

Report to E16 CLT Board

10 July 2025



Blake Road

Design and planning

Progress at Blake Road has been slow due to some slow-moving site investigations works. The works are required to inform the building design, specifically foundation design and flood mitigation. The investigations have now taken place and we are awaiting the consultant's report. Once we have this, Citizen Design Bureau are ready to pick up the project and progress the design works. The intention is to take the scheme to pre-application planning submission in the autumn.

Land and lease

We have been working with the CLTs solicitor, Kate Gould, and Newham Council to negotiate the lease and Agreement for Lease for the site. The CLTs amendments to the

lease have been approved by the Council (see attached) and we are currently awaiting a response to our feedback on the Agreement for Lease. Once these are approved, the CLT will be in a position to sign.

Funding and delivery

The question of how the homes are delivered and by whom remains. The options here are, broadly, that the CLT raises the finance and build the homes itself (significantly more difficult in the current funding landscape), or works with a development partner to deliver the homes on its behalf (likely easier but would require sacrificing some control). While this will be an important decision to make, my suggestion is to wait until the Agreement to Lease and pre-app are in place before progressing the discussion. Having both of these will help any potential partners/funders to engage seriously in the project, and make securing funding much easier. The question of tenure also remains open. I suggest we may want to propose something fixed when we get to pre-app in the autumn, meaning a public conversation on this may be useful around September.

Fords Park Road

Community Garden

Over the last few months, we have been working with the charity Build Up, PEACH, Newham Council and young people from Custom House and Canning Town to transform the garden at 65 Fords Park Road. This has been a massive job to clear the garden of rubbish and build new shelters and seating, and we'd like to give a BIG thank you to everyone who took part. Now comes the exciting work of deciding how we want to use the garden, including planting design and community activities. The intention is to work with PEACH to plan over the summer months, ready to begin planting with volunteers in the autumn.

Call for support: There are lots of funding opportunities out there for small grants that would help us to transform the garden and run activities for the community. If you have any availability to help write funding bids or ideas for activities to run, please get in touch!

Community Building

The team at Design for All finished their initial feasibility designs for the building at 65 Fords Park Road, to turn this building into a new community space. The designs were presented

to the resident working group last week and we will now be working on a business plan for how we plan to run the space in partnership with PEACH. The designs were received well at the meeting, though concerns were raised at the overall cost of the project. Costings in the report quote costs of around £1m, however the consultants advised that this would inevitably come down to around £500k once the design had progressed.

Next steps are to complete an operational business plan for running the community space, which will also tell us how much money we can afford to borrow for the refurbishment. This work has been held up as our support from Simon Borkin has not yet come through as he has been off sick for a couple of months. Once we have a viable business plan we will be able to go to Council cabinet to approve the disposal of the site.

The full feasibility pack is available to view here: [DfA Feasibility works May 2025](#)