

ACTON GARDENS



LONDON W3

September 2018 Issue 24

NEWS ABOUT THE REGENERATION OF SOUTH ACTON



Welcome to our twenty fourth 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
- Housing need surveys
- Tenant & Leaseholder FAQ's
- Summer in South Acton
- Services available for carers in Ealing
- Acton Gardens work experience
- Getting into construction event
- Update on the hybrid planning application for the remainder of the masterplan and 9.2

COMPETITION

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 of high street vouchers.



PHASING UPDATE

Phase 5

The final few buildings that make up Hopkins and Dickinson Court are now complete and were handed over in July. Two of these were affordable rented properties on Bollo Bridge Road. The remaining section of West Park area is now being completed which will include adult outdoor gym equipment for everyone to enjoy.



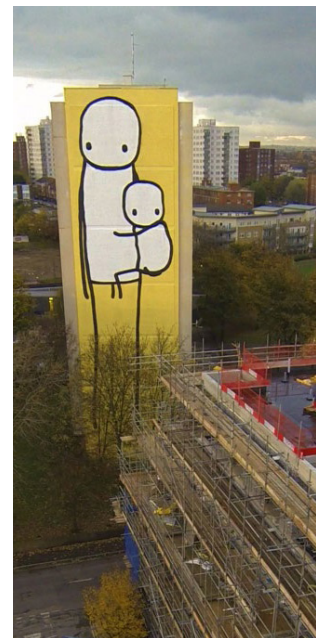
Phase 6.1

The first shared ownership homes within this phase are now ready and the 44 affordable rent homes are expected to complete in January 2019. The ground floor of this phase will include the new community centre, youth club, L&Q's future office, a dental surgery, a café and a Sainsbury's store. The new Sainsbury's store will open this Autumn and the youth club and community centre are due to complete in January 2019. Colour choice deadlines for residents moving into our new homes in this phase have now passed. Thank you to those who attended your appointment with Community Liaison Officer, Monica in June to choose the colour schemes for your new home in this phase.



Phase 6.2

Charles Hocking House's demolition began last month. We are building 160 new homes in phase 6.2 and similar to phase 6.1 the ground floor includes retail units as well as a nursery and a GP Health Centre. Access to Berrymede Junior and Infant school is now from Osborne Road until the School Road is reopened when phase 6.2 is complete. As mentioned in our last newsletter, we proposed to salvage the small mural at the foot of Charles Hocking House, known as 'Big Mother', painted by street artist, Stik. We are delighted to report that this mission was accomplished and the mural was safely removed! 'Big Mother' will now be auctioned off and the proceeds will be donated to ARTification, a local charity transforming communities through art.





Phase 7.1

The structures are now built and the first building is due to complete next summer. The main buildings will be between four and nine storeys in height providing 246 new homes to the north area of South Acton. Four main buildings and houses will be built here and are due to complete in summer 2020. As part of this phase Avenue Road Park will be upgraded. The residential buildings will also benefit from private courtyards with children’s play facilities, seating and planting. The block names at this phase have had a re-shuffle since they were last published. The image below shows the updated block names.



Phase 9.1:

The demolition of Webb and Bennett Court completed last month and the foundations for the new residential blocks have begun to be constructed. This new building has been designed by the appointed architect Allies and Morrison and will see 68 new homes being built where Webb Court and Bennett Court previously stood. The new building will range from four to six storeys matching the floor levels of the blocks that previously stood here.



COMPETITION WINNERS

Acton Gardens Challenge

Congratulations to Richard who is the winner of the location challenge set for you in April. Richard successfully identified all six locations and won £50 worth of shopping vouchers. Richard is pictured right with his grand prize!

Newsletter Competition

Congratulations to Sapphire who answered all questions correctly in the last newsletter competition. Sapphire is pictured on the right with her prize! When asked what she will be spending the vouchers on, Sapphire said she would use them to buy something nice for her children. Enter this months newsletter completion below.



