Next stage for regeneration at Canning Town

The regeneration of Custom House and Canning Town is a long-term commitment of the council. Our aim is to bring many improvements to the area including new homes, better shops and services including upgraded health facilities, more jobs for Newham residents, higher quality public spaces and bolstering bus services to support connections to Canning Town and Custom House stations. We are committed to continue to provide genuinely affordable homes, with no net loss of social housing across the area.

Last year the council set out plans to bring forward the phased regeneration of Custom House and we are now starting to rehouse council tenants and buy back properties near the station. We understand that residents living in the remaining Canning Town sites in Areas 2 and 1b (please see the map on page 5) want to understand when the regeneration plans will start in their area and how they will be affected and supported.

On 15 June 2017 the Mayor of Newham, in consultation with Newham Council’s cabinet, agreed a number of measures to help further kick start the regeneration in Custom House and Canning Town and provide certainty for residents going forward.

This includes:

• Approval and funding for the phased regeneration of the remaining redevelopment areas in Canning Town at the same time as starting work on Custom House.

• Additional funding so that homeowners in later phases of the regeneration area who wish to sell their home early can do so.

• Progressing the procurement of a partner(s) to work with the council to deliver our regeneration objectives to benefit Newham residents.

• Improvements that make it easier for residents and visitors to move around the area.

This is a big step forward for the regeneration of the area, however it is still going to take some time to rehouse all council tenants and buy properties from homeowners. This will be done in phases but we are planning to start now as we have the resources needed.

This newsletter will provide you with an update about what has happened so far, the plans for your area and outline what this will mean for you, when you can expect things to happen and how you can find out more information. We will keep you updated throughout the regeneration process.
The vision for Canning Town
Local people have been involved in the development of the regeneration proposals and the Canning Town redevelopment areas have been designated for a number of years. The redevelopment of Canning Town aims to create a thriving neighbourhood featuring:

- New and better homes including genuinely affordable housing
- High quality public spaces
- A vibrant town centre providing jobs and local shops and services for Newham residents
- A well-connected and safe neighbourhood
- Accessible public transport routes
- Local jobs for Newham residents
- A stable, resilient and sustainable community
- A phased approach helping local people living in the area.

Progress at Canning Town
Three new neighbourhoods have been created in Canning Town since 2010, providing 1,200 new homes as well as new shops, improved transport connections, better streets, enhanced parks, a redeveloped primary school and a new library. A further 1,200 homes and other facilities are on their way.

The construction of Rathbone Market is now complete and has provided 652 new homes (including affordable units), a new market square and retail units for shops and cafes. A new Community Neighbourhood Centre will be opening later this year featuring a range of neighbourhood activities including the local library service. Many residents from Thomas North Terrace (which needed to be demolished for redevelopment to take place) chose to be rehoused in new affordable homes within the new development.

A new state of the art Community Neighbourhood Centre, library and café
Canning Town Library will be relocated to a modern centre in the newly regenerated Rathbone Market, in Barking Road, that can be used by the whole community. There will be improved library facilities including new computers, free WiFi, a broad range of books, films and CDs. The centre is set to open in September 2017 and will also include a café.

The opening hours will be extended to 8am-8pm Monday to Friday and 9.30am-8pm on Saturdays, with four community rooms available to hire until 11pm.
In the Fife Road area a development called **East City Point** has provided 311 new homes and another 338 are currently being constructed. In addition, a new Keir Hardie Primary School was built as part of this development to replace the old school building. The new building provides an excellent educational environment and facilities that can be used by the community in the evenings and at weekends. Construction in this area will finish in early 2018.

The construction of **Hallsville Quarter** (opposite Canning Town Station) will provide over 1,100 new homes, quality public spaces and retail and leisure facilities. Already 179 new homes have been completed, with some residents who had moved to enable regeneration to take place choosing to return to the new development. The second phase is currently underway and will provide 349 more new homes, retail units and a hotel. This will be completed later this year and the hotel and shops will be opening soon after.

Plans for the third phase are well underway and the council’s selected development partner LinkCity will be consulting on its plans with residents soon.

**Terry Spinks Place** is the space under the A13 flyover opposite Canning Town Station. The creation of Terry Spinks Place has improved pedestrian connections and provided a space for events and activities to take place. You may be aware that work has recently begun to upgrade this area by providing new lighting, seating and colourful floor surfaces.

**Secret Cinema**

Although we can’t reveal the exact location, the council has been working with the Greater London Authority to support Secret Cinema to put on one of their immersive cinematic experiences locally which has attracted over 70,000 visitors. The partnership has ensured that local people benefit from the project through offering 1,500 discounted tickets to residents and creating employment and work experience opportunities for local residents and schools.
Timescales for redevelopment areas

We have been rehousing tenants and buying back homes and other properties for a number of years, on a phased basis. So far this has enabled redevelopment at Hallsville Quarter, Rathbone Market and East City Point developments to take place.

We are aware that residents in the remaining redevelopment areas in Canning Town are keen to know when they will be affected and we have been reviewing the timescales. We now want to update residents on the plans to bring forward the phased rehousing of council tenants and buying back of homes in the Canning Town sites to enable regeneration to take place.

