



Tree of life mosaic

Welcome to the 42nd 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:

- Have your say
- Acton Gardens Community Board update
- Phasing update and plan
- Community Chest update
- Bollo Brook Youth Centre update
- Acton Gardens Community Centre update
- Energie fitness offer
- Activity page
- Contact us.



HAVE YOUR SAY: HELP SHAPE THE ACTON GARDENS NEWSLETTER!

The Communities Team at Acton Gardens is dedicated to keeping you informed and connected through our quarterly newsletter. But we know there's always room for improvement and that's where you come in!

Why your feedback matters

We want the newsletter to be more than just a source of updates—we want it to be engaging, relevant, and accessible to you. Whether it's news on local projects, upcoming events, or stories from your neighbours, we aim to create content that resonates with you.

To ensure we're delivering the best possible experience, we're launching a community survey to hear your thoughts. Your feedback will directly shape the future editions of the newsletter.

What would you like to see?

We'd love to hear about:

- **What you enjoy** reading in the current newsletter
- **Topics or sections** you think we should include or expand on

- **Design and format** preferences to make it easier and more enjoyable to read
- **Ideas for new features** that could enhance your connection to the community.

How to participate

Taking part is simple! Just click on the link below to complete the survey. It will only take a few minutes of your time, but your input will make a big difference and will be greatly appreciated.

Click the link below to fill out the survey:

 <https://www.surveymonkey.com/r/72BGSRF>

Win a prize!

As a thank you for your participation, all survey respondents will be entered into a draw to win one of 2 £25 gift vouchers.

PHASING UPDATE

In the interest of reducing our carbon footprint and offering a more sustainable and environmentally friendly newsletter, details relating to all the development phases including any updates will be provided via **Your Acton Gardens website** at youractongardens.co.uk/phasemap

Despite this change, we will continue to provide any major updates also in this newsletter.



ACTON GARDENS COMMUNITY BOARD

The Acton Gardens Community Board (AGCB) 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 the South Acton by:

- Providing feedback on the regeneration.
- Ensuring there is continued community involvement.
- Encouraging participation from groups currently under-represented.
- Allocating Community Chest funding for local projects.
- Attending quarterly Board meetings with local stakeholders
- Attending tours, training, subgroups, and consultation events for feedback

- Reviewing literature, communications and messages circulated to the community.

Community Board (CB) meetings are from 6 pm till 8.15 pm. For full details of the meeting, please find the minutes at the bottom of the Community Board page on our website: <https://www.youractongardens.co.uk/community-board>

The next Community Board meeting is scheduled for Monday 9 June 2025, where residents are welcome to observe in person at Acton Gardens Community Centre, or online through Microsoft Teams.

If you would like to join online, please contact us at: y@lqgroup.org.uk.

A MESSAGE FROM THE COMMUNITY BOARD CHAIR

Dear Residents,

Hope you're all having a good start to 2025! (Which might feel a bit late, but this is the first newsletter of the year) As Chair of the Acton Gardens Community Board, I want to take this opportunity to share a few key updates in the first newsletter of 2025.

Recently, we held a site walkabout the whole of Acton Gardens with representatives from Countryside and L&Q to discuss ongoing developments, resident concerns, and improvements across the estate. These walkabouts are an essential way to ensure that the voices of our community are heard, and we appreciate everyone who has shared their feedback and we are working together to help support some items being resolved soon.

You might have also spotted Acton Gardens being featured in The Chelsea Detective (Season 2, Episode 2). It's always great to see our neighbourhood on screen! We're often in contact with Ealing Council's filming department who have shown keen interest in producing TV episodes in the borough, and in our area. Looking ahead, we are planning some exciting projects for the year alongside our regular summer and winter events at the Community Centre.

These events are a great way to bring residents together, and we'll share more details as plans develop. Additionally, the Community Chest continues to offer funding for various projects supporting local initiatives that make a positive impact for our neighbourhood and everyone who lives here. If you have an idea for a project that could benefit from funding, we encourage you to apply. All details are available on the Acton Gardens website: <https://www.youractongardens.co.uk/community-chest> (There are grants available for up to £5000 per project!). We've had a huge range of projects previously boxing and football to careers advice and gardening.

The Community Board remains committed to working closely with all stakeholders to address issues such as maintenance, green spaces, and community facilities. If you have any concerns or suggestions, please don't hesitate to get in touch by emailing y@lqgroup.org.uk

Thank you for your continued engagement in making Acton Gardens a great place to live.

Best regards,
Matthew Hemes
Chair, Acton Gardens Community Board

If you have any questions or would like to find out more about the work of the Acton Gardens Community Board, please send an email addressed to the Community Board to Y@lqgroup.org.uk.

PHASING UPDATE ↻



This section of the South Acton Community Newsletter will provide you with a construction update for the wider regeneration project. This update is focussed on progress made from January 2025 to the time of publication and will provide the reader with an update on future works that are expected to occur in Spring/Summer 2025.