**WIN
£30
OF VOUCHERS**

**NEWSLETTER
COMPETITION**

To be in with a chance to win £30 of high street vouchers please email your answers to the below four questions to yoursouthacton@lqgroup.org.uk or send your answers in writing to **Eve Mouser Smith** at **81 Enfield Road, Acton, W3 8RB** by **Monday 29 October 2018**. A winner will be drawn at random from all the correct responses.

1. How many homes are being built in phase 7.1?
2. What is the name of the mural that Acton Gardens were able to save at the bottom of Charles Hocking House?
3. Which Ealing council blocks are the next to be redeveloped?
4. What are the names of the two phase 5 blocks which handed over in July 18?

HOUSING NEEDS SURVEY

Frampton Court, Belgrave Close, Cheltenham Place and Buckland Walk

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.

Frampton Court, Belgrave Close, Cheltenham Place (Blocks 6 & 8) and Buckland Walk are now scheduled to be the next blocks to be redeveloped. Work is progressing well on delivering the new homes where these residents can choose to move. Ealing Council will require everyone to have moved out of

these blocks by spring 2020. To assist with the process of finding alternative suitable accommodation for the residents of these blocks we sent out a letter in July asking you to complete your housing needs survey. The housing needs survey captures a range of information such as household composition and any special requirements, such as disability. Residents also need to complete a transfer application on Locata, the choice-based lettings scheme. The transfer application will establish the size of the new property needed, which will assist the regeneration team in helping residents with their onward move.

If you still haven't completed the Housing Needs Survey or made a Locata application, please contact the regeneration team on **020 8992 0177**.

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 Resident Advisor, Keith Mann. You can contact Keith on **0800 374 864** or via email: Keith.m@pep.org.uk.

EVENING HOUSING SURGERIES

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. All surgeries will take place at the Acton Gardens Office, 81 Enfield Road, W3 8RB between 5:30pm-8:00pm. The next evening surgeries will take place on:

Tuesday 9th October 2018
Wednesday 7th November 2018
Monday 3rd December 2018

Surgeries are a drop-in so please attend anytime between the above times.

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

TENANT & 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 £6,100. 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. On the 1st October 2018 the home loss payment will increase to £6,300.

After completing my Housing Needs survey, do I still need to register with Locata if I wish to move to new build property owned by London and Quadrant Housing Trust?

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 London and Quadrant. This is to verify your household composition as well as the names and dates of birth for everybody in the 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/, or for more information please contact Ealing council regeneration team on **020 8992 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.

COMMUNITY CHEST PROJECTS

The community chest fund is available for projects that benefit the South Acton's estate up to £5,000. If you are interested in applying for funding, please visit www.yoursouthacton.co.uk/project-funding/community-chest for further information and deadlines for applications.

SUMMER IN SOUTH ACTON

As summer draws to a close we thought it would be nice to reflect on just a few of the events that took place in South Acton over the summer.



Acton Youth Association fun day

In June, Acton Youth Association teamed up with Berrymede Primary school and Bollo Brook youth club to hold a fun afternoon for families in the community. The event was held on the Bollo Brook Park open space and included fun activities such as multi-sports and bouncy castles. There was also lots of tasty food available! When we spoke to Ali from the Acton Youth Association, he said that the purpose of the event was to “bring the community together” and I think it’s fair to say that this mission was accomplished as there was a huge turn out.

Eve Mouser Smith (Regeneration Coordinator – L&Q) and Kuldip Mann (Regeneration Officer – Ealing council) attended the afternoon to show support for the event.

“It was such a nice afternoon, the sun was shining and it was lovely to see people coming together and enjoying themselves”
– Eve.





Community BBQ

The Living Room youth group hosted the Acton Service Project which took place between 9th and 13th July. The young people from this youth group took part in a variety of community focused activities including litter-picking. As part of this project, the young people of the Living Room organised a BBQ at Acton Baptist Church.



