

# Manor Road Quarter, Canning Town

Canning Town, London



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## Delivering for hard-to-reach communities

Canning Town is made up of diverse and vibrant communities, but they are often transient, difficult to engage with, and hard-to-reach.

This was the case around Manor Road Quarter.

A former industrial and commercial area, Canning Town has historically been home to workers for London's historic docks. It was characterised by low-density housing and limited green spaces.

Manor Road Quarter had been identified as an exciting opportunity for regeneration and placemaking, and as a location for new homes.

ECF – our partnership with Legal & General and Homes England – is working in partnership with the Greater London Authority, the London Borough of Newham, and Metropolitan Thames Valley Housing to

deliver 804 homes, 50% being affordable. Located directly opposite nearby underground and bus stations, the new place is part of the exciting regeneration programme benefitting the whole of Canning Town.

Manor Road Quarter is designed to be responsive to the unique needs of the surrounding community but also curate a new neighbourhood which draws people to Newham.

We worked hard with our partners to maximise the affordability of homes, for example, which is a significant challenge in the capital. The affordable homes will be available at London Affordable Rent, Social Rents, Discounted Market Rents or for part ownership through Shared Ownership. In the first Phase alone, we completed 177 affordable homes and 178 homes for private sale.



Social Value is the golden thread throughout the delivery of Manor Road Quarter. During phase 1, we also focussed on local employment. We created 437 new jobs through the wider supply chain, many of which were secured by residents of Newham, when building the first phase.

We created 38 apprenticeships, working with our delivery partners Morgan Sindall Construction. 2,935 students benefitted from work experience placements and engagement with schools. We used Social Value Portal to record data and calculate the social and local economic value which equated to £10.8m.

Manor Road Quarter is not only an opportunity to create a sustainable new place, but a chance to influence the long-term sustainability of the established community. These communities are some of the most deprived in Newham.

Manor Road Quarter is creating housing and employment opportunities and elevates the environment around existing homes and communities.

We are creating a 2.9ha linear park, packed full of new opportunities for biodiversity and landscaping. Elsewhere, the buildings have vegetated blue roofs, which safely capture storm water runoff and further enhance biodiversity.

We've aimed for a 64% reduction in carbon emissions compared to building regulations targets. We're also targeting Net Zero emissions in operation by procuring renewable energy to power the buildings.

Replacing an underused car park and commercial sheds, the linear park will be bordered by new spaces for businesses and shops. It will create a buzzing and active destination.

As a result, it's become a place for the community to come together, meet and spend time. With new cycle lanes and a continuous network of green spaces, it's a vibrant thoroughfare.

We have always recognised that dynamic and inclusive communities are built around shared spaces. Places to meet, socialise, and spend time are what will build that community around Manor Road Quarter.

We have enhanced the wellbeing of all residents, with a new green link to connect with the Lower Lea Valley and unlock new opportunities to connect with nature.

It's an asset for thousands of residents across East London.



"Manor Road Quarter is a truly impressive development meeting the highest standards of design, sustainability and placemaking."

TOM COPLEY

DEPUTY MAYOR OF LONDON



"Through Manor Road Quarter, and its earlier scheme at Rathbone Market, The English Cities Fund is not only addressing the acute shortage of housing in Newham but has also fostered economic growth and is helping to build community."

ROKHSANA FIAZ

MAYOR OF NEWHAM

As a result, the impact of Manor Road Quarter will be felt more widely than the new community it will create.

Not only will residents have access to affordable homes, but new community spaces with links to nature, along with new jobs and skills.

Together, this will help enable the new and established communities to thrive.

Other examples of initiatives delivered by the project team at Manor Road Quarter:

- The project team converted the Induction Room on the ground floor of the Manor Road site cabin into a Knowledge Quad. This was used as a facility to deliver a range of accredited and non-accredited courses to upskill local residents.
- The Knowledge Quad was used for Hazard Activity training for 8 LDEUTC students on 18th studying the Built Environment.
- Three T-Level students on a 45-day industrial placements we on site throughout phase 1
- Delivered a CSCS card training to unemployed Newham residents. 25 people completed and obtained a CSCS card.
- To support Mental Health Awareness Week, Morgan Sindall Construction teamed up with our Supply Chain partners to host a Homeless Feed event at Manor Road. 35 people were provided with a meal, toiletry bags, sleeping bags and a hair trims.
- The Manor Road team partnered up with MUSE and Inspire to support a workshop at Star Primary School

"I'm extremely pleased that this partnership between City Hall, English Cities Fund and the London Borough of Newham is delivering 804 new homes - half of which are affordable - and fantastic green spaces to vibrant east London, helping to build a better, greener London for all."

Tom Copley, Deputy Mayor of London or Housing and Residential Development

"As Mayor of the vibrant London Borough of Newham, I am continually impressed by the work of the English Cities Fund at the Manor Road Quarter scheme, and particularly its delivery of significant numbers of new affordable homes. We were delighted to welcome the first residents to Manor Road Quarter earlier this year, and now look forward to progressing future phases.

By prioritising the needs of our community, and through strategic collaboration with local stakeholders, Manor Road Quarter has already become a catalyst for positive change."

Mayor Rokhsana Fiaz,  
London Borough of Newham



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