



NEWS ABOUT THE REGENERATION OF SOUTH ACTON

November 2021
Issue 32



Welcome to the 32nd edition of the Acton Gardens newsletter. Here you'll find updates to keep you involved and informed throughout the regeneration of South Acton.

In this issue:

- Phasing update
- Avenue Park
- Golf Links residents visit
- Social Life Report
- Construction event
- Community Chest
- Community Board Annual General Meeting
- Vote for your new Community Board Member
- Community Centre
- Bollo Brook Youth Club
- New team members
- Contact us
- ITA update

PHASING UPDATE

Phase 6.2

This phase provides 308 new homes, including 138 affordable homes and is now fully built and occupied.

The Community Centre, Youth Centre, Sainsbury's, Acton Town Dental Practice and Aziz Barber continue to operate. Negotiations are ongoing with a potential operator for the corner café unit. We continue to move forward the delivery of the doctors surgery which is due to open in early 2022.

Cybertots Nursery opened in May, and Cyberkids School is due to open in autumn. First Class Learning has also opened its tutoring centre. Marketing continues for the remaining units, all of which are generating interest.

Phases 8.1 and 8.2

Phase 8.1 and 8.2 gained planning consent in June 2020. Phases 8.1 and 8.2 will deliver 336 new homes combined, with 161 in Phase 8.1 and 175 in Phase 8.2.

Phase 8.2 is progressing extremely well, with demolition of Barwick House and the South Acton Working Men's Club complete. The main part of the site has started piling works. Phase 8.2 will begin construction of the new road which will eventually connect Stratford Road to Avenue Road and provide a bus route through the estate. Phase 8.2 is made up of 6 separate blocks and 6 houses and forms the eastern boundary of Central Plaza.

Phase 8.1 will shortly follow Phase 8.2 and will provide a courtyard block style podium. Phase 8.1 is located on the site of Ludlow Court and Carisbrooke Court.

Phase 9.4

Phase 9.4 was granted planning permission for 209 new homes in September 2019. This phase is on the southern corner of Enfield Road and Bollo Lane. Construction began in October 2020 and is progressing well. This phase is expected to be finished in Autumn 2022. Launch of the private sale properties took place on 25th September so are now being marketed from the sales suite on Enfield Road.

Phases 9.3, 9.5 and 9.6

The reserved matters planning application was submitted for Phases 9.3/5/6 on the 25th September 2021. The proposed scheme consists of 215 homes, ranging from 1 bedroom apartments up to 4 bedroom houses. We are expecting a planning decision in early 2022, with works commencing on site in summer 2022.

Phase 7.2

Phase 7.2 is located to the north of Avenue Road, with the completed Phase 7.1 to the east and Acton High Street to the north. Proposals include 185 new homes, including Active Living homes for residents aged over 55, affordable rented homes and private homes for sale. This phase also contains the site wide energy centre. Technical design has commenced and demolition of the existing buildings in this phase is expected to start early next year.

Phase 9.2

Phase 9.2 secured planning permission in December 2018. There will be 203 new homes at this phase, and it will be set around a raised podium garden, with a small new commercial unit on the ground floor overlooking West Park.

Construction is progressing well, and the first block is now complete, with the final blocks due to be finished towards the end of 2021 and the beginning of 2022.



Please note the site plan is intended for illustrative purposes only.



Phase 7.2



Illustrative view looking south across Clandon Gardens



Looking towards Phase 8.2 from Central Plaza community centre



Piling in progress on block B2, Phase 8.2



Phase 9.5



Phase 9.5



Phase 9.6



AVENUE PARK WORKS BEGIN

The phase 1 playground works at Avenue Road are progressing well and should be finished by December.

The site has been cleared and the Council are now installing the bases for the new play equipment, footpaths and furniture. Following the October half term, the new play equipment will start to be installed.



