

# E16

# NEWS

www.newhamhomes.com

APRIL 2006



**Welcome to the first issue of E16 News, a joint newsletter between the Canning Town & Custom House Regeneration Project, Newham Homes and Pinnacle.**

Following feedback from local people this newsletter will provide updates on everything that is happening in the area as we realise that whether you are in a Newham Homes/Regeneration or Pinnacle property you are affected by what the other initiatives are doing.

This is an exciting time for Canning Town and Custom House and there is lots going on. As you will see from the articles inside developers for the first housing area of the regeneration have been chosen, Newham Homes has recently been set up and there has been a lot of work around improving the environment of the area.

Future issues will include updates on Newham Homes and the Private Finance Initiative, progress of the regeneration project, interviews with local residents and businesses and details of events in the area.

We also want to hear from you. If you have a question you would like answered, something to put on the What's On page or if there is an article you would like to see included please get in touch with one of the people mentioned in our list of contacts.

## CONTACTS

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Canning Town & Custom House  
Regeneration Project





# What is Newham Homes?

Newham Homes is the new Arms Length Management Organisation (ALMO) set up by the council to improve council housing across the borough and to deliver excellent housing services to residents.

By 2010, every local council has to bring its housing up to a standard set by the Government. Residents worked with the council to look at how Newham could do this, as the council does not have the money to make all of the improvements that are needed.

It was agreed that setting up an ALMO was the best way forward for Newham and from December 2005 Newham Homes took on the management of around 25,000 council

homes and the delivery of housing, repairs and maintenance services.

As an ALMO, Newham Homes can bid for money from the Government to pay for the improvements needed to bring all of Newham's council homes up to a good modern

standard. Previously, the council was not able to bid for this funding as the Government had set the money aside just for ALMOs.

During 2005, the Government agreed that we could have all of the £254 million that we bid for, as long as the Audit Commission is happy with our performance. From summer 2006 onwards, we shall start bringing in the first batch of money to spend on improving your homes.

The Newham Homes Board has 15 members – five residents, five councillors and five independent members all chosen for their experience and the skills they can bring to the board.

**If you would like to know more contact Therese May on 020 8430 6611.**



## PFI in Canning Town?

**A PFI (Private Finance Initiative) is a way of funding projects through the private sector.**

For the Canning Town refurbishment programme, the council selected a consortium called London City East Partnership (LCEP) to manage the area for a period of 30 years. LCEP have to raise the funds to pay for all the refurbishment works and also the cost of managing the properties for the length of the contract. The council then pays back LCEP on a monthly basis, according to its performance. Therefore, if LCEP don't keep to the targets set by the council or it is badly managed, they will receive less money. This means that the risk of the project lies with LCEP.

LCEP then sub-contract the work to other contractors. For housing management, they use Pinnacle-psg and for the refurbishment and repairs they use Equipe. As with the contract between the council and LCEP, Pinnacle-psg and Equipe will only get paid if they perform well.

PFI is a means for the council to get their properties refurbished and managed without spending millions of pounds of their budget. Instead, they can spread the cost of the project over 30 years, leaving them money to concentrate on other initiatives.

### We want to hear from you!

As you are probably aware Pinnacle have taken over the housing management of your home if you live in the PFI area. We would very much like to hear your views and experiences so far. Please write in to us with your comments, contact details are on the front page.

## Local Established and Recognised Tenants and Residents' Associations

Congratulations to Kinslaw TRA which set up in February.

- Leslie Road TRA
- Sark Walk TRA
- Bothwell Close TRA
- Newtown TRA
- Fox Close TRA
- Royal Docks TRA

Monday - Friday  
9.00am - 5.00pm

CTCH/1/06



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# Big Brother's Watching!

**Following a spate of break-ins into empty properties in the regeneration area two individuals were arrested for causing criminal damage and theft from unoccupied properties in Silvertown Way and Hughes Terrace in February 2006.**

Following the arrests the police were full of praise for Newham Council officers as their prompt actions greatly assisted the arrests.

Through diligent monitoring of the local CCTV cameras a concierge officer was able to track the movements of the two burglars capturing footage of them leaving the premises with copper tanks. The police were called and directed to where the burglars were so that the arrests could be made. The Canning Town & Custom

House Regeneration Project is working with other council departments to ensure security of empty properties is given the highest priority. Empty properties are regularly monitored and when emergency situations arise, such as break-ins, these are dealt with as quickly as possible.

