

**ACTON
GARDENS**

LONDON W3

NEWS ABOUT THE REGENERATION OF SOUTH ACTON

February 2019
Issue 25



Welcome to our twenty fifth newsletter for the South Acton regeneration. We are committed to keeping you informed, updated and involved every step of the way to the new South Acton.

In this issue you will find:

- Phasing update
- Competition winners
- Newsletter competition
- Evening housing surgeries
- Community Chest funding
- Tenant and lease holder FAQ's
- Housing Needs Survey
- Update on hybrid planning application for the remainder of the master plan and 9.2
- Community Board vacancies
- Events at Acton Gardens
- Visit from the past
- The New Acton Gardens Community Centre
- Acton Gardens office opening hours
- PEP information
- Staff contact details

**HOW WELL DO
YOU READ YOUR
ACTON GARDENS
NEWSLETTER?**



Enter our competition by answering four questions correctly on page 4 and you could win £30 high street vouchers.

PHASING UPDATE

Phase 5

Phase 5 is now complete. West Park is fully open with the finishing touches to the park taking place. The exercise equipment has been added which, together with the children's' play space and the open lawn areas, makes it a garden for everyone to enjoy.

Phase 6.1

Since September 2018, shared ownership and purchasers have begun moving into Donne Court. Munster Court is the second building within Phase 6.1 and was completed last month.

The final building, Barbour Court, will be ready in January 2019 for residents mainly from Anstey Court & Buchan House to move into. The new Sainsburys store opened its doors on 29 November and is able to provide a greater range of produce from this larger store.

The Bollo Youth Club is gearing up to move to its new home in February 2019 and the Community Centre will be operational from the beginning of Spring 2019.

Phase 6.2

Charles Hocking House has been demolished with ground works taking place. Part of the 'Big Mother' street art was successfully salvaged by the Acton Gardens team and was auctioned in early December. It raised just under £194,000 and the proceeds have all been donated to ARTification, a local charity transforming communities through art.

Once the grounds works are complete the structure will begin to be built. Phase 6.2 will provide a further 160 new homes located in four cores.

The ground floor has spaces for additional retail outlets as well as a purpose-built nursery and a GP Health Centre.

Whilst the construction work is



ongoing it has been necessary to close 'School Lane' and so access to Berrymede Junior and Infant schools is now from Osborne Road. The road will be reopened when phase 6.2 is complete.

Phase 7.1

All the structures have now been built, with the first homes ready this Spring. Phase 7.1 is made up of 246 new homes along Church Road and Avenue Road. There are seven apartment buildings plus some individual houses located in three sites as shown in the adjacent plan.

The main buildings (Lancastrian, Wilde & Wiltshire House) will be between four and nine storeys high. The whole phase is due to be complete by summer 2020.

In addition, Avenue Road Park will be upgraded. The residential buildings will also benefit from private courtyards with children's' play facilities, seating and planting.

