

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 Filion & 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 Filion - 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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	Introduction	
	Welcome to Septembers CIG meeting kindly	
	hosted by Miki at ArtSect	
	CIG member and local resident Sam Hodges sadly	
	passed away recently	
	 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.	
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<u>1a</u>	CEZ Update - Patrick Scally	
	Creative Enterprise Zone Impact Report	Read the report here:
	- Research by We Made That	https://www.london.gov.uk/programmes- strategies/arts-and-culture/space-culture/explore-
	- Data capture of the State of Creative Enterprise Zones from 2018-2021	creative-enterprise-zones/about-creative-enterprise-
	- How much the CEZ can take ownership on	zones
	these result is very thin - it's what you all	William Encourse in the deal of CE7
	do to make it happen that's important	William - Encouraging to see the in the CEZ report that there has been a huge increase in creative
	Key stats:	industry jobs in HWFI
	- Creative jobs have increased by 64% in	
	HWFI (the London average is 14%)	
	- 7% increase in number of creative	
	workspaces across the Zones - 733% increase in sound related jobs	
	- Creative sector annual turnover of £600m in	
	the area	
	The next steps:	
	- 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.	
	- This will shape the next legacy piece for the	
	CEZ	
	The CEZ Skills programme has recently wrapped	
	up - will share report soon	
	Capital Grants programme to laurah neut month	
	Capital Grants programme to launch next month - Supporting businesses to improve	
	sustainability and reduce waste	
	State of the Wick meeting has been delayed - will	
	update on this soon	
1b	CDT Update - Alex Russell	
	Following on from the CEZ report - HWFI is a	E. alex@wickcdt.org
	pretty resilient place and can weather many storms	
	- How many other sectors can you say this for?	
	 Lots of creative industries are performing very well - this is an important point we 	
	shouldn't gloss over	
	- Reports like this prove that it is worth	
	investing and partnering with this sector - it is brilliant value	

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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.	Read the full JD here: <u>https://www.wickcdt.org/jobs</u>
	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	
2	115-119 Wallis Road - Harry Manley	
	Halcyon are an established co-living developer	J. Chime: The current residents of the building are a
	- See ourselves having a long term legacy in this sector	lot of music and art people. Have you had a consultation with them about having input and being
	 Promote housing for local people and workspaces for local businesses 	supported?
	- Create designs that include the wider	H. <u>Manley</u> : The studios will eventually be displaced. This is why we are doing this early consultation
	neighbourhood so as to avoid 'parachuting' into communities	Halcyon have a commitment to support them - having initial conversations with the CDT about
	115-119 has a checkered planning history	configuring the space There is a need to understand the existing picture first
	- This is the first time to consider the entirety of the site	to make sure the new space is beneficial.
	 119 is currently empty - in conversation with the CDT about activating it as a meanwhile space 	<u>Jamesson:</u> Have you thought about the costs for these new spaces? Is the plan to make a proposal and consult the community already there?
	 Also talking with the boat house behind the lot to ensure they can keep going too 	
		<u>H. Manley:</u> This will be affordable workspace and we will consult before final plans
	Co-living:	Appreciate the sensitivity of the space - it is not right to take a workspace like this and charge ridiculous
	- Will offer a secure renting model with transparent and inclusive renting	rents The cost for the new space will be defined by how
	 Opportunities for onsite activations Maximise groundfloor for workspace 	people are paying now
	Community interaction:	Lameson: It is not enough to just take into account
	- The ambition is to work with a space	what people are paying now - the cost to live and work in this area in unaffordable for most