Area 2 and 1b

There are two major regeneration areas remaining in Canning Town - these are Areas 2 and 1b. In order to phase the rehousing of secure council tenants and buy-back homes we have split Area 2 into Area 2a and 2b:
We have started talking with secure council tenants and homeowners in this area about our proposal to begin rehousing secure council tenants and buying back properties in this area later this year.

If you are a secure tenant or property owner in this area, you should have received a visit and/or a letter from us to discuss the proposal and to let you know details of drop-in sessions where you can come and speak to us. If you did not receive a letter or would like to arrange a visit then please contact us using the contact details on page 8.

We anticipate that we will not need to undertake rehousing and property purchase in these areas before 2019 at the earliest.

We understand that some homeowners in these areas may wish to sell their property sooner. The council’s cabinet decision in June 2017 enabled us to purchase properties early from homeowners wishing to sell at full market value, the price is established by an independent surveyor. Homeowners will still be entitled to a home loss payment in line with the terms of the Residents’ Charter. The council is keen to discuss options with any homeowners who are considering selling their property. Anyone wishing to discuss selling their property should contact the regeneration team.

Under our proposals secure tenants in Areas 2b and 1b would not receive rehousing status at this stage. We hope to publish a timescale for rehousing these areas later in the year to provide greater certainty for these residents.

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<tr>
<th>Area</th>
<th>Addresses</th>
<th>Our proposal</th>
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| Area 2a (maisonettes) | Kennedy Cox House  
Bothwell Close  
Forty Acre Lane 2-52  
Formunt Close  
Lawrence Street 2-132 (evens)  
Lawrence Street 1-39 (odds) | We have started talking with secure council tenants and homeowners in this area about our proposal to begin rehousing secure council tenants and buying back properties in this area later this year.  
If you are a secure tenant or property owner in this area, you should have received a visit and/or a letter from us to discuss the proposal and to let you know details of drop-in sessions where you can come and speak to us. If you did not receive a letter or would like to arrange a visit then please contact us using the contact details on page 8. |
| Area 2b (houses) | Lawrence Street 41-95 (odds)  
Forty Acre Lane 1-13 (odds)  
Edwin Street | We anticipate that we will not need to undertake rehousing and property purchase in these areas before 2019 at the earliest. |
| Area 1b | Mona Street  
Aviary Close  
Beckton Road | We understand that some homeowners in these areas may wish to sell their property sooner. The council’s cabinet decision in June 2017 enabled us to purchase properties early from homeowners wishing to sell at full market value, the price is established by an independent surveyor. Homeowners will still be entitled to a home loss payment in line with the terms of the Residents’ Charter. The council is keen to discuss options with any homeowners who are considering selling their property. Anyone wishing to discuss selling their property should contact the regeneration team.  
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**The Residents’ Charter**

What will happen to secure council tenants and homeowners who need to be rehoused or have their homes purchased in the next phases?

Our Residents’ Charter sets out our commitments to secure council tenants and homeowners at Canning Town and Custom House. It also addresses how residents will be kept informed and supported through the regeneration. The charter is available online at [www.newham.gov.uk/residentscharterctch](http://www.newham.gov.uk/residentscharterctch)

A summary of the key charter commitments is set out below:

**Secure council tenants** that are moved as part of the regeneration have the right to remain in or return to Custom House and Canning Town. They have the right to be rehoused in a property of the same size and remain a council tenant. Once a decision to rehouse is taken they will be given priority under the Choice Based Lettings system. They will also receive a home loss and disturbance payment.

**Freeholders and leaseholders** whose homes are bought by the council in order to take forward the regeneration plans, are paid the market value of their property plus an additional 10% if they live there or 7.5% if they are renting the property to tenants. Reasonable legal and surveying costs associated with selling and buying a new home will be met by the council and homeowners also have the right of first refusal to buy a new property in the regeneration area.

**Other residents**

We are also aware that other residents in the area will also be affected by the regeneration:

**Non-secure council tenants** will need to talk to the council’s Housing Advice Team about the options available when the council needs to empty the property that they are living in.

**Tando tenants** – if you currently live in a property let to you by Tando, you will be affected by the proposals. The council will need to empty these properties over time but timescales will vary depending on the areas you live in and how quickly the regeneration progresses. We will keep tenants in the properties for as long as possible, ensure they receive appropriate support and tenants will be given at least six months’ notice in advance of the need to move.

**Private tenants** – if you are a tenant of a private landlord you can talk to your landlord about potential alternative accommodation and/or contact the council’s Housing Advice Team once your landlord serves you notice to leave the property. Landlords are legally required to give you at least two months’ notice.
For more information
If you would like more information about anything in this newsletter, please contact the Regeneration Team on 020 3373 1443, email regeneration@newham.gov.uk or visit www.newham.gov.uk/ctch

You can also contact Tpas, the independent tenant and resident advisors who have been appointed to provide free impartial and accurate advice to those directly affected by regeneration and your options:
Email: canningtown@tpas.org.uk
Freephone: 0800 731 1619
Inform the operator if you are calling from a mobile so they can call you back.