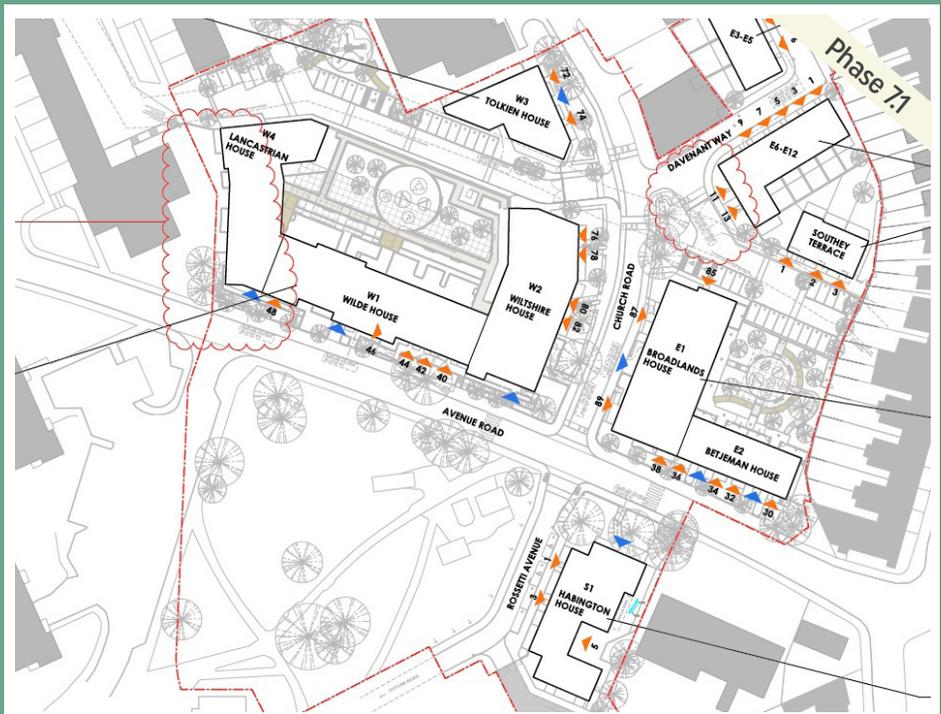
Phase 9.1

Located on the corner of Bollo Lane and Enfield Road, Phase 9.1 will deliver 68 new homes. The new building will range from four to six storeys matching the floor levels of Webb and Bennett Court that previously stood here. The 68 new homes will be over three cores called Howell, Busford & Galway Court arranged around a landscaped garden.

The concrete frame work is progressing and has already reached the third floor in height. Residents from Barwick House and Phase 7.1 are currently being allocated the homes in Phase 9.1.

Phase 9.2

Planning consent for Phase 9.2 as part of the hybrid masterplan application was confirmed by the council in December 2018. The proposals for this phase, which is located on the site of the previously demolished Caine House, Buchan House and Anstey Court, will provide 203 new homes. They will be of mixed tenure and there will be a small commercial space at ground floor overlooking West Park.



COMPETITION WINNERS

Christmas jumper competition

Congratulations to Melina who is the winner of the Christmas jumper competition. Melina attended the Acton Gardens Christmas tree lights event and was selected for having the best Christmas jumper. Melina won £30 worth of shopping vouchers. Melina is pictured to the right.



Newsletter competition

Congratulations to Parsida who answered all the questions correctly in the last newsletter competition. Parsida is pictured below with her prize. When asked what she will be spending the vouchers on, Parsida said she would use them to buy something nice for herself. To enter this month's newsletter completion answer the questions on the right.

NEWSLETTER COMPETITION

To be in with a chance to win £30 of high street vouchers, please email your answers to the four questions below.

You can email yoursouthacton@lqgroup.org.uk or send your answers in writing to Keisha Samuels at 81 Enfield Road, Acton, W3 8RB by Monday 25th February 2019.

A winner will be drawn at random from all the correct responses.

1. How many homes are being built in phase 9.1?
2. How much money did the 'Big Mother' art raise at auction?
3. Which blocks are next to complete Housing Needs Surveys?
4. What was the name of the community centre visited by the Community Board in November?

EVENING HOUSING SURGERIES

The Acton Gardens Regeneration and Ealing Regeneration team will be holding a number of surgeries so residents can talk to us in more detail about the regeneration.

The next Evening Surgery is scheduled to take place on: Wednesday 6th February 2019 at Acton Garden Office, 81 Enfield Road W3 8RD between 5.30pm - 8pm

All Future Housing Surgeries will take place at the L&Q office located within the new Community Centre at: Unit A, Munster Court, Bollo Bridge Road, Acton, W3 8UU with are schedule to take place on: 4th March 2019, 3rd April 2019, 1st May 2019.

COMMUNITY CHEST FUNDING

Acton Gardens offers funding for community activities on South Acton.

Each year, £50,000 is available for applicants to apply to fund their projects, up to £5,000 per project. To date, we've funded nearly 100 projects, including horticultural projects, educational support, community days, support groups for a variety of communities on the estate and sports projects.

If you are interested in applying for funding to benefit the community and want more information, please visit www.yoursouthacton.co.uk/project-funding/community-chest.

To speak to a member of the team, please call 0300 456 9998, ext. 7325.

TENANT AND LEASEHOLDER FAQ'S

What compensation will I receive as a resident?

You will get a Home Loss Payment as long as you have lived in your home for at least one year before you move. The figure is set by central government and is currently £6,300. The amount may increase or decrease each year. If you have any rent arrears or other debts to the council, these may be deducted from your Home Loss Payment.

