

ACTON  
GARDENS  
LONDON W3

# NEWS ABOUT THE REGENERATION OF SOUTH ACTON

August 2021  
Issue 31



Welcome to the thirty-first 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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# PHASING UPDATE

## Phase 6

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 GP practice which is due to open in early 2022.

Cybertots Nursery opened in May, and Cyberkids School is due to open in autumn. A retail unit has been let to First Class Learning and opening is expected in autumn. Marketing continues for the remaining units, all of which are generating interest.

## Phase 7.1

Phase 7.1 and Avenue Park is made up of 246 new homes and is now complete. Davenant Way and Rossetti Avenue are now also complete, providing two improved streets.

Phase 1 of the Avenue Park works are due to start at the end of Summer 2021. The park will deliver some great new equipment including a log and rope play frame, a uniplay accessible wide slide, a rocking ship, a ground level trampoline, a parent and child swing and a tubular slide.

## 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. Demolition for phase 7.2 is expected to start later this year.

## Phases 8.1 and 8.2

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

Phase 8.2 is located to the east of Central Plaza on the site of Barwick House, Carisbrooke Court, the South Acton Working Men's Club and Brouncker Road. Phase 8.2 will begin construction of the new road which will eventually connect Stratford Road to Avenue Road. The South Acton Working Men's club has now been demolished and Barwick House is partially demolished.



Phase 6.1 Central Square



Log and rope play frame



Demolition of Barwick House at Phase 8.2

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 9.2

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 at ground floor overlooking West Park.

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

## Phases 9.3, 9.5 and 9.6

Planning designs are taking place for Phases 9.3, 9.5 & 9.6, which is to the north of Osborne Road and to the west of Berrymede Junior School. The planning application is due to be submitted in late summer, and construction is currently targeted to start in 2022.

When completed, the phases will deliver just over 200 new homes, 50% of which will be affordable. The Phase also includes an allotment site which will be reconfigured and enlarged.

Constructive and successful consultation events have been held with the planning officer, the council's parks department, the allotment holders, the Acton Gardens Community Board, and residents.

## Central Plaza Art Competition

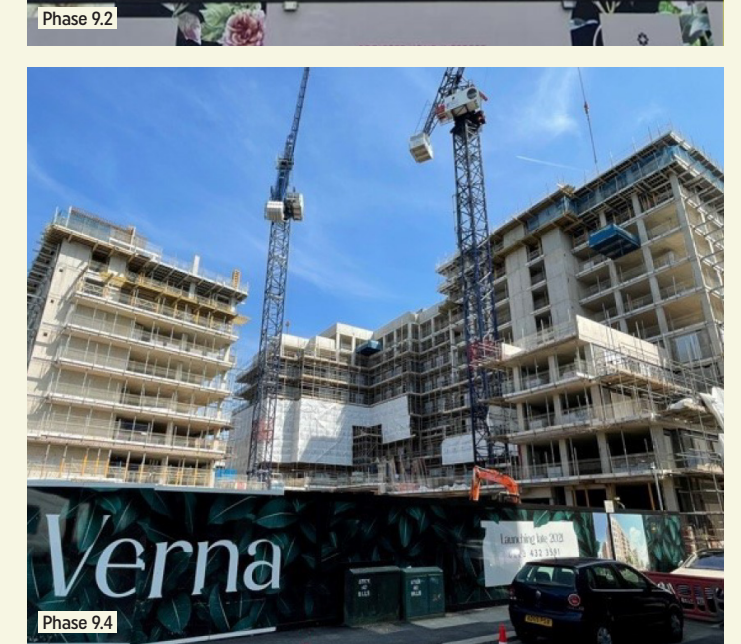
We are excited to announce that we will shortly be holding a design competition for the future art work at Central Plaza, which will form the centre piece for the park following Phase 8.2's completion! For more info, or to find out how to get involved, email: [yoursouthacton@lqgroup.org.uk](mailto:yoursouthacton@lqgroup.org.uk)



Phase 9.2



Phase 9.2



Phase 9.4

# PLANNING APPLICATION UPDATES



## Phase 7.2

A Reserved Matters planning application for Phase 7.2 was unanimously approved by the council at planning committee on 19th May 2021.