**If you witness a break-in or notice that a secured property has been tampered with you should call 999.**

## review

### Reviewing the needs of older people

**Community Housing Officers working for Newham Homes have been tasked to review the needs of council residents who are 74 years of age or older and not currently receiving support through Social Services.**

Home visits are currently being carried out to identify and gather information about older residents housing, health, social and welfare needs, offering practical support and advice as well as identifying any needs that require referrals to statutory or voluntary agencies.

The review originates from the Older People's Housing Strategy which aims to: gather basic personal information about elderly residents, in turn helping to facilitate sharing of information between other departments and agencies.

The visits enable the Community Housing Officer to assess needs and to establish if ongoing low level

support is required and to ensure residents are accessing the appropriate services and applying for special schemes available to them, such as the special decorating, under-occupation and gardening schemes.

The information gained by this review will support partnership working between other departments and agencies and will identify the needs of older people for strategic planning and performance.

The feedback received so far indicates that elderly residents are welcoming the practical and emotional support their housing officers can offer them and feel reassured that they are being acknowledged as valued members of their community.

The review is due to be widened to include reviewing the services for residents of 65 years and over during this year.

**For further information please contact your local Community Housing Officer.**



Sonia Stewart (top) carrying out a visit to Mr & Mrs Moore (above)

# Cleaning up Canning Town

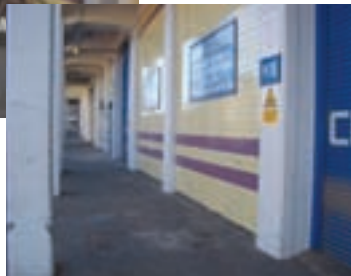
**Crime and quality of the environment in Canning Town and Custom House often comes out as one of the top priorities for people in the area. The Regeneration Project is working with colleagues at Newham Council's Public Realm, Parks and Anti-Social Behaviour (ASB) departments as well as the police and Pinnacle, to make the area a safer, cleaner place to live and work.**

This has already resulted in some visible improvements including:

- enforced removal of unsightly and potentially dangerous mess in Caxton Street North by the Streetscene Enforcement Section;



Before notice was served



After notice was served

- eyesore abandoned petrol station along Silvertown Way that was a magnet for fly-tipping was tackled;

- environmental improvements to the rear of Rathbone Market on Maud Street;
- agreement from the council's Public Realm Department that lights on the Rathbone Market car park would be left on over night to improve security within the area.

This working together has also resulted in:

- the council's ASB Unit has delivered leaflets to the Fife Road area to promote its services and to encourage people to report incidents of anti-social behaviour;
- police, council departments and contractors are undertaking security improvements to Canning Town Centre;
- Keir Hardie Park has been prioritised for improvement and a range of consultation activities are planned. There will also be a large event in the park to 'launch' the new vision and begin to make the improvements.

## Have your say

There are a number of opportunities for local people to become involved with addressing some of the crime and environmental problems in the area. These will be advertised but if you would like further details please contact Colin Boxall on 020 8430 3261.

**To report anti-social behaviour call Newham's 24-hour hotline on 0800 731 3300.**



## A Park's View

A joint event with the Canning Town & Custom House Regeneration Project and the Parks Department was held on March 4 in Keir Hardie Park to find out what local people want to see in their park.

As well as a heated marquee and free tea and coffee a number of activities were held on the day including a T-shirt making workshop, land train, bouncy castle and inflatable football pitch.

The day was a big success with 60 completed questionnaires returned and more than 75 children took home a T-shirt they had made themselves.

There was also a banner for adults and children to put forward their ideas on what facilities they would like in the park.

There will be other opportunities for people to get involved and give their views including a walk and talk session on April 27 11am-12 noon. Feedback from these events will feed into development proposals for the park, which will be launched during the Canning Town & Custom House Regeneration Project's Summer Festival in July.

**For further information or to find out how you can get involved please contact Colin Boxall on 020 8430 3261.**



# recycle

## Recycling in Canning Town and Custom House

**There are a number of ways in which people can recycle throughout Canning Town and Custom House.**



The recycling station in Freemasons Road

During February, the orange bag kerbside recycling scheme was expanded to cover an additional 23,000 homes in the borough and a significant proportion of these were in the Custom House and Canning Town area.

Through this scheme, all houses are delivered two rolls of 13 orange recycling bags every 13 weeks. These can be used to place the following range of recyclables in:

- newspapers and magazines;
- food and drink cans;
- junk mail, directories (but not Yellow Pages) and catalogues;
- plastic bottles;
- light card such as cereal boxes.