Outdoor cinema

Acton Gardens teamed up with Skylight cinema in August to host an outdoor cinema event in Bollo Brook Park. Our heart strings were pulled during the screening of family favourite 'The Lion King'! We are proud to report that the event was a huge success. Approximately 150 members of the community attended and we have had very positive feedback from residents. Popcorn was free (who can refuse free packet of popcorn?!) and people brought along their own blankets and cushions. As this event was so successful, we are considering holding a similar event in the future. We will keep you posted...



QPR Summer Activities funded by L&Q

In August L&Q provided funding to QPR to hold a free four week programme for young people aged between 5 and 18 years in South Acton. Sessions included:

- Football
- Basketball
- Dodgeball
- Arts and crafts
- Cricket
- Trip to a theme park



CARERS IN EALING FUNDED BY THE COMMUNITY CHEST FUND

Do you or someone you know provide care and support to a friend or family member who couldn't manage without your help? You may not realise it, but you are a carer.



Carers Trust Thames Ealing Carers Service supports unpaid carers who provide care and support for their families and friends. Caring for someone can affect all of us at one time or another and carers come from all walks of life. Whilst most carers are adults, caring can also affect young people who may be helping with tasks such as picking up prescriptions, making breakfast or helping to look after other siblings. Caring can have an impact on your health and wellbeing and carers are often so busy supporting the person they care for that they often forgot to look after themselves. This is where Ealing Carers Service comes in!

We provide a whole range of support for you, the carer. This may include information and advice, access to support groups, exercise classes, fun activities, employment support and access to training to support you in your caring role. The majority of our activities are offered free of charge and offered at Sycamore Lodge in Acton (a short walk from the high street), and we also have a satellite site in Greenford.

Thanks to funding received from Acton Gardens we will be delivering a number of carer information and advice sessions in the local area from September onwards. This will be your

opportunity to understand the impact of being a carer, to find out about the work of the Ealing Carers Service and to see how you can benefit from support. Session dates will be confirmed in due course. For further information please contact:

Ealing Carers Service, Sycamore Lodge, 1 Edgecote Close, Acton, W3 8PH, 020 3137 6194, ealingcs@carerstrustthames.org.uk



ACTON GARDENS WORK EXPERIENCE

In August, we welcomed A Level student, Lucas, to the office to complete one week's work experience. Lucas shadowed the Regeneration team, Housing Management team and some of our colleagues at Countryside. Lucas also accompanied Regeneration Coordinators, Eve and Peter on a tour of a live construction site (phase 7.1). As Lucas puts it, the week was "eventful to say the least".



Here's what Lucas wrote about his week with us:

My Week with Acton Gardens

I approached Acton Gardens for work experience as I have an interest in Regeneration and wanted to learn more about the sector. My week with Acton Gardens was eventful to say the least, I wasn't expecting such a busy week! As a resident of the South Acton Estate I had lots of questions about the how the scheme works.

On my second day with Acton Gardens I went out with one of the Regeneration Co-ordinators to look at the projects organised for members of the community. My first visit was to a summer club run by QPR at the Bollo Brook Open Space, the children involved were playing football and looked like they were having a whale of a time! I was shown posters for the outdoor cinema event taking place on the estate and was amazed to hear how quickly all of the tickets went.

I also shadowed Keith Mann, the independent representative from PEP who gives free advice to the community about their rehousing options. I sat in on Keith's surgery and learned about the frequently asked questions asked by residents and leaseholders. I found this really useful. Keith is independent from Ealing council and Acton Gardens and has lots of knowledge about housing and regeneration, so is able to give useful advice.



I went out on an inspection with one of the property managers which I found interesting. We looked at the communal areas in some of newer buildings in South Acton to make sure everything was safe, tidy and in working order. When I got back to the office I was shown how to update the 'Your South Acton' website and also how the newsletters are prepared.

On my final day we had a site tour of phase 7.1, we got to see what properties looked like before the walls had been installed to separate them. We also learned about heating and hot water installation, and climbed to the top of one of the roofs!

I was happy to see Acton Gardens listening to feedback from residents. I believe that even though Acton Gardens is a large company, staff put residents at the heart of what they do.