More information regarding the application can be found on Ealing's Planning Portal:

[www.pam.ealing.gov.uk](http://www.pam.ealing.gov.uk)

The planning reference for the main Reserved Matters application is 211783REM.

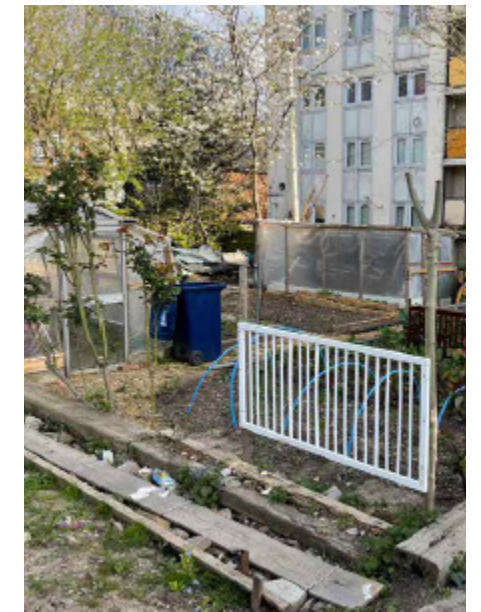
## Phases 9.3, 9.5 & 9.6

Following from the online public consultation events held in April and May, we will soon submit a planning application to Ealing for Phases 9.3, 9.5 & 9.6.

Details of how to access this planning application will be on our website ([www.youractongardens.co.uk](http://www.youractongardens.co.uk)) so keep your eyes peeled for the update!

You will also find all the consultation boards relating to the application on our website.

# UPDATE FOR JEROME ALLOTMENTS



The outline planning consent for Phases 9.3, 9.5 & 9.6 includes part of the Jerome Allotment site. The Acton Gardens team are continuing to consult with allotment holders and Ealing's parks team to create a process and timeline for the changes to this area. We will use these newsletters to provide regular updates on our progress.

If you have any comments, queries or feedback about the changes to the Jerome Allotments, please email the team on: [yoursouthacton@lqgroup.org.uk](mailto:yoursouthacton@lqgroup.org.uk)



## ACTON GARDENS COMMUNITY BOARD

The Acton Gardens Community Board is the formal resident involvement structure between the residents of Acton Gardens and South Acton and L&Q, Countryside and Ealing Council.

The Community Board oversees the regeneration of South Acton by:

- Providing feedback on the regeneration
- Ensuring there is continued community involvement
- Encouraging participation from currently under-represented groups
- 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

The next board meeting is taking place on Monday 13th September. If you would like more information on the Board, please check our website or contact us using details in this newsletter.

# 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.

## Community Chest Success story: Bollo Fashion



During lockdown, six Instagram challenges to create different clothing items were set and young people had to share their ideas and designs through photographs.

These challenges received over fifty replies from young participants (all regular attendees of the Bollo Brook Youth Centre). The challenges were presented as collages and provided an opportunity for young people to learn from each other.

Some of the responses to the challenge included:

- A kimono t-shirt
- A football training bib for Bollo's football tournament
- A black refuse bag jacket
- A denim Macbeth Shield Jacket
- Transparent trousers
- An unravelling spooky t-shirt
- An opulent outfit about eloquence
- A pair of "ode-to-boxer shorts" trousers
- An extra snugly "hoodie-in-a-hoodie"

Community Chest funding was granted to 'Bollo Fashion' in March 2020. The project supported young people to make their own clothes using second hand or recycled materials to help them reflect on their relationship with fashion.

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



# REGENERATION MOVERS SURVEY RESULTS

"It would be good to have more transparency about moving dates."

"Everything went quite smoothly."

"The whole process was easy, I could always get in contact if I needed anything."

"It is good. It is easy to talk to them."

"So far the experience has been organised, L&Q have done their best to move us into our new home."

"One improvement would probably be just more of a show around of the house and appliances."

"Maybe once this pandemic has gone, everyone can come back to normal and maybe take it from there."

A few weeks after residents move into their new homes at Acton Gardens, they get a call to complete a survey about the moving process and to tell us what they think of their new home.

We have had some great feedback over the past few months and thought we would share a few of the highlights:

These survey responses are really helpful in shaping our regeneration service so if you get a call from TLF once you've moved into your new home, please do tell them what you think.



