

ACTON
GARDENS
LONDON W3

NEWS ABOUT THE REGENERATION OF SOUTH ACTON

March 2022
Issue 33



Welcome to the 33rd edition of the Acton Gardens newsletter. Here you'll find updates to keep you involved and informed throughout the regeneration of South Acton.

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Delivered in partnership



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. We continue to move forward the delivery of the doctor's surgery which is due to open in early 2022.

Cybertots Nursery opened in May '21, and Cyberkids School opening in September '22. First Class Learning has also opened its tutoring centre. Marketing continues for the remaining units, all of which are generating interest.

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 in March.

Phase 8.2

Phase 8.2 is progressing well across the site in Blocks A1, B1 and B2, with demolition of Carisbrooke Court and remaining properties on Brouncker Road due for demolition in due course. Phase 8.2 will provide 175 new homes by the end of 2023 and will begin the construction of the new road which will eventually connect Strafford Road to Avenue Road and provide a bus route through the estate to improve connectivity. Phase 8.2 is made up of 6 separate blocks and 6 houses and forms the eastern boundary of Central Plaza which will also be completed in its entirety following the site compound removal at the end of Phase 8.2 in late 2023.

Phase 8.1

Phase 8.1 is progressing well with detailed design and will eventually provide a courtyard block style podium with five cores, in addition to a standalone block to the east. Phase 8.1 is located on the site of Ludlow Court and Carisbrooke Court and will follow Phase 8.2.

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.

The construction of all homes has now been completed with the final existing Acton Gardens residents scheduled to move into their new homes in February 2022. Private sales are progressing well, and all homes are expected to be sold out by September 2022.

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 in September 2021 so are now being marketed from the sales suite on Enfield Road.

Phases 9.3, 9.5 and 9.6

Phase 9.3, 9.5 and 9.6 received unanimous planning consent on 15th December 2021. Located adjacent to the recently constructed Phase 9.2 and opposite West Park, Phases 9.3, 9.5 and 9.6 will complete the western quarter of Acton Gardens. These phases will collectively deliver 215 homes, ranging from 1-bedroom apartments up to 4-bedroom houses. Detailed design has commenced, and construction works are due to begin early 2023.



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



PARKS UPDATE: AVENUE PARK

The Phase 1 playground works at Avenue Road are complete, and an opening event will be held very soon. Phase 2 of the park will come forward with later phases at Acton Gardens when the new road connecting Trafford Road to Avenue Park road is completed.



Avenue Park clearance works



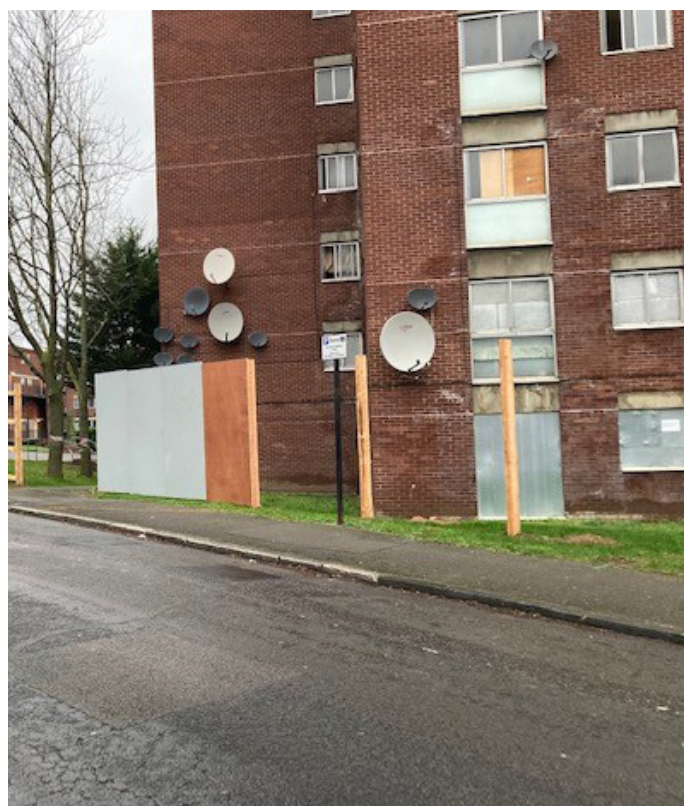
Bollo Brook Park play area opens up

PHASE 7.2 DEMOLITION WORKS BEGIN

Demolition of Cheltenham Place Block 8 will commence in March

You may have noticed that the hoarding is beginning to go up around Cheltenham Place Block 8 and Frampton Court. Over the next few weeks, contractors will be on site at Phase 7.2, in order to prepare the two buildings for demolition.