The most significant works that have taken place so far in 2025 are set out below:

- Commencement of the construction work on Phase 9.3, 5 & 6
- Completion of the demolition of Carisbrooke Court.

Works to look out for Spring/Summer 2025:

- Progress of Phase 9.3, 5 & 6
- Continuation of works on Phase 8.1.

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 are for 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 of the existing buildings (Cheltenham Place Block 6 and 8 and Frampton Court) were completed in 2023. Technical design for the phase continues to progress.

Phase 8.1

Demolition commenced on Carisbrooke Court in the winter of 2024 and has now been completed. Below you can see a before and after image that has been taken at the end of the new Stratford Road looking North up towards Avenue Road.

Phase 8.1 will deliver a total of 161 new homes including a total of 51 affordable homes. The completion of this phase will conclude Phase 8 at Acton Gardens.

Phases 9.2

Whilst completion of the homes in 9.2 have been completed for some time, the exciting news for the last update was the opening of the Londis store. This marks the overall completion of the phase and will be the last update for this phase in this publication.

Phases 9.3, 9.5 and 9.6

Phase 9.3, 9.5 and 9.6 received unanimous planning consent on 15 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.

The phase will collectively deliver 215 homes, ranging from 1-bedroom apartments up to 4-bedroom houses. Demolition of Osbourne House and Doyle House has completed, and demolition works of Jerome Tower have reached the basement.

The RC Frame is progressing well with the form of the blocks taking shape above the hoarding line. Over the coming months the RC Frame will continue to progress to the finished levels, the façade and elevations works will continue up the building.





EMPOWERING LOCAL WOMEN: YARDO'S COMMUNITY SUPPORT GROUP

Project Dates:
1 October - 26 November 2024

We are excited to spotlight YARDO's Women's Community Support Group, designed to foster connection, belonging, and mutual support among local women of all ages.

Thanks to funding from Acton Gardens Community Chest, this initiative created a therapeutically informed space, empowering participants to enhance self-awareness, communication skills, and relationship-building, all while prioritising positive mental health.

CELEBRATING GROWTH AND CONNECTION: THE IMPACT OF YARDO'S WOMEN'S COMMUNITY SUPPORT GROUP

The Women's Community Support Group has been a transformative space, where participants left with increased confidence and well-being. Over the 8-week journey, women were given opportunities to showcase their talents—whether through poetry recitals, knitting workshops, or massage offerings.

'One participant, a counsellor, led the group in a Gestalt-based, self-awareness exercise. Inspired by the course, they have since taken steps to advance their professional practice, which had been on hold for some time'.

Additionally, the co-facilitator, a former participant from the 2023 WESG programme, grew in confidence each week and contributed by delivering content on positive coaching. She is now looking to develop a similar programme to support and empower more women.



Participant Feedback

The impact of the programme is best captured by the voices of those who took part:

"It was a very supportive, safe space to share your feelings without feeling judged... I feel like I have found a new community, friends... I'm leaving with more confidence, skills, and friendships."

"I found this group really special. It has helped me become more confident. It has made me realise my true potential. It has shown me my potential has no limits."

EXPLORE PAST PROJECTS



Curious about the impact of Community Chest funding? Check out the 2023/2024 Community Chest round-up to see the inspiring local projects that have benefited from funding.

Click [here](#) to learn more.

Interested in applying?

If you have a project that could benefit your community, we encourage you to apply! Visit www.yoursouthacton.co.uk/community-chest to find out more. Application deadlines for the quarterly funding rounds in 2025 are also published on our website.

Share your ideas!

Do you have a project you'd love to see funded?

Or suggestions for how we can improve our current model?

We'd love to hear from you. reach out at y@lqgroup.org.uk.

Let's continue working together to strengthen and support our community!

BOLLO BROOKE YOUTH CLUB UPDATE



Community and Respect Art Project

Thanks to Acton Gardens Community Chest funding, we've been exploring the connected concepts of community and respect with young people. Now, we're collaborating on a multi-media art piece alongside: Arts facilitator Yasmin Dosanjh Sculptor Olivia England Filmmaker Carlotta Beck Peccoz.

This powerful project involves creating artwork from found materials salvaged from the old blocks of South Acton, as well as producing a film celebrating the diverse communities of South Acton.

Share your thoughts on community!

We would love to hear from residents: what does community mean to you? Are there individuals who personify Acton in a special way?

Your ideas and perspectives matter! Send your thoughts to Yasmin at dosanjhy@ealing.gov.uk.

Let's continue shaping a vibrant, creative, and connected community together!