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	Community interaction: - The ambition is to work with a space operator to make sure that the right people are coming into the space	Jameson: 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 We want to make sure that you will take into account how much it actually costs to live and work here
	- It is important that the groundfloor presents the vision for the site - 'we are not just selling it and walking away'	<u>H. Manley:</u> If you feel we are not doing our job right then pull us up and test us on it It is important we understand the current economic
		picture to make sure our workspaces are affordable
	This is a new build project, so the existing buildings on the lot will be demolished Want to celebrate the existence of the Thierry Noir	<u>M. Saps:</u> Does Halcyon have experience building and developing co-living spaces? Why was this the chosen model?
	mural by commissioning a new piece - be good to work with the CIG on this	<u>H. Manley:</u> Halcyon team was previously part of The Collective - which also promoted co-living
		This model is all we do and know how to deliver We are learning a lot from existing residents in co-
		living spaces to be better.
		<u>M. Elson:</u> How do you set the pricing? There are 52 empty commercial units in the new builds around HWFI because the rates are unaffordable. ArtSect's lease is comparatively cheaper.
		Anseet's lease is comparatively cheaper.
		H. Manley: We have a commitment to provide affordable workspace in this project, and that has to be lawfully honoured
		Want to ensure that buildings are occupied to be ableto bring something back to the areaI think there is a mismatched aspiration in HWFI dueto the lack of collaboration during the design phasesof these buildings
		The solution to this is early engagement and getting the research piece right first.
		<u>P. Scally:</u> The CEZ advises on the workspace planning of the Wick Masterplan In order to do this right, there is an expected price
		point, so it is about enforcing that from all angles
		<u>W. Chamberlain:</u> Would be good to do a piece of research to find out exactly what the cost of co-living is
		<u>J. Sharpe:</u> Is there an opportunity for light industrial in the space?
		<u>H. Manley:</u> Not at this stage, the focus is on makers spaces as opposed to desk space 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
3	Bow Goods Yard - Catherine Greig	
	Land owned by Network Rail who are preparing a masterplan for the site	Presentation: https://mcusercontent.com/e62fa9be788c0593fca695 e87/files/333c45f5-85dd-e747-4860-
	The rail freight will be retained and there is opportunity to use this land in different ways: - Last mile logistics club	<u>5ff0b9f61522/211_CIG_Meeting_presentation_2309</u> 07.pdf
	 Last mile logistics club Workspace fit for the future of supporting local employment 	https://www.bowgoodsyardmasterplan.com/
	- New landscape and public space	catherine@make-good.com

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Not leading to exemple the encourse de brend 1 attordable workspaces (block 1) and part of block (1)		markets which are integrated into the community	the planning commitment 12/15k sq ft of the space will be dedicated to
across all sites, instead each site has its own unique branding to match its environment		own unique branding to match its	W. Chamberlain: Undercuts The Trampery by a
- Spaces are designed to reflect local users			

	Southern Housing's Dace Road development.	
	- Create bespoke projects for particular	J. Rosenblatt: £14p/sqft to end user, permanently is
	markets which are integrated into the	the planning commitment
	community	12/15k sq ft of the space will be dedicated to
	 Not looking to overlay the spacemade brand across all sites, instead each site has its 	affordable workspaces (block D and part of block C)
	own unique branding to match its	W. Chamberlain: Undercuts The Trampery by a
	environment	significant margin
	- Spaces are designed to reflect local users	
	and their needs	P. Reynolds: Be good to have something that engages
		with the street
	ESG - the Social aspect is so important	
	- Focussed to ensure supply chain is	J. Rosenblatt: Trying to create a streetscape that is a
	appropriate and that we are part of our	destination spot with as much active frontage as
	local communities and supporting them	possible
		Don't want these spaces to just become storage - The Trampery have done pretty well at trying to achieve
	Makers Corner:	the same thing
	SHG selected them as the delivery partner to offer flexible workspace	
		P. Scally: The reason that has happened in studios
	 Intended to become a hub of creativity and play on the areas makers history 	like Cell is because artists do not want their spaces to
	- Will house 500 members	be visible
	- will nouse 500 members	If you create spaces that cannot be hidden, then all of
	Want to get to know everyone in the area and	a sudden no artists will take these affordable spaces -
	make sure the space has value	be conscious that not everyone wants to be front-
	nake sure the space has value	facing
	5 blocks - mix of affordable studio space, makers	J. Rosenblatt: Also restricted by planning
	spaces, private offices, and a cafe area	permissions
		1
	Offering simple but cozy spaces that can conform	W. Chamberlain: Gavin Turk used to have a studio
	to the tonality of the artists - using recycled	here and always said he did not want to be on display
	materials where possible	in a fish bowl
		Good to see schemes coming in where co-design can
	Have a team of dedicated people reaching out to the community to build connections	be built in
	- About delivering a space that is for	I Chimay Is there a plan to talk to people who have
	- About derivering a space that is for everyone in HWFI	<u>J. Chime:</u> Is there a plan to talk to people who have done this already?
	Fish Island has a strong heritage of makers and	H. Fleming: It would be invaluable to get this
	artists - about ensuring the makers of today are	information
	supported through this hub	Individual spaces will be left free to their
		interpretation
6	Tower Hamlets Local Plan - Marc Acton Filion & D	avid Mason
	LLDC planning is wrapping up by 2024, which	Presentation:
	means that planning powers will go back to	https://mcusercontent.com/e62fa9be788c0593fca695
	respective Boroughs	<u>e87/files/6ab35ccd-c2ae-5c03-6785-</u>
	- The majority of HWFI is in Tower Hamlets	dda24986b90c/NLP_Project_Creative_Wick_080923 .pptx.pdf
	so this is where planing powers will go	<u>ipportpur</u>
	- This is the first time in a long time the LBTH local plan has covered HWFI	https://www.queenelizabetholympicpark.co.uk/planni
	LD III Iocal plail lias covered HWFI	ng-authority/transfer-of-planning-powers
	Apologies if you think we have the wrong idea -	
	this is why we are coming to you now and looking	Jameson: There are 4 warehouse communities left,
	to engage	with most having planning applications
	- Carrying out early engagement in 2023 to	We don't know what is going on with these spaces
	help inform a draft local plan	until it's too late
	There will be a 6 week consultation period	Everyone talks about protecting the creative economy, but where is the protection?
	in November, want everyone to get	The next 12 months are crucial, and there will be
	involved	loads of new builds in the area by then, so what will
	17	be left to protect?
	Key points:	
	- Recognising the CEZ among employment	M. Elson: Immigration and artistic communities are
	designations	the poorer communities, but they bring great value to
	- Preserve all industrial spaces with strict	a place I know we all have to make our money, but so many
	policies in place to do so	spaces here are empty and not serving the community
	- Recognising the live/work warehouse	
	community and the role it plays here	we would love to help with the research and vour
	community and the role it plays here - still wrapping our heads around this	We would love to help with the research and your understanding of this area
	community and the role it plays here - still wrapping our heads around this concept	