After completing my Housing Needs survey, do I still need to register with Locata if I wish to move to a new build property owned by L&Q?

Yes, after completing your Housing Needs survey you will need to register with Locata, even if you will be transferring to a new build property owned by L&Q. This is to verify the names and dates of birth for you and everybody in your household. We will be unable to allocate you to a new build property if your Locata application has not been verified.

If you have completed your Housing Needs Survey but have not yet registered with Locata please do so by visiting www.locata.org.uk/onlineform/

For more information please contact Ealing council regeneration team on 0208 992 0177.

What compensation will I receive as a Leaseholder?

In addition to the buyback value of your home you will be eligible to home loss and disturbance payments. The home loss payment is set at 10% (for resident leaseholders and freeholders) of the market value of your home. For non-resident leaseholders this will be 7.5%.

The disturbance payment will pay for any other reasonable costs that have been incurred when moving home such as connection fees, legal fees and removal costs.

HOUSING NEEDS SURVEY - JEROME TOWER AND DOYLE HOUSE

The council knows from your feedback that residents in the area are looking forward to the opportunity to move to the bright, spacious and energy-efficient new homes being built as part of the Acton Gardens project.

We thank you for your patience whilst we have worked with Acton Gardens to complete the transformation of South Acton so far.

Jerome Tower & Doyle House are now scheduled to be the next blocks to be redeveloped.

To assist with the process of finding alternative suitable

accommodation, Ealing Council secure tenants will be contacted and asked to complete a Housing Needs Survey.

The Housing Needs Survey captures a range of information such as household composition and any special requirements, such as disability.

You will also need to complete a transfer application on Locata, Ealing Council's choice-based lettings scheme. The transfer application will establish the size of the new property needed so that the regeneration team can help you with your move.

Please contact the **regeneration team** on 020 8992 0177 for help with your Housing Needs Survey or for help with your Locata application.

To register with Locata please visit www.locata.org.uk/onlineform/. If you don't have access to the internet please call the team on 020 8992 0177.

If you want to discuss anything about the regeneration programme that concerns you, free, confidential and independent advice is available from the Independent Advisor, **Keith Mann**. You can contact Keith on 0800 374 864 or email: Keith.m@pep.org.uk.

UPDATE ON HYBRID PLANNING APPLICATION FOR THE REMAINDER OF THE MASTERPLAN AND 9.2



Figure 3.9A | FOR INFORMATION



COMMUNITY BOARD VACANCIES



In the last edition of the newsletter we advised that the Hybrid Outline Application for the remaining Masterplan including full details for Phase 9.2 had been submitted to the London Borough of Ealing.'

Following the submission we worked with the council and the Greater London Authority to agree a substantial increase in the level of affordable housing that can be delivered through the proposals. With agreement reached the planning application was presented to the council's Planning Committee on 12 December 2018.

Ahead of the meeting, the members of the planning committee visited the regeneration project on Saturday 8 December. They took the opportunity to ask questions about the scheme as well as having a chance to review the progress of the development to date.

The revised masterplan will:

- Provide an uplift of 856 new homes within the masterplan area
- The whole masterplan will provide 31% increase in the number of affordable homes that existed before the regeneration
- Acton Gardens will be providing one in every four new homes in the borough of Ealing until 2022.

We are extremely pleased to report that on Christmas Eve we received Planning Consent for the proposals and all being well we hope to make a start on the Phase 9.2 site in the spring of this year.

At the recent AGM the following residents were appointed to join the board:

- Marta Nunes
- Dr. Azami Khalilulhi
- Ali Abdullahi

We would like to wish them all a warm welcome.

Acton Gardens Community Board is the formal resident involvement structure between the residents of South Acton Estate, Acton Gardens and the London Borough of Ealing.

The Community Board oversees the regeneration of the south Acton estate by:

- Providing feedback on the regeneration to Acton Gardens
- Making sure there is continued community involvement
- Encouraging participation from groups who are currently under-represented
- Being the eyes and ears of the community
- Allocating Community Chest funding for local projects
- Attending quarterly meetings
- Attending tours, training, sub groups and consultation events for feedback
- Reviewing literature, communications and messages circulated to the community.