GOLF LINKS RESIDENTS VISIT

In October we welcomed residents from the Golf Links estate in Ealing to look around Acton Gardens and learn more about the regeneration project. A big thank you to Janet, one of the resident members of the Acton Gardens Community Board, who came to meet the Golf Links residents and was able to answer all of their questions!



ACTON GARDENS | COMMUNITY CENTRE

Would you like to improve your English and Maths?

If so, we're planning an event for you!

OPEN MORNING FOR ESOL, ENGLISH AND MATHS CLASSES

Come and get more information about available courses and register your interest

DATE: Thursday 11th November 2021
TIME: 10.30am - 1.30pm
LOCATION: Acton Gardens Community Centre
Unit A Munster Court W3 8UU

Please bring: Passport/ID and proof of National Insurance.

Eligibility: London Resident and have lived in the UK and/or EEA for the past 3 years or longer

For more information, please
Phone: 02080755240
Email: info@actongardens.community

Supported by:



SOCIAL LIFE RETURNS TO SOUTH ACTON FOR 2020 SOCIAL IMPACT STUDY



We were proud to launch the third social impact study at South Acton with Social Life and the University of Reading in September. The study builds on studies in 2015 and 2018 and explores how the regeneration programme is affecting people living in South Acton.

The research took place over an extraordinary period in the early months of the COVID-19 pandemic, when most people were staying at home, schools were shut and many people found themselves spending unprecedented amounts of time in the local area.

The study made six recommendations for Acton Gardens that we are already getting to work on to further support the local community through the regeneration as well as the longer-term challenges left behind by the pandemic.

These actions include:

- Supporting local partners and organisations through the Community Chest's annual £50,000 funding pot to develop new projects and activities, especially looking at food poverty and engaging communities with food growing
- supporting the set up of the Acton Gardens Development Trust which will become the community's long term stewardship charity which will be able to access external funding and create local initiatives

- providing continued personalised support from L&Q's regeneration team and Ealing's decant team to council residents during the moving process
- working with resident members of the Acton Gardens Community Board to develop the group's accountability and impact through the introduction of thematic meetings that focus on key updates and an action tracker to formally raise and track issues
- working with residents and the Community Board to develop the retail and community facilities offer at Acton Gardens which will see the opening of a brand new health centre, barber, nursery, educational centre and café by early 2022.

We would like to say a big thank you to everyone who took part in the research and contributed to the final study.

If you would like to read the Acton Gardens Social Life 2020 study, you can find a copy on our website. yoursouthacton.co.uk.

CONSTRUCTION EVENT

The Acton Gardens Community Centre hosted a 'Construction Event Day' for local young people on Friday 22 October. Children from local schools and colleges were invited to attend construction workshops hosted by some of our development partners, ranging from carpentry to bricklaying to architecture.



There were introductions to joining construction apprenticeships, and representatives from our team to advise them on potential future careers. It was a great day on site with the team, and we are committed to continuing to promote opportunities for apprentices within Acton Gardens.



We were also happy to welcome Cllr Bassam Mahfouz, Cabinet Member for Decent Living Incomes with Ealing Council, to share with him the work we are doing to promote good jobs for Acton Gardens.

We updated him on the new retail opportunities on site, and our plans for the currently vacant units.

COMMUNITY CHEST

The Acton Gardens Community Chest has £50,000 available each year to fund local projects that support and benefit residents.

Applicants can apply for up to £5,000 for their project. To date, we've funded over 100 projects, including health and wellbeing, art, environmental, educational support, community days, support groups and sports projects.

After the height of the COVID-19 pandemic, we are excited to begin funding for future in-person events again. At our last Community Chest meeting, we were happy to fund projects covering a wide variety of interests from exercise classes, education and support for mental wellbeing – we hope that there will be something for everyone! If there is a project you would like to see funded, or if you have an idea for how we can improve our current model, please do get in touch on yoursouthacton@lqgroup.org.uk

If you are interested in applying for funding to benefit your community, please visit www.yoursouthacton.co.uk/project-funding/community-chest.