There is no need to separate these items. They can all be placed together in the bag. To ensure collection they

need to be placed out by 7am on the same day as the normal refuse, just inside the boundary of the property, and they will be collected by a dedicated recycling vehicle.

It is not possible for safety reasons to recycle glass through the orange bag scheme and therefore the authority is keen to encourage residents to recycle their glass bottles and jars through the recycling banks situated throughout the borough. To find out your closest glass recycling bank, call 020 8430 2000.

To work towards reducing the waste which the borough sends to landfill, a weekly green waste collection service is now being run. Through this scheme sacks of grass cuttings, prunings, trimmings and small branches can be collected from just inside the boundary of your property

on a Saturday. To book a collection, call 020 8430 2000.

Newham Council is also supporting Newham Community Recycling, known locally as the Wombles. They run a free collection service for reusable items from households such as furniture, clothes, gardening and exercise equipment. All items once collected are redistributed to others on low incomes and community groups.

**To arrange a collection or obtain further information on the Wombles, please contact Cliff Schafer on 020 7511 6400.**

**To recycle other items such as wood, engine oil, car batteries, textiles and green waste, there is a Reuse and Recycling Centre at Jenkins Lane in E6.**

## Countryside Living

**The Mayor and Cabinet have chosen the developer for the first housing phase of the Canning Town and Custom House Regeneration Project.**



Countryside Properties have been selected as the preferred developer for the area surrounding and including Keir Hardie School.

Countryside Properties were chosen following a tender process that started at the end of 2004. Part of the selection process was a four-day public exhibition. Completed questionnaires from the exhibition put Countryside top of the three developers for housing management and resident involvement.

Countryside's scheme includes the building of 600 homes. These will be a mix of low cost rent and shared ownership as well as properties for sale on the open market. The ambitious and exciting plans will include a new school, park and open spaces.

Work could start as early as next year.

Stephen Jacobs OBE, Project Director of the Canning Town & Custom House Regeneration Project Team, said: "The Countryside proposal reflects our ambition and vision for transforming Canning Town and Custom House."

**For further information on the first phase of development please contact Naomi Newstead on 020 8430 5482.**

## Tenant and leaseholder participation

### Canning Town and Custom House Community Forum

<b>Forum Meeting</b>	Thursday May 11	6pm
<b>Forum Meeting</b>	Thursday June 15	6pm
<b>Walkabout</b>	Saturday June 24	10am-12 noon

For further information contact Hannah Khemoh on 020 8430 2447.

## Lunch Club

The Trinity Centre runs a lunch club for people who live in Canning Town South and Custom House.

The club was set up predominantly for the elderly but has since widened its scope to accommodate other members of the local community.

The food served is hot and delicious, being cooked that very morning and the staff there are really friendly. The lunch club is held on Mondays, Wednesdays and Fridays. It costs £2.50 for lunch, dessert and a cup of tea. Transport can be provided if requested. For further information please call Ray/Jean Mabey on 020 7366 6048.



## Canning Town and Custom House wider regeneration

### Canning Town and Custom House Regeneration Project Summer Festival

Saturday July 22, 10am-4pm, Keir Hardie Park, Tarling Road

## Shipman fun!

Shipman Youth Centre  
Prince Regent Lane, Custom House E16

Entrance fee  
for all activities  
**30p**

Day	Activity	Time
Monday	Football	
	Dry rowing	4-8pm
Tuesday	Music technology	6-8pm
Thursday	Music technology	7-9pm
Friday	Special needs group (dance, art, etc)	4-7.30pm

Please note the above activities are offered during holiday periods as well as term time. The centre is also making plans for some external activities, i.e. residential trips that could involve archery, rock climbing, mountain biking, kayaking and outdoor camping.

For further information on activities at the centre contact Paul on 020 7474 6857.

## PFI RESIDENTS' PANEL

River Christian Centre,  
Vincent Street

May 31	June 28
July 26	August 30
Sept 27	October 25
Nov 29	

## South Canning Town and Custom House Area Tenant Liaison Committee

The Area TLC is a forum where all the tenants and residents' associations in the area come together to meet with council officers and various agencies to comment on and monitor the provision of council and Newham Homes services.

The meetings are public so are therefore open to all local residents. However, only elected members holding voting rights can vote on issues. Two members from each TRA are elected to this forum with voting rights. Meetings are held six times a year and the venue alternates between the Trinity and Cundy centres.

Next meeting is on May 11 at Trinity Centre. Come along and find out more about what is happening in your local area. The following meeting is on July 6 at the Cundy Centre.

For further information  
on the TRAs or ATLC please  
contact Beverley Omokoh  
on 020 8430 5495.