# THE ACTON GARDENS COMMUNITY CENTRE

The Acton Gardens Community Centre plays an important role in delivering projects and activities for the local community. Now that restrictions have started to ease, we are pleased to announce that the centre is fully re-open!

## Projects and activities at the Acton Gardens Community Centre

### The Community Fridge

This programme aims to tackle issues with food poverty and provides food packages for families who need them the most. The Community fridge is open for food collections on Tuesday's between 3pm – 3.30pm



### Virtual Community Centre

Our online activities are still taking place. Some of these activities include dance, embroidery and fitness classes.



### Community Table Tennis

Community table tennis and boxing have now resumed, and basketball is now taking place at the community centre and Bollo Brook park on Thursday's between 5pm-7pm.



## Summer Activities

We have put together a programme of activities for all ages, starting this summer!

Want more info about these activities? Please visit [www.theagcc.co.uk](http://www.theagcc.co.uk), call us: 0208075 5240 or pop in to say hello during opening hours: Acton Gardens Community Centre Unit A, Munster Court Bollo Bridge Road London W3 8UU.

## ACTON GARDENS COMMUNITY CENTRE PROGRAMME

2021

### MONDAYS

Quran / Islamic Studies 09.15 - 10am (Adults)

Quran lessons for Muslim women who want to enhance and expand their spiritual knowledge, by helping them to learn to read and understand the holy book of Quran. Lessons are delivered in two languages: English and Arabic.

Cost: Free

Knit and Natter 10 - 12pm (Adults)

Ever fancied sharing your skills and learn new ones. This is a great opportunity to do so and make new friends too!

Cost: £2 - Tea/coffee included

Self-Defence - 10.30am - 11.30am - Ladies Only

A Korean martial art for a more confident, self-disciplined you. Toning your body, mind and soul.

Cost: £45 per month ( £25 for yearly insurance instead of £50)

Dance with Lucy 12pm - 3pm (7+)

Learn some new moves and become comfortable & confident on the dance floor.

Cost: Free

Chess Club 2.30pm - 4.30pm (7+)

Are you a learner or advance player? why not join the Chess Club and showcase your skills, whilst teaching others

Cost: £2 per session

Table Tennis Club 5.45pm - 7.45pm (All ages)

An inclusive club with the aim to increase community engagement and participation in table tennis.

Cost: Free

### TUESDAYS

Arts and Crafts 1pm - 3pm (6+)

Design it yourself arts and crafts workshops. See social media for more details

Cost: £2

Community Taekwondo 5.00pm - 7.00pm (4+)

Taekwondo can help with building confidence, strength, flexibility and self-defence.

Cost: Free, additional cost of £50 insurance, £20 uniform, plus cost of attending competition.

STEM CLASSES 4pm - 5pm (9-11 Year olds) -

Starting 15.09.21

Sometimes what looks like magic is actually science! In this pilot programme, pupils will look at magic and movie tricks for inspiration and find out how it's done. They explore how things are done to make movies look realistic, and investigate whether some of the themes or technology from the movies could be possible in real life.

Cost: £2

Knit and Natter 4pm - 6pm (Adults)

Ever fancied sharing your skills and learn new ones. This is a great opportunity to do so and make new friends too!

Cost: £2 - Tea/coffee included

### THURSDAYS

Dance with Lucy 12pm - 3pm (7+)

Learn some new moves and become comfortable & confident on the dance floor.

Cost: Free

Table Tennis Club 5pm - 7pm (All ages)

An inclusive club with the aim to increase community engagement and participation in table tennis.

Cost: Free

### WEDNESDAYS

Quran / Islamic Studies 09.15 - 10am (Adults)

Quran lessons for Muslim women who want to enhance and expand their spiritual knowledge, by helping them to learn to read and understand the holy book of Quran. Lessons are delivered in two languages: English and Arabic.

Cost: Free

Conversational English 10am - 10.45am (Adults)

Learn the very basics of English language through informal conversations within a relaxed environment.

Cost: Free

Self-Defence Ladies only 10.30am - 11.30am

A Korean martial art for a more confident, self-disciplined you. Toning your body, mind and soul.

Cost: £45 per month ( £25 for yearly insurance instead of £50)

Home-ED Gymnastics 11.30am - 12.30pm (4+)

(From 15-09-21 term time only)

Building on body strength, flexibility, balance and control with a run, jump, tumble and a FLIP!