ACTON GARDENS | COMMUNITY CENTRE

KNIT & NATTER COMMUNITY CLUB

Come and join your local Knitting club and make some new friends!

Time:

Mondays 10am – 12pm & Wednesdays 4pm – 6pm
(Starting Monday 15th November 2021)

Cost:

£1 – £3 per week (or pay what you want)
All monies go towards materials and refreshments.

Where: Acton Gardens Community Centre, Unit A munster Court,
London W3 8UU

Contact us for more info and to register your interest:

Email: info@actongardens.community

Phone: 02080755240

Website: www.theagcc.co.uk

Materials and Equipments provided, but feel free to bring your own.

Supported by:



ACTON GARDENS COMMUNITY BOARD ANNUAL GENERAL MEETING

AGM

THURSDAY 2 DECEMBER 2021
6-8pm

Acton Gardens Community Centre,
off Bollo Bridge Road, W3 8UU

You are invited to the Acton Gardens Community Board Annual General Meeting.

This is your opportunity to stand for election to the board, vote for new board members and hear what Acton Gardens have achieved this year.

What is the Community Board?
The board makes a real difference to the regeneration of South Acton. The Community Board meets every quarter to discuss a variety of topics including future phase design consultations, current construction updates, communications strategies and the allocations of funds to community projects.

Board member elections are held every year at the AGM and we would welcome nominations from residents that are interested in joining the board.

To apply to be a Community Board member please contact the team at y@agroup.org.uk or call 07971 001828

Community Board Member application closing date - Monday 1 November 2021

ACTON GARDENS
LONDON W3

ACTON GARDENS COMMUNITY BOARD ANNUAL GENERAL MEETING

This year's Community Board Annual General Meeting (AGM) will take place this December. The AGM is a great opportunity to look at the achievements of the Community Board and regeneration project over the past year and find out which new Board members have been voted in by residents.

We would love for you to join us on Thursday 2 December, 6-8pm, Acton Gardens Community Centre

Connecting people, skills and good causes

Become a Volunteer Trustee.

Like you, we're committed to ensuring the continued development, empowerment and support of our local community, Acton Gardens.

We are recruiting to the new Acton Gardens Development Trust with volunteer Trustees based in the local community! This process is being managed by the London Development Trust.

This is a great opportunity to make an impact with an award winning charitable social enterprise who help to deliver and help other organisations to deliver community services which are of great value and create lasting benefits.

For more information or to apply:

Please email us a copy of your CV and a covering letter (max 1 A4 page) to info@actongardens.community

Deadline for applications: 29th November 2021

Please note: Interview will be scheduled following the end of recruitment

For an informal chat about the role: please contact Emmanuel via info@actongardens.community
Email Subject: **FAO Emmanuel: AGDT Trustee Role**

AGDT
Acton Gardens Development Trust

London Development Trust

COMMUNITY TABLE TENNIS

LOOKING FOR A FUN EVENING ACTIVITY?

Are you ready to witness greatness in action and make some new friends? Join your local Community Table Tennis Group:

- All skill levels welcome,
- On-site registration

When: Mondays: 5:45pm - 7:45pm
Thursdays: 5pm - 7pm

Cost: Free
(please donate to keep the club going)

Where: Acton Gardens Community Centre, Unit A Munster Court, Bollo Bridge Road, London W3 8UU

Contact us: 0208 075 5240 or info@actongardens.community
Website: www.theagcc.co.uk

ACTON GARDENS | COMMUNITY CENTRE

London Development Trust



VOTE FOR YOUR NEW COMMUNITY BOARD MEMBERS

We have four Community Board member vacancies this year and have received applications from 7 residents. To vote for your new resident Board members, please go to www.youractongardens.co.uk. As we have 4 vacancies this year, please vote for 4 applicants.