Following the AGM there are still some resident board member positions available.

If you are a resident or a leaseholder and are interested in becoming a Resident Board member please contact:

The regeneration team on the details below, by 21 February 2019.

Acton Gardens, 81 Enfield Road, W3 8RB or you can email your details to Ksamuels2@lqgroup.org.uk.

To speak to a member of the team, please call 0300 456 9998, ext. 7325.





EVENTS AT ACTON



Christmas event (official switch-on of the Christmas lights)

Acton Gardens' Christmas event took place on 29 November at The West Park. The school children of Berrymede Junior School opened the event with a joyful performance of Christmas carols and classic Christmas songs. Council Leader Julian Bell led the 100-strong audience of local residents in a countdown to the official switch-on of the Christmas lights.

During the event, the school children and Acton Gardens residents were treated to warming refreshments provided by our caterer and a local community group (UACS). They enjoyed face painting and the opportunity to make their own Christmas wreaths in the Bollo Brook Youth Club, courtesy of horticulture charity Cultivate London.



School Gardens funding



This Summer Berrymede Infant School contacted Acton Gardens about a project that they were undertaking within their school grounds.

The aim of the project is to revitalise an area of outdoor space by developing a community garden. It will include vegetable plots, woodland and a re-established pond. The area had become a jungle of weeds and brambles during the building of the new school. The school had secured the majority of funding for the project but were left with a gap of £6,600 which Acton Gardens has been able to bridge in order to keep the works moving ahead.



Cultivate London have been working on the site since July 2018 to clear the ground, re-line the pond, install raised vegetable beds and start on the woodland area.

There is now an adult gardening club run by Cultivate London and in the Spring of 2019 the staff will start an After-School Gardening Club for the pupils.

This area will give the pupils a wonderful outdoor classroom, teach them about growing and the importance of respecting the natural world.

It will give the volunteers an opportunity to get out and enjoy growing and maintaining the land.

Getting into Construction event



Acton Gardens hosted an 'Introduction to Construction Event' on 9 and 11 October 2018. We worked with a local primary school and secondary school to promote careers in construction and students gained hands on experience within multiple trades including:

- Brickwork
- Carpentry
- Architecture

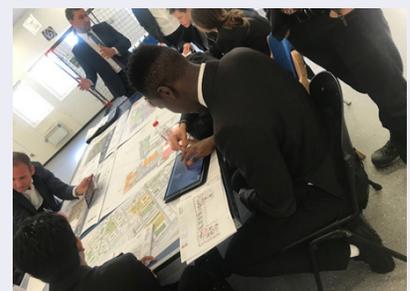


In addition to this, secondary school students attended a tour of a live construction site (phase 6.1) and met with professionals within the

construction sector for a careers talk. We received very positive feedback from both schools involved who felt like pupils learned a lot throughout the days.

The event went well with 15 students attending from the local secondary school and 25 from Berrymede Junior School. Primary school children helped with planting activities over at West Park, so please have a look the next time you visit.

Lubna Khan, Headteacher at Berrymede Junior School, said: "It is absolutely crucial for both their physical and mental health that



children are given the space to play, and high-quality green spaces and play areas like West Park certainly meet this goal. I'm sure our pupils will love playing here for years to come."



BUCHAN HOUSE

VISIT FROM THE PAST

It's not often Ealing Council receive requests from past residents of South Acton to visit their old childhood homes, but Ealing received such a request from a couple of old South Acton residents recently.

The Wilson brothers moved to Buchan House with their parents in 1967, moving out in the 1970's. Ealing took them on a trip down memory lane, as they were given access and visited their old home at Buchan House, which is soon to be demolished.

What a trip it was! On the visit, the brothers shared many childhood memories and commented on how small the rooms looked through adult eyes, visiting their parents' bedroom for only the second time since they moved in 51 years ago!

The brothers also shared a lovely story about buying ice cream from an Italian family who owned a shop on Colville Road. We heard how the community came together and looked after one another. Whilst times change, community coming together to look after each other, remains the same.

Buchan House is soon to be committed to memory. We'd like to thank the Wilson brothers for sharing the memories with Acton Gardens.



