning will be submitted to LLDC for approval early next year</p> <hr/> <p>Spoken to CDT about some work already happening on the site</p> <hr/> <p>Would love to know people's perceptions of the site</p> <ul style="list-style-type: none"> - What works and what doesn't - What relations people can imagine having 	<p>Presentation: https://mcusercontent.com/e62fa9be788c0593fca695e87/files/333c45f5-85dd-e747-4860-5ff0b9f61522/211_CIG_Meeting_presentation_230907.pdf</p> <hr/> <p>https://www.bowgoodsyardmasterplan.com/</p> <hr/> <p>catherine@make-good.com</p> <hr/> <p>W. Chamberlain: Have you met the local residents at Wick Lane who have been long standing activists against development on the site?</p> <hr/> <p>C. Greig: Not yet</p> <hr/> <p>M. Elson: There is a lot of industrial history on that site, and that should be preserved</p>
4	Outfly - Paul Manning	
	<p>Acceleration agency been in the area for years helping with Plexal and the innovation district in the Olympic Park</p> <hr/> <p>Partnering with The Trampery Fish Island Village for an Impact Accelerator</p> <ul style="list-style-type: none"> - Pay as you grow - invest in impact ideas to help raise investment and build profit from nothing <hr/> <p>Working with Shift innovation district with an agenda to be highly inclusive</p> <hr/> <p>Looking to speak to as many people as possible once activities kick off</p> <ul style="list-style-type: none"> - Trying to get as many people involved and build the next generation of local innovators here - Hopefully some grants will be available in the future <hr/> <p>Being on this side of the park feels very creative and homely</p>	<p>https://outfly.io/</p> <hr/> <p>Jameson: Looking to engage, we represent the community here so come and talk to us</p>
5	Makers Corner - Jonny Rosenblatt & Heather Fleming	
	<p>Spacemade are a flexible workspace operator - will be operating the commercial space in Southern Housing's Dace Road development.</p> <ul style="list-style-type: none"> - Create bespoke projects for particular markets which are integrated into the community - Not looking to overlay the spacemade brand across all sites, instead each site has its own unique branding to match its environment - Spaces are designed to reflect local users 	<p>W. Chamberlain: What is the price point of the affordable workspaces?</p> <hr/> <p>J. Rosenblatt: £14p/sqft to end user, permanently is the planning commitment 12/15k sq ft of the space will be dedicated to affordable workspaces (block D and part of block C)</p> <hr/> <p>W. Chamberlain: Undercuts The Trampery by a significant margin</p>

Southern Housing's Dace Road development.

- Create bespoke projects for particular markets which are integrated into the community
- Not looking to overlay the spacemade brand across all sites, instead each site has its own unique branding to match its environment
- Spaces are designed to reflect local users and their needs

ESG - the Social aspect is so important

- Focussed to ensure supply chain is appropriate and that we are part of our local communities and supporting them

Makers Corner:

SHG selected them as the delivery partner to offer flexible workspace

- Intended to become a hub of creativity and play on the areas makers history
- Will house 500 members

Want to get to know everyone in the area and make sure the space has value

5 blocks - mix of affordable studio space, makers spaces, private offices, and a cafe area

Offering simple but cozy spaces that can conform to the tonality of the artists - using recycled materials where possible

Have a team of dedicated people reaching out to the community to build connections

- About delivering a space that is for everyone in HWFI

Fish Island has a strong heritage of makers and artists - about ensuring the makers of today are supported through this hub

J. Rosenblatt: £14p/sqft to end user, permanently is the planning commitment

12/15k sq ft of the space will be dedicated to affordable workspaces (block D and part of block C)

W. Chamberlain: Undercuts The Trampery by a significant margin

P. Reynolds: Be good to have something that engages with the street

J. Rosenblatt: Trying to create a streetscape that is a destination spot with as much active frontage as possible

Don't want these spaces to just become storage - The Trampery have done pretty well at trying to achieve the same thing

P. Scally: The reason that has happened in studios like Cell is because artists do not want their spaces to be visible

If you create spaces that cannot be hidden, then all of a sudden no artists will take these affordable spaces - be conscious that not everyone wants to be front-facing

J. Rosenblatt: Also restricted by planning permissions

W. Chamberlain: Gavin Turk used to have a studio here and always said he did not want to be on display in a fish bowl

Good to see schemes coming in where co-design can be built in

J. Chime: Is there a plan to talk to people who have done this already?

H. Fleming: It would be invaluable to get this information

Individual spaces will be left free to their interpretation

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Tower Hamlets Local Plan - Marc Acton Filion & David Mason

LLDC planning is wrapping up by 2024, which means that planning powers will go back to respective Boroughs

- The majority of HWFI is in Tower Hamlets so this is where planing powers will go
- This is the first time in a long time the LBTH local plan has covered HWFI

Apologies if you think we have the wrong idea - this is why we are coming to you now and looking to engage

- Carrying out early engagement in 2023 to help inform a draft local plan
- There will be a 6 week consultation period in November, want everyone to get involved

Key points:

- Recognising the CEZ among employment designations
- Preserve all industrial spaces with strict policies in place to do so
- Recognising the live/work warehouse community and the role it plays here - still wrapping our heads around this concept

Presentation:

https://mcusercontent.com/e62fa9be788c0593fca695e87/files/6ab35ccd-c2ae-5c03-6785-dda24986b90c/NLP_Project_Creative_Wick_080923.pptx.pdf

<https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>

Jameson: There are 4 warehouse communities left, with most having planning applications

We don't know what is going on with these spaces until it's too late

Everyone talks about protecting the creative economy, but where is the protection?