The candidates



Abdullahi Ali



Ian Gallosi



Nicolo D'Anzi



Tasmine Magloire



Untza Sale

Abdullahi Ali

I am apart of Acton Youth Association I have been running my own organization for over 7 years. I have lived in South Acton (Acton gardens) my whole life and as I have been in the community I have become a part of the community. I have been a board member for 3 years in a row which I have participated a lot to the community due to the fact I have rejoiced being a part of the board.

I would love to restand as the resident board member as I believe I have been the voice for our community I make sure I listen and feed back to the board in what needs to be done to improve or move forward from what the residents are yearning.

Restanding will mean so much to me as I have really enjoyed being a part of Acton community board members and I really do wish that in the upcoming years that Acton garden will make huge progress and I just want to be a part of that.

Thank you so much for giving me the opportunity to be the voice of our community and I hope you consider having me still be a board member.

Khalilullah Azami

I wish to nominate myself to the community board. If you vote for me, although due to the coronavirus we could not attend physically the meetings, but I wish to continue my involvement as a member in view to be there for anything that benefits for my community support. I thank the members, the staff of the board meetings for good well management and good discipline, carrying out the meetings. God bless you all if you are still interested to vote for my presence in future alongside yours.

Ian Gallosi

I'm a local who moved to the estate in 2017 at the completion of phase 3.2. Before this I lived in South Ealing for 10 years and so the borough, especially this part of it really feels like home. The redevelopment of South Acton has enabled me to get my foot on the property ladder through the Shared Ownership Scheme.

I want to more actively contribute to the community by joining the Community Board, sharing feedback and representing residents at the quarterly meetings as the regeneration continues. The regeneration has generated big improvements for the area, the condition of housing for the original residents and the opportunity for many people like me to buy their first home. There are elements that have been more challenging that many residents have faced and I would relish the opportunity tossed and provide resident opinion and feedback to L&Q, Ealing Council and other stakeholders as the development continues to evolve.

I'm a Project Manager in my day job, and combined with an additional responsibility to represent colleagues at quarterly meetings with our Board of Directors, I feel I have the skills and experience that I could put to good use through active contribution as part of the Community Board.

Natalie Russell-Wall

I find myself living in one of the wonderful new blocks and struggle to pass on feedback as the Property Management is overwhelmed with their tasks. They have simply too many buildings to look after. And what better way to inform L&Q than by joining the Community Board.

About me: I'm a Finance Manager at Oneworld Publications - a publishing company. I'm married and have 2 teenage children. I have been interested in making sure things work well for all tenants in our block. I've already managed to improve security in our block by making L&Q install extra cameras. There is still a lot that needs to be addressed and I feel like no one wants this responsibility, so I'm happy to step in and do my best.

Nicolo D'Anzi

As a recent joiner to Acton I am keen to get involved in the local community to represent my fellow residents and provide a fresh and different perspective. I am pro-active in group environments and believe I could be a valuable asset to the community through my involvement on the board.

I have already engaged with other local residents on various matters and would leverage my current outreach to communicate what the board can do for residents while obtaining feedback and ideas from them also.

My experience living in many different and diverse communities over the years can be brought to the table for idea and project origination. I can also offer an analytical and project management-based approach to the various issues to be considered by the board and act as a mediator between opposing views by bringing balance and creative alternatives that consider differing stakeholders' goals.

In essence, I want to get involved to effect positive change, ensure marginalised voices are heard, support the continuous development of the local area, foster community cohesion, and play a role in progressing and rolling out community-led initiatives.

Tasmine Magloire

I have always had an interest in community projects, advocacy, social cohesion and I am a community physical activity champion. I have shown this by being a member of Brabazon Road Committee as a fund raiser and event planner. I was also on Big Local -Heston West Committee, which I thoroughly enjoyed. I went on many courses and learn about managing

community projects and groups. To facilitate projects, I resigned from the committee and was able to secure funding for girls dance and acro, the Queen's Jubilee community party along with a Caribbean style barbeque for the community to enjoy. I have facilitated many community initiatives voluntarily and without funding including fitness classes and walking clubs.