This experience has been really useful in learning about housing and regeneration and has given me an idea of what I would like to study at university. I would like to thank the team at Acton Gardens for their hard work and dedication towards residents and creating high quality homes.



GETTING INTO CONSTRUCTION EVENT



Acton Gardens have invited secondary school and college students within the borough to attend our 'Getting into construction' event next month. Students will get a flavour of what it's like to work in the construction industry by taking part in a number of trade workshops (plumbing, carpentry and brickwork), visiting our live construction sites and connecting with professionals from Countryside and L&Q.

The event will take place across three days in October with one of the days being reserved for our neighbours at Berrymede Junior School. We look forward to keeping you all posted on how this event went.

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

The Hybrid Outline Application including full details for Phase 9.2 for the Remaining Masterplan Area was submitted to the London Borough of Ealing on the first of June. This followed the period of public consultation and exhibitions that we carried out in the spring of this year.

The application is Hybrid by nature as it deals with the plans for remaining masterplan master plan area in outline with detailed proposals for Phase 9.2.

An Outline planning permission seeks approval for development in principle with details to be agreed following a 'reserved matters' application at a later stage. Reserved matters can include details on appearance, means of access, landscaping, layout and scale of buildings and these will generally be submitted on a phase by phase basis.

Phase 9.2 is submitted in detail as this is the next phase that Acton Gardens LLP will be looking to deliver. This phase is located between Enfield Road, Hanbury Road and Osborne Road and is designed to provide a further 203 new homes of mixed tenure.

Overall the proposals deliver an additional 860 new mixed tenure homes across the master plan area.

Following submission of the application and its validation by the planning department at the council there is a 16 week period of consultation wherein interested parties both statutory and neighbours can submit representations to the council on the context of the application.

We are currently working with the planning case officer to respond to and address any comments received with a view to the application being presented to the Councils Planning Committee for determination in September/October.



WELCOME TO OUR NEW COMMUNITY LIAISON OFFICER, KYMBERLY



Kymberly Ashman (pictured above) is the new Community Liaison Officer with Countryside. Kymberly has replaced Katherina Faulkner and will be providing you with building updates on our active phases. For those who have decided to move to new build property in South Acton, Kymberly will be the main point of contact when it is time to choose the colour schemes in your new home.

When asked to say a few words for the newsletter, Kymberly said "Coming together is a beginning, keeping together is progress and working together is success! I look forward to working with the residents at South Acton".

Kymberly is based at the Resident Liaison Office, Enfield Road, Acton, W3 8RB on Wednesday – Friday (9am-5pm). Kymberly can be contacted on **07585135029**.

GOODBYE TO SUZANNE AND BIANCA



Suzanne Keys and Bianca Goulden have now left the team. We are sad to see them go, but wish them both the best of luck for the future.

We are currently recruiting for both positions and will keep you posted with details of the new appointees.

PEP INFORMATION



Ealing Council employs PEP to support South Acton residents through the regeneration. Keith Mann can be contacted on **0800 374 864**, mobile **07836 233891** or by email keith.m@pep.org.uk. Keith also holds a surgery the first Tuesday of each month **2pm to 6pm** which are now held at the Hanbury Road Community Centre. Personal data you give PEP is kept confidentially, see our privacy policy at www.pep.org.uk.

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** or emailed on JosephLe@ealing.gov.uk, SokhiA@ealing.gov.uk, MannK@ealing.gov.uk, SmithPe@ealing.gov.uk



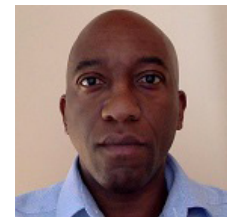
Amar Sokhi
Regeneration Officer
020 8825 9791
sokhia@ealing.gov.uk



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



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



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

ACTON GARDENS INFORMATION



Eve Mouser Smith

Regeneration Co-ordinator
emousersmith@lqgroup.org.uk
0300 456 9998 ext 7330

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 now **81 Enfield Road** within surgery hours or contact us on the details below.

Please contact us in advance to make an appointment if you wish to view the show homes.