We anticipate that this work will be finished by the end of August. The remaining blocks within Phase 7.2, 98-100 Avenue Road, Belgrave Close and Cheltenham Place Block 6 will be demolished in the second stage of works. Acton Gardens LLP are committed to reducing the impact on any neighbouring residents and have appointed a dedicated Community Liaison Officer who will be communicating updates to you regularly.



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



Community Chest Case Study: Bollo Makes Fashion

We love to showcase projects funded by the Community Chest, and our first case study is from the Bollo Brook Youth Centre, with their project Bollo Makes Fashion.

Since March 2020 young people from the Bollo Brook Youth Centre are invited to reflect on their relationship with clothing and fashion and engage in clothing creation themselves. Due to the successive lockdowns, the project quickly moved online on Bollo's Instagram and YouTube to provide a source of interaction, inspiration, learning and distraction whilst the Youth Centre remained closed.

To give young people a sense that artistic practice can emerge from their daily lives, perceptions, surroundings and heritage, six Instagram "challenges" invited them to reflect and share on various aspects of their lives through a picture of their choice (self-perception, what they cherished, what Bollo meant to them, how they relate to their heritage, etc). These challenges received a total

of over 50 replies from over 18 young participants, all regular Bollo attendees. The outcome was presented as 6 collages and provided an opportunity for young people to hear and learn from each other as well as articulate their perspective in all its singularity, intelligence and sensibility.

Answers to these challenges then became the starting point for clothing design, using for the most part second-hand clothing from young people themselves. Due to restrictions/limitations on young people's direct involvement with clothing design and making, designs propositions were developed by the project leader and, together with the sketching & prototyping that had gone on behind the scenes, were shared through social media calling on young people for feedback (or choice when options were offered). Whenever possible do-it-yourself step-by-step instruction was also created to give participants all the information needed to make their own.



CENTRAL PLAZA ART BID



As part of Phase 8.2, we have been commissioning a new piece of public artwork for the heart of Acton Gardens at Central Plaza. South Acton has a strong relationship with public art already, and over the years artists have delivered both permanent and temporary street art across the estate and local area.

Central Plaza sits at the heart of Acton Gardens and will be a prominent meeting point for the community, with places to sit, play and exercise. Artists have been asked to focus on themes of community and bringing people together, and we hope to deliver a piece of art that everyone can enjoy.

The community has always been at the heart of this process, particularly in the development of ideas – and this time is no different. The chosen artist will be hosting a series of community workshops to develop their ideas, as well as appointing an apprentice.

The Acton Gardens team have been incredibly impressed with the quality of bids we have seen as we welcomed selected artists for interviews in early March, and we look forward to sharing our chosen artist with the community very soon.

To make sure you don't miss any updates, get in touch at Yoursouthacton@lqgroup.org.uk.



ACTON GARDENS COMMUNITY BOARD ANNUAL GENERAL MEETING

Last year's Community Board Annual General Meeting (AGM) took place in December, where we welcomed residents into the Acton Gardens Community Centre to look at the achievements of the Community Board and regeneration project over the last year.



We also welcomed three new members to our Community Board and welcomed back a re-standing member. They are:

Natalie Russell

"I am very grateful to be a part of the Community Board and it wouldn't have been possible without your votes - thank you. You've given me an opportunity to help improve future homes and work on existing issues and aid in finding the best solutions."

Untza Sale

"I would like to thank all of those who took the time to vote for me and for the other new board members. I'm very pleased to have been elected and I look forward to getting to know all the other members."

Ali Abdullahi

"Thank you very much to everyone that has nominated me to represent them on the board. I am honoured to be your voice and help those that do not normally get engaged and end up being left out."

Ian Gallosi



HEALTHY LIVING AT ACTON GARDENS

The team at Acton Gardens want to support our residents in living happy and healthy lives, with their minds and bodies.