Currently recovering from Chemotherapy my professional back ground is Fitness, Dance and Media Visuals. To add, I worked as a freelancer for Sure Start Hounslow as the Food Box project manager which provided low-cost fruit and veg for super output areas.

I have lived in Acton since Aug 2019 and was moved here straight from the hospital whilst having Chemotherapy. Although I have faced my challenges and have no family I have managed to integrate into the community and into different social groups either physically or on line. I have joined campaigns such as the Act One Cinema development and assisted a fitness group in developing their social media presence and funding opportunities. I believe with my experience, professionalism and enthusiasm I would be a great candidate for the committee.

For enjoyment I help facilitate the Nottinghill Carnival by creating costumes and choreography for Mas Bands.

Untza Sale

Property owner and resident in Acton Gardens. Born in Spain, lived in Ealing Borough since 1989. Attended University College London (BA) and The Institute of Education (Master). Currently a Company director of a language training company and previously language training advisor at the Foreign and Commonwealth Office.

As a permanent resident I believe I can represent the interests of fellow residents in communicating our interests, opinions and recommendations to the ABCB. I'm currently helping to form a Tenants' Association and since moving to Acton Gardens I have made an effort in being involved in the Community.

Voting closes at 5pm on Wednesday 1 December and the results will be announced at the Annual General Meeting on Thursday 2 December.

THE ACTON GARDENS COMMUNITY CENTRE

Since you received the last newsletter and following its reopening, the community centre has grown to become the community hub again and continues to play a vital role in the community.

The last three months have seen various projects and activities run from the community centre, which have included, sewing classes, ladies self-defence classes, STEM classes, gymnastics, conversational English classes, baking classes for kids, table tennis, basketball, amongst others.

The centre also hosted a Community Fun Day in September, which was well attended by residents. It was amazing to bring the community together and see the smiles on everyone's faces.

As part of our continued commitment to support residents of Acton Gardens, we continue to provide emergency food via the Community Fridge programme. This has allowed residents to pick up vital relief packages from the centre ensuring greater food security for households experiencing difficulty. The Community Fridge is now open for pickup every Tuesday between 3 – 3.30pm.

We now have a programme of activities for all ages. Check out www.theagcc.co.uk for more details.



ACTON GARDENS COMMUNITY CENTRE OFFICE SPACE HIRE FEATURES INCLUDE

Unlimited hours per month / Fast, reliable internet
Use of Hot Desk / Fixed Desk / Storage included / Kitchen facilities
Free access to terrace / Free tea, coffee and biscuits

***Subject to Terms and Conditions. Contact us for more details
Tel: 020 8075 5240 and Email: info@actongardens.community**

www.actongardens.community

**UNIT A MUNSTER COURT
BOLLO BRIDGE ROAD
W3 8UU**

Workspace Available at AGCC

Are you looking for a space to bring your team back to work after lockdown?

Acton Gardens Community centre boasts a modern 23 capacity, well-equipped co-working space with access to reliable internet service, storage facilities, kitchen facilities and access to a botanic terrace.

Please contact info@actongardnes.community for more details.