THE NEW ACTON GARDENS COMMUNITY CENTRE



Coming soon.... Due to open February 2019 is the new purpose-built Community Centre (shown on the ground floor of the above image). This will be the focal point for the Acton Gardens Community.

The centre is 840m² in size, is based over two floors and will provide a flexible space for rent by community and voluntary organisations, social enterprises and commercial hire with three halls and two commercial kitchens on the ground floor and

Acton Gardens Community Board visit to the Redmond Centre.

We took our community board members to Woodberry Down to meet with Simon Donovan, the Chief Executive of MHDT at the Redmond Centre.

Natasha Esson, Community Board Chair said "I felt it was important to visit and find out how Simon and his team would operate our new community centre and I am so glad we went. It was inspiring. They have so many activities going on for all age

meeting rooms and office space on the first floor. The Community Centre will be run by the award-winning Manor House Development Trust (MHDT) who have operated and run the successful Redmond Community Centre in Woodberry Downs Estate, North London for over ten years. Over this time, they have not only set up profitable local social enterprises creating jobs

for local people but have also been responsible for attracting millions of pounds of external funding into their Centre and the estate for local groups.

MHDT will initially work with local groups and the residents of Acton Gardens to explore what the main priorities are of the local community they can tailor the activities of the Centre. The Centre will cater for everyone and details about how you can join classes or hire space will be available shortly.

groups. When we arrived we could see a yoga class of about 40 people in the main room whilst one of their social enterprises were making bread in the kitchen and this was at 10.30am on a Saturday morning.

They also had a children's cinema event in the main hall from a built in projector at lunch time. We will also have a built in projector in one of the halls in our new centre. We left the place buzzing and full of ideas and can't wait for our new centre to open and be involved"



ACTON GARDENS OFFICE OPENING HOURS

The Acton Gardens office now operates on an 'appointment only and surgery' basis. If you wish to meet with a member of the regeneration team, please schedule an appointment or drop in during the surgery opening hours below:

Surgery opening hours:

- Every Tuesday between 1pm and 4pm
- Every Friday between 10am and 1pm

The surgery has been introduced to offer a more personalised

service for residents and time slots for staff members to assist with your queries.

You can still contact the team via telephone anytime on Monday-Friday (9am-5pm). The number to call is: **02089920177**

EALING COUNCIL INFO

Leon Joseph, Amar Sokhi, Kuldip Mann and Peter Smith are the Regeneration Officers for you to talk to about moving from your Ealing Council home. All can be contacted on **0208 992 0177**.



Amar Sokhi
Regeneration Officer
020 8825 9791
sokhia@ealing.gov.uk



Kuldip Mann
Regeneration Officer
020 8825 6402
mannk@ealing.gov.uk



Leon Joseph
Regeneration Officer
020 8825 7409
josephle@ealing.gov.uk



Peter Smith
Regeneration and
Decant Co-ordinator
020 8992 0177
SmithPe@ealing.gov.uk

PEP INFO



Ealing Council employs PEP to support you through the regeneration. Keith Mann can be contacted on 07836 233 891 and via email at keith.m@pep.org.uk

Keith holds a surgery on the first Tuesday of each month 2pm to 6pm. The next scheduled surgery will be at the current Acton Gardens office on Tuesday 5th Feb. All future surgeries will take place at the L&Q office located within the new Community Centre at: Unit A, Munster Court, Bollo Bridge Road, Acton, W3 8BU.

ACTON GARDENS INFO

Residents are sent a copy of the newsletter every few months so Acton Gardens can keep you up to date with the regeneration. You can visit us at our office at 81 Enfield Road within surgery hours or contact us on the details below.



Eve Mouser Smith
Regeneration
Co-ordinator
emouersmith@
lqgroup.org.uk
0300 456 9998 ext 7330



Keisha Samuels
Regeneration
Co-ordinator
Ksamuels2@
lqgroup.org.uk
0300 456 9998 ext 7325

**ACTON
GARDENS**
LONDON W3

L&Q and Acton Gardens:

☎ 0300 456 9998

✉ yoursouthacton@lqgroup.org.uk

📍 1st Floor, Unit B, Donne Court,
Bollo Bridge Road, Acton W3 8YG

🌐 www.yoursouthacton.co.uk/