Looking forward to spring, we've put together some tips and activities for you and your family:

- Try taking a walk around Acton Gardens to visit our street art - like the oak tree mosaic by local artist Carrie Reichardt next to South Acton overground station, or Georgia Green's tiger mural in Bollo Brook Park. Attend an exercise class at the Acton Gardens Community Centre, like table tennis or boxercise. Contact info@actongardnes.community for more details.
- Join a local group to support your mental health. The Community Chest has recently funded several projects to help support residents' mental wellbeing, such as Mental Wealth from YARO CIC and The Community Mile from the Mason Group (see below for details!)
- Grow your own! Why not look into allotment spaces near Acton Gardens, or attend Cultivate London's project at Berrymede School - www.cultivatelondon.org
- If you're feeling able, why not take the stairs instead of the lift, or walk to the shops or school and keep the car at home. Did you know that 24% of all car journeys made are under one mile?
- Try meditation to calm your mind - there are more free resources available than ever online to support your mental health, we recommend BBC's Headroom to get started!





Are you looking to learn new skills and help bring your community together? Do you believe that doing a little bit of activity everyday can help improve your physical and emotional wellbeing?

We think you sound like just the person to become a Community Mile Champion! We will work with you to gain knowledge and skills to deliver an exciting and engaging 'Mile' in your community, then we offer you 1-2-1 support to make it happen!

What is a Mile? - A Community Mile is 15 minutes of activity, delivered by YOU, for YOUR community - it helps people come together to connect and do #YourMileYourWay!

**ACTON
GARDENS**
LONDON W3



If you would like to find out more, please feel free get in touch with Sahid, on 07735846119.



CHILDREN AND FAMILIES' ACTIVITY PAGE

Introducing a new activity page for children and families!

Ms Rabbit's Holiday

Ms Rabbit has been visiting her favourite parks in Acton Gardens on her holidays and has taken some snaps, can you tell where they are?

Write in your best guesses in the boxes.



1.



2.

Fill out the answers on this page and send a picture into Yoursouthacton@lagroup.org.uk to be entered into the raffle.



Win £25 in shopping vouchers!

G	P	G	A	E	S	H	T	U	O	S	L	K	R	Q
X	A	V	N	Y	P	S	E	M	J	G	L	J	K	T
S	N	R	G	I	O	C	Q	C	T	V	E	G	W	Y
N	W	L	D	E	S	J	J	H	T	G	W	C	P	N
X	O	I	D	E	X	U	X	M	N	V	E	N	E	Q
L	O	D	N	N	N	T	O	I	Y	F	P	Q	D	N
O	P	H	I	D	B	S	D	H	Z	K	O	N	V	H
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A	Q	A	J	S	I	T	L	V	R	F	C	Y	G	Y
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T	O	G	A	S	N	I	V	X	Z	H	V	S	L	S
X	R	L	N	O	I	T	A	R	E	N	E	G	E	R
P	E	U	T	O	Q	M	R	T	E	G	S	L	G	K

WORD SEARCH

We've hidden some words relating to Acton Gardens in the word search below. Look out for the names of our new blocks at Phase 9.2, which new residents have recently moved into!

Watch out – some of the words might be backwards... Once you're done, make sure to send in a picture to be in with a chance of winning **£25 in shopping vouchers**.

ACTON GARDENS
EALING
LYNDALE
SOUTHSEA
SIDON

HOPEWELL
BUILDING
COMMUNITY
REGENERATION
HOUSING

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: 31st March 2022

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



WORKSPACE AVAILABLE AT AGCC

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

Acton Gardens Community centre boasts of 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 see flyer for more details.**



YOUR COMMUNITY CO-WORKING SPACE

The Connect Hub at Acton Gardens is our co-working space and community within a community. Ideal for entrepreneurs, freelancers, start-ups, small organisations and community groups. The space benefits from high-speed Wi-Fi, unlimited hours per month, storage, a fully equipped kitchen and garden terrace.

The Connect Hub is set up to bridge the gap between business and community by creating an avenue for cross pollination of ideas and solutions. At the heart of our co-working community is collaboration.

Open throughout the week, we have a range of flexible membership packages to suit your requirements. Our space is well located and offers easy and quick connections into Heathrow and central London.

All revenue from hire gets reinvested into community projects.

***Community Complimentary Access available**

OTHER PERKS INCLUDE



Wi-Fi



Tea & Coffee



Conference Room



Good Transport Links



Meeting and Event Space

CONTACT US FOR MORE INFORMATION OR TO BOOK A VISIT

Email: info@actongardens.community

Telephone: 020 8075 5240

Website: www.theagcc.co.uk

*Subject to Terms and Conditions.

ACTON GARDENS | COMMUNITY CENTRE



THE CONNECT HUB
AT ACTON GARDENS

COME ALONG FOR A
CUPPA AND A CHAT!

COFFEE MORNING

Acton Gardens Community Centre invites you to
join us for tea/coffee and biscuits.