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still wrapping our heads around this	understanding of this area
concept	
	Jameson: There is a real community here, where
Adjusting the affordable workspace requirement to	everyone heavily relies on one another. You cannot
better support people	move us because we will be displaced
- Not affordable enough and not a long	We want actual protection, we applaud you for what
enough period of time	you are doing but we need more - especially when
- Looking to go deeper into the discount	there are landlords ready to evict us with 1 week
- Lifetime of a development instead of 10	notice
years	Maybe there needs to be a sit-down group to think
jeuis	about what can be done?
There is an oversupply of large desk office spaces (think Canary Wharf)	<u>C. Greig:</u> It's hard for new builds to deliver this
- Developing policies to shift away from that	Tomogony Aware that there are bet to be the first of
model, and focus on smaller spaces that	Jameson: Aware that there needs to be space for both
work for smaller operators	There are around 700 people left in live/work spaces
	- the number has significantly dropped from what it used to be
Town center:	There is also zero integration of new people coming
- HWFI is not a regular highstreet, so	into the area - they look at warehouses as below them
working on a new designation for HWFI	There are a number of people in this room who get
as a specialist centre	what is going on, but some developers don't and they
- Greater protection and support for the night	are looking to appropriate it
time economy	
	W. Chamberlain: This is the voice that is missing
Arts and culture:	from these meetings - good to have you here
- Current plan doesn't distinguish arts and	Jameson
culture from community facilities - there	Previously the LLDC have refused to support
is a need to draw them out and offer more	live/work planning applications
protection (in line with GLA research)	Algha Work's live/work planning application is set at
- Resist development that loses art and culture	£1250 at a 12 month contract and that is not right or
facilities	affordable for everyone here
	Harry and (Scape) have the potential to offer truly
Keen to take into account all the feedback we	affordable spaces for people who need them most
receive	To have LBTH come here and engage is huge - this
- It is worth arranging an area specific	is what we have been asking for.
workshop for this area as it is so different	The legacy the LLDC are leaving really needs to be informed by the community - LBTH is not the enemy
from anywhere else in the borough	here
	Jameson: Ironic that we will spend the next year
	working with you on this, but we won't be here to
	benefit
	<u>M. Elson:</u> 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 Chambarlain: Creative Wish has with home it
	<u>W. Chamberlain:</u> Creative Wick has withdrawn its letter of support for Vittoria Wharf
	Wick Development Forum in 2015 was a place to
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		problem - affordable living has long been overlooked and needs to be addressed
		<u>W. Chamberlain:</u> 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 State of The Wick meeting be like that? HWFI has achieved so much despite what people say - it's not too late for HWFI
		Harry: Local food business have been having a hard time staying open past 11pm 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?
		M. A. Filion: Gets tricky because it falls under licensing 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
		W. Chamberlain: Perhaps this is something the CEZ can support?
		<u>P. Scally:</u> Food and drink is a blind spot for in the way the CEZ was designated
		Food and drink was never really prioritised, even though it is important
		Have a separate team focussing on it
		W. Chamberlain: Can the LLDC get involved and support?
		<u>A. Cameron:</u> Can discuss with colleagues and try to find a solution
7	ArtSect - Miki Elson	<u> </u>
	a Decentralized Arts Organisation that develops,	Presentation:
	creates and incubates creative productions using Web3 technology.	https://drive.google.com/file/d/15zAIZQUBYE5NnJ PLBZyY_Fo4C13HOmVV/view
	Involved in London Fashion Week - with a focus on the circular economy	https://www.artsect.xyz/
	Chinese collective exhibiting in the space	W. Chamberlain: ArtSect is the perfect space for all these conversations to happen
	Come by and see what the community is up to	

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

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