BOLLO BROOK YOUTH CENTRE

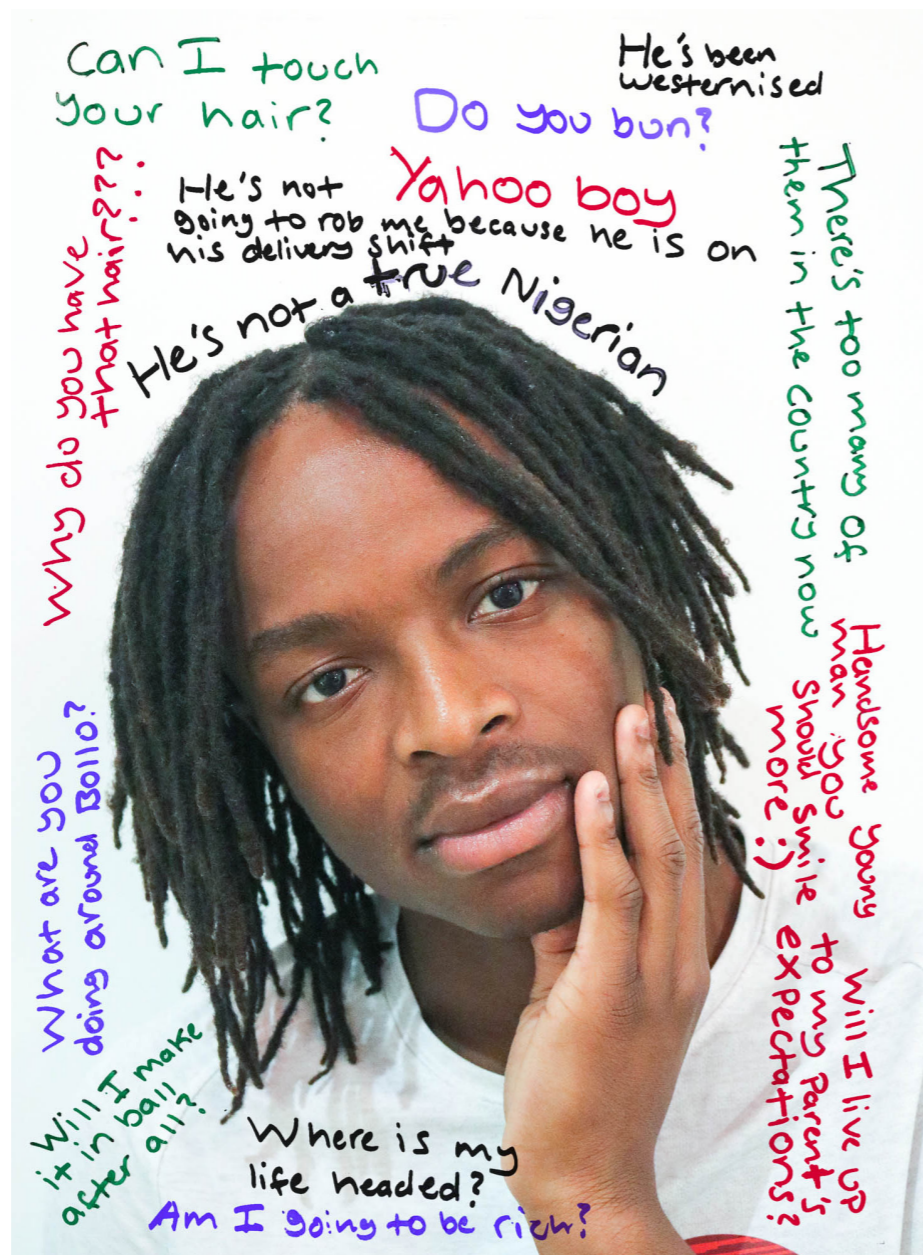
Since the last newsletter, things have been very busy at Bollo Brook Youth Centre – this has included a packed summer programme, both at the youth centre and with our partners at Berrymede Junior School, with arts, cooking, sports, dance, music and games.

This has brought lots of new local young people into the centre as we have been able to fully reopen with minimal restrictions. Recently, we took a group of young people to see Hamlet at the Young Vic.

We are now working hard to get ready for a major exhibition of work with and by young people at Pitzhanger Manor and Gallery, 'Who are we? Navigating race, class and the city', which opens on 26th November. This brings together previous projects, such as our artwork exploring young people's attitudes towards and experiences of race and racism, that previously was exhibited at the Tate Modern, and new work, including the film 'Bando', as described in the previous newsletter.