The next 12 months are crucial, and there will be loads of new builds in the area by then, so what will be left to protect?

M. Elson: Immigration and artistic communities are the poorer communities, but they bring great value to a place

I know we all have to make our money, but so many spaces here are empty and not serving the community We would love to help with the research and your understanding of this area

Key points:

- Recognising the CEZ among employment designations
- Preserve all industrial spaces with strict policies in place to do so
- Recognising the live/work warehouse community and the role it plays here - still wrapping our heads around this concept

Adjusting the affordable workspace requirement to better support people

- Not affordable enough and not a long enough period of time
- Looking to go deeper into the discount
- Lifetime of a development instead of 10 years

There is an oversupply of large desk office spaces (think Canary Wharf)

- Developing policies to shift away from that model, and focus on smaller spaces that work for smaller operators

Town center:

- HWFI is not a regular highstreet, so working on a new designation for HWFI as a specialist centre
- Greater protection and support for the night time economy

Arts and culture:

- Current plan doesn't distinguish arts and culture from community facilities - there is a need to draw them out and offer more protection (in line with GLA research)
- Resist development that loses art and culture facilities

Keen to take into account all the feedback we receive

- It is worth arranging an area specific workshop for this area as it is so different from anywhere else in the borough

M. Elson: Immigration and artistic communities are the poorer communities, but they bring great value to a place

I know we all have to make our money, but so many spaces here are empty and not serving the community

We would love to help with the research and your understanding of this area

Jameson: There is a real community here, where everyone heavily relies on one another. You cannot move us because we will be displaced

We want actual protection, we applaud you for what you are doing but we need more - especially when there are landlords ready to evict us with 1 week notice

Maybe there needs to be a sit-down group to think about what can be done?

C. Greig: It's hard for new builds to deliver this

Jameson: Aware that there needs to be space for both
There are around 700 people left in live/work spaces - the number has significantly dropped from what it used to be

There is also zero integration of new people coming into the area - they look at warehouses as below them

There are a number of people in this room who get what is going on, but some developers don't and they are looking to appropriate it

W. Chamberlain: This is the voice that is missing from these meetings - good to have you here
Jameson

Previously the LLDC have refused to support live/work planning applications

Algha Work's live/work planning application is set at £1250 at a 12 month contract and that is not right or affordable for everyone here

Harry and (Scape) have the potential to offer truly affordable spaces for people who need them most

To have LBTH come here and engage is huge - this is what we have been asking for.

The legacy the LLDC are leaving really needs to be informed by the community - LBTH is not the enemy here

Jameson: Ironic that we will spend the next year working with you on this, but we won't be here to benefit

M. Elson: It would be our legacy to leave behind

P. Reynolds: There is a financial element outside of the planning permissions

Algha Works keeping this building for people to live and work - the problem is the price point

That is something that the planning system cannot fix - there is a limit to what can be done but in the end it is the final say of the private landowner. LLDC policy has been pretty good at securing affordable space

If you cannot afford to live here then that is the problem - affordable living has long been overlooked and needs to be addressed

W. Chamberlain: Creative Wick has withdrawn its letter of support for Vittoria Wharf

Wick Development Forum in 2015 was a place to bring a whole range of voices together - could the

		<p>problem - affordable living has long been overlooked and needs to be addressed</p> <hr/> <p><u>W. Chamberlain:</u> Creative Wick has withdrawn its letter of support for Vittoria Wharf</p> <hr/> <p>Wick Development Forum in 2015 was a place to bring a whole range of voices together - could the State of The Wick meeting be like that?</p> <hr/> <p>HWFI has achieved so much despite what people say - it's not too late for HWFI</p> <hr/> <p><u>Harry:</u> Local food business have been having a hard time staying open past 11pm</p> <hr/> <p>There is an issue of drug dealers outside the station and police have blamed this on the kitchens - is there any support in place to offer them?</p> <hr/> <p><u>M. A. Filion:</u> Gets tricky because it falls under licensing</p> <hr/> <p>We can see the value of having these spaces open late, but licensing is more responsive to residents, which is why restrictions are often put in place</p> <hr/> <p><u>W. Chamberlain:</u> Perhaps this is something the CEZ can support?</p> <hr/> <p><u>P. Scally:</u> Food and drink is a blind spot for in the way the CEZ was designated</p> <hr/> <p>Food and drink was never really prioritised, even though it is important</p> <hr/> <p>Have a separate team focussing on it</p> <hr/> <p><u>W. Chamberlain:</u> Can the LLDC get involved and support?</p> <hr/> <p><u>A. Cameron:</u> Can discuss with colleagues and try to find a solution</p> <hr/>
<u>7</u>	ArtSect - Miki Elson	
	<p>a Decentralized Arts Organisation that develops, creates and incubates creative productions using Web3 technology.</p> <hr/> <p>Involved in London Fashion Week - with a focus on the circular economy</p> <hr/> <p>Chinese collective exhibiting in the space</p> <hr/> <p>Come by and see what the community is up to</p>	<p>Presentation: https://drive.google.com/file/d/15zAIZQUBYE5NnJPLBZyY_Fo4C13HQmVV/view</p> <hr/> <p>https://www.artsect.xyz/</p> <hr/> <p><u>W. Chamberlain:</u> ArtSect is the perfect space for all these conversations to happen</p> <hr/>

Next meeting:
October 13th 2023
9:30-11am
HTA Design

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