Cost: £7

### FRIDAYS

Badminton Club 7.15pm - 9pm (All ages)

An inclusive club with the aim to increase community engagement and participation in table tennis.

Cost: Free

### COMING SOON

- After School Club
- Stay and Play
- Coffee Mornings
- and many more

Get in touch:  
Address: Acton Gardens Community Centre  
Unit A Munster Court, Bollo Bridge Road,  
W3 8UU  
Tel: 020 8075 5240  
Email: [info@actongardens.community](mailto:info@actongardens.community)  
Website: [www.theagcc.co.uk](http://www.theagcc.co.uk)

Note: Delivery of each activity is subject to change, please contact the centre or visit our website for more up to date information.



# THE ACTON GARDENS COMMUNITY CENTRE CONTINUED...

## Office Space Hire

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

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

Please see below for more details.




## COMMUNITY ENGAGEMENT UPDATE

Now that Coronavirus restrictions are easing, we are looking to rollout new projects, surgeries, and activities for the local community. Please email yoursouthacton@lqgroup.org.uk with your ideas for community projects or events that you and your neighbours are interested in.

The in-person surgeries held by your Independent Advisor are now taking place at the Acton Gardens Community Centre. See back page for more information.

# BOLLO BROOK YOUTH CENTRE



Image from the short film

With the lifting of restrictions, Bollo Brook Youth Centre has been able to reopen three days a week for limited numbers of young people. It has been great to have groups back in again, with a range of activities, including music, dance, and art, as well as continuing with food distribution for local families and sheltered housing residents.

In April, Bollo Brook Youth Centre worked with Director of Photography Aaron Rogers (Game of Thrones) to make a short film, in partnership with local youth group JE Delve. Young people from the youth centre led on coming up with the concept, writing the script, casting, acting, filming, directing, and are now working with Aaron to edit it for release later in the year.

The youth centre has also started hosting a monthly radio show on Westside FM, showcasing music made in our studio and presented by co-hosts Strelz O and Niisey - go to [www.mixcloud.com/Bollo\\_Studios](http://www.mixcloud.com/Bollo_Studios) to listen back.

We are planning for a busy summer, with activities for under-11's run in partnership with Berrymede Junior School, as well as a full programme at the youth centre - contact **Colin** at [cbrent@ealing.gov.uk](mailto:cbrent@ealing.gov.uk) for further details.

## WELCOME TO OUR NEW TEAM MEMBERS



Hello! I'm Hollie Eade, your Community Liaison Officer. I will be your first point of contact for any queries about building or construction activities.

I will also complete colour choice selections with residents moving to the new homes at Acton Gardens and will be

contacting some of you about this over the next few months. I am really looking forward to meeting you (in person, or virtually) very soon!

My contact details are:  
**Email:** [hollie.eade@cpplc.com](mailto:hollie.eade@cpplc.com)  
**Phone:** 07436 030604



Hi, my name is Emily and I am your new Regeneration Coordinator.

I am really looking forward to getting to know you and your neighbours and taking on the Community Chest and

Community Board. I hope to see you out and about soon!

If you would like to speak to me, please email me on:  
[yoursouthacton@lqgroup.org.uk](mailto:yoursouthacton@lqgroup.org.uk).

# 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
<b>LB Ealing staff:</b> Leon Joseph Kuldip Mann Amar Sokhi	020 8825 9791, 020 8825 7409 or 020 8825 6402 <a href="mailto:southactonregeneration@ealing.gov.uk">southactonregeneration@ealing.gov.uk</a>
<b>L&amp;Q (Acton Gardens) Regeneration staff:</b> Eve Mouser Smith Emily Macpherson-Smith	<a href="mailto:yoursouthacton@lqgroup.org.uk">yoursouthacton@lqgroup.org.uk</a> or 02081894750
<b>L&amp;Q Neighbourhood team:</b> Rudie Danso Nadine Ofosu-Adjei	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](mailto:southacton@etcpartners.org.uk)

**ETC partners** 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.**

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

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](mailto:yoursouthacton@lqgroup.org.uk)

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

🌐 [www.youractongardens.co.uk](http://www.youractongardens.co.uk)