We have introduced regular support for young people looking for help getting into employment, education and training, with support from Connexions PA Kirsty Fletcher, who is now at the youth centre on Tuesdays, 12.30-3.30pm.

In October, we had a visit from renowned rapper Example, who met with young people who use our music studio, to talk about their routes into music industry. Over the coming months, we look forward to working with him more, as we develop pathways for the creativity of our young people.



Light box from the Pitzhanger exhibition

WELCOME TO OUR NEW TEAM MEMBERS

New Regeneration Coordinator:

We are really excited to welcome Nadine Ofosu Adjei to the regeneration team as our new regeneration coordinator. Nadine will be moving over from her role as a property manager to work with Emily in supporting South Acton residents into their new homes.



Nadine Ofosu Adjei

New Senior Regeneration Manager:

After nearly three years, Acton Garden's senior regeneration manager, Anna Allan, is leaving the team to start a new role at L&Q. Anna said:

"I have absolutely loved being a part of the Acton Gardens team and getting to know the residents and community groups that really make South Acton what it is. Thank you to everyone that was so welcoming to me, I hope I can still come back to visit and see how the regeneration progresses over the coming months!"

We are pleased to confirm that Eve Mouser Smith has been chosen as the new senior regeneration manager. Eve has been a regeneration coordinator at Acton Gardens for a few years now and is really excited about stepping into her new role.



Eve Mouser Smith

New Property Managers:

Audrey Chambers and Oladapo Omokan have both joined the Acton Gardens team as property managers and will be introducing themselves to residents over the coming weeks.

New Development Manager:

Hello everyone, my name is Guy Balmford and I am a Development Manager at Countryside Properties. I will be responsible for Phase 9.2 and future Phase 8.1 and 7.4. I look forward to working with you.



Guy Balmford

CONTACT THE TEAM NOW

ACTON GARDENS REGENERATION TEAM AND EALING COUNCIL REGENERATION TEAM

The Acton Gardens and Ealing Council Regeneration teams are available to speak with you on the phone or over email.

Due to current Government guidance, the L&Q office remains closed and we are no longer holding face to face drop-ins. Any inquiries can be directed to the regeneration team. See contact details in the table below.

TEAM	CONTACT
LB Ealing staff: Leon Joseph Kuldip Mann Amar Sokhi	020 8825 9791, 020 8825 7409 or 020 8825 6402 southactonregeneration@ealing.gov.uk
L&Q (Acton Gardens) Regeneration staff: Emily Macpherson-Smith Nadine Ofosu-Adjei	yoursouthacton@lqgroup.org.uk 0208 189 4750 or 020 8189 3778
L&Q Neighbourhood team: Rudie Danso Audrey Chambers Oladapo Omokan	0300 456 9998

Independent Resident Advisor

Chris McConnachie is your Independent Advisor for South Acton. Chris is available to all residents living on the South Acton Estate. You are welcome to contact ETC Partners for confidential, impartial, independent advice and information regarding your options for a future home as part of the regeneration development.



You can also contact Chris on:

Phone: 0300 008 0015

Mobile: 07730624344

Virtual meetings:

Via Skype, Teams or Zoom

Email:

southacton@etcpartners.org.uk



Education, Training and Consultancy (ETC) Independent Tenant and Leaseholder Advisor for the South Acton Regeneration

Independent Tenant and Leaseholder advisor drop in surgery dates open to all residents living on the South Acton Estate.

Tuesday 7th September 2021	2.00pm - 06.00pm
Tuesday 5th October 2021	2.00pm - 05.00pm
Tuesday 9th November 2021	2.00pm - 05.00pm
Thursday 2nd December 2021	2.00pm - 06.00pm

Surgeries will be held at Acton Gardens Community Centre Unit A Munster Court W3.

We also offer appointment surgeries, virtual meetings and translation services. Contact us directly for details.



**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.youractongardens.co.uk