Date: Every Monday (starting 14th March 2022)

Time: From 9am

Location: Acton Gardens Community Centre, Unit
A Munster Court W3 8UU

For more information:

Email us on info@actongardens.community

or call us on 0208 075 5240

ACTON GARDENS | COMMUNITY
CENTRE



ACTON GARDENS | COMMUNITY
CENTRE

WE ARE HIRING!

An exciting opportunity to join our team as a

• **Project Officer**

For job descriptions and guidance, please visit

www.theagcc.co.uk

Applications open: March 1st 2022



Email us your CV and Covering Letter:

careers@actongardens.community

Or info@actongardens.community

Subject: Position Applied For - Your Full Name

Or call 020 8075 5240 for any other information

Submit Application on or before: March 14th, 2022

CALLING FOR VOLUNTEERS TO HELP WITH COMMUNITY PROJECTS

ROAD SPEED WATCH PROGRAM | FOOD BANK | OTHER COMMUNITY EVENTS

ALL SKILLS AND ABILITIES ARE WELCOME!!

REGISTER YOUR INTEREST BY EMAILING
YOURACTONGARDENS@LQGROUP.ORG.UK

ACTON HUB CLUB WEEKLY SESSIONS



Over 65? Do you want to make new friends, do some light chair exercises and have a chat with a cup of tea?

EVERY TUESDAY

10am – 12pm Price: FREE SESSION

Tuesday 1st February

Acton Gardens

Community Centre,

Unit A Munster Court,

London, W3 8UU



ACTON GARDENS

COMMUNITY
CENTRE



**London
Development
Trust**

**For more information please contact Sinead Friel on
0208 075 5240 or e-mail sinead.friel@qpr.co.uk**

QPR in the Community Trust is committed to Safeguarding and protecting children, young people and adults at risk and fully accepts its responsibility for the safety and welfare of all those who engage with the Trust. A copy of our safeguarding policies and procedures can be found on our website and any safeguarding concerns should be passed to the Safeguarding Officer, Daniel Whyne. E-mail: daniel.whyne@qpr.co.uk. Tel: 020 3198 7111.

EALING
ADULT
LEARNING

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 17th March 2022

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:



BOLLO BROOK YOUTH CENTRE

The flurry of activity at Bollo Brook Youth Centre has continued. This quarter saw the opening of the exhibition 'Who are we? Navigating race, class and the city' at Pitzhanger Manor and Gallery.

The exhibition has drawn in thousands of visitors, and young people have from the youth centre have helped facilitate a number of events, including film nights, music showcases and a training event for heads of services across West London.

The exhibition is the culmination of over three years' work at the youth centre, and is now inspiring future work, including our new young women's sessions, which are a space to explore and respond creatively to issues that impact of the young women's lives.

We have several new faces who have started in the last couple of months with us, and we are full of plans for new projects around the local area – from girls' gym sessions in Everyone Active Acton to employability projects with creative industries, so watch this space!

In the meantime, we will start to introduce to our team. First up are Sahira Khan and Yasmin Dosanjh.

Sahira has been at Bollo since June 2019 and loves nothing more than spending time with the young people. She is a great listener and oversees much of the day-to-day running of the centre. Yasmin is our arts coordinator, as well as an arts psychotherapist, who brings a creative flair to everything she does, whether it's making clay monsters or socio-political artworks.





The Acton Gardens Community Centre



The community centre has hosted several projects since the last edition, including Dress Making, Women's Self-Defence Classes, Gymnastics, amongst others.

Unable to host our yearly Winter Fiesta due to Omicron, the centre worked with the local Mutual Aid group to provide festive hampers to those requiring support.

As part of our continued commitment to support residents of Acton Gardens, we continue to provide emergency food and relief 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 any difficulty. The Community Fridge is now open for pickup every Tuesday between 3pm – 3.30pm

We now have a programme of activities for all ages. Our programme include Women's Boxing Classes, Coffee Mornings, Over 65s weekly Club Hub and Exercise Sessions etc. Check out www.theagcc.co.uk for more details. Activities are aimed fostering greater community cohesion and mental health.



WELCOME TO OUR NEW TEAM MEMBERS

Hello everyone! My name is Raffles Fulton and I have just joined the Development Team at Countryside Properties working on Phase 7.2 and 9.3/5/6.

I am really excited to work on such an interesting project with everyone and be a part of the incredible Acton Gardens Project! If there is anything I can help with, please do let me know!



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	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