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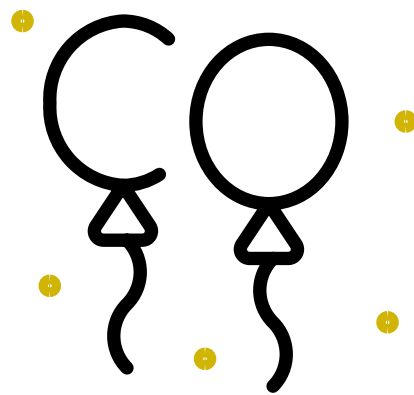
* Terms & Conditions Apply. See website for details.





ACTON GARDENS CELEBRATE EID, OUR FIRST EVER EID PARTY

Eid is a time of joy, togetherness, and celebration. This is exactly what we did on Sunday 7 April at Acton Gardens Community Centre.



Getting creative



Our Eid celebration welcomed families, friends, and neighbours of Acton Gardens to come together and mark this special occasion and celebrate as a community. The atmosphere was buzzing with music, entertainment for all ages and of course, delicious food from our bring and share of homemade dishes to a special donation of burgers and more from Amigo's Burgers and Shakes in Acton.

The overwhelming response was positive, with many attendees expressing gratitude for an event that strengthened connections, showcased cultural traditions, and spread the spirit of Eid.

Thank you to everyone who participated, contributed, and made this event a truly special celebration! We look forward to making next year's Eid gathering even bigger and better!

CAPTURE THE BEAUTY OF SPRING AND WIN A £25 SHOPPING VOUCHER!



WELCOME TO OUR ACTIVITY PAGE FOR CHILDREN & FAMILIES,
WHERE CREATIVITY MEETS COMMUNITY!

Spring has arrived at Acton Gardens, and we want to see it through your eyes!

We're inviting keen photographers to send in a picture that best represents Spring in our neighbourhood.



HOW TO ENTER

Take a photo that captures the fresh, vibrant spirit of Spring in Acton Gardens. Submit your entry by email to: yoursouthacton@lqgroup.org.uk

Send your submission before the deadline 31 May 2025 for a chance to win a £25 shopping voucher!

YOUR ACTON

SATURDAY 26TH
APRIL

SATURDAY 21ST
JUNE

SATURDAY 20TH
SEPTEMBER

SATURDAY 13TH
DECEMBER



MAKER'S MARKET

CHURCHFIELD ROAD,
ACTON, W3 6AY

10AM UNTIL 4.30PM

THE ROAD WILL BE CLOSED FROM
BURLINGTON GARDENS TO ALFRED ROAD

Enjoy over **40 sustainable makers and artists** at the Churchfield Road



DESIGN
LED.

RESIDENTS STORY



If you'd like to write an article to be published in the Acton Gardens newsletter, then please send it with any accompanying pictures to y@lqgroup.org.uk with the subject header '**Residents Story**'.

The theme for this Residents Story is '**Living in Acton Gardens**'. Maybe you've lived in Acton for decades or maybe just a few years but please feel free to tell us all about what it's like living here. As always, we'll select a couple of the articles to appear to the next edition.

HOUSING MANAGEMENT

Your L&Q neighbourhood team



Your neighbourhood team is here to support residents across different phases of Acton Gardens. Below is a reminder of the team members and the areas they work in:

A reminder on L&Qs Neighbourhood Team and their relevant roles / the phases they work on:

- Angela James
Head of Housing
- Shakira Henry
Area Housing Manager
- Rochelle Mountain
Neighbourhood Housing Lead, Phase 7.1
- Daniel Lamptey
Neighbourhood Housing Lead, Phases 1 & 2
- Jermaine Wellesley
Neighbourhood Housing Lead,
Phases 6.2 & 9.4
- Celesha Mckenzie
Neighbourhood Housing Lead, Phases 5, 6.1 & 9.1

- Hamida Begum
Neighbourhood Housing Lead, Phases 3.1, 3.2 & 4
- Jahshel Douglas
Neighbourhood Housing Lead, Phases 8.2, 9.2
- Nikisha Powell
Housing Assistant

Housing Management Surgeries

Residents can meet with a member of the team at Acton Gardens Community Centre during weekly housing management surgeries:

Tuesdays: 10 AM – 1 PM

Thursdays: 1 PM – 4 PM

Appointments are encouraged, but walk-ins will be accommodated if a staff member is available. To book an appointment or get further information, contact your designated Neighbourhood Housing Lead. You can also email the team at actongardenshm@lqgroup.org.uk

RESIDENT SURGERIES



Every month we are holding surgeries for all residents to meet the Acton Gardens Housing Management Team and discuss your housing matters.

Resident Surgeries will be held:

Every Tuesday

10am – 1pm

Every Thursday

1pm – 4pm

For more information or to make an appointment please contact L&Q via Tel: **0300 456 9998** or visit the community centre. Alternatively, you can also contact your Neighbourhood Housing lead.

This is a drop in surgery so you can attend anytime between the hours below.



Delivered in partnership



Get in touch!

There are lots of ways that you can get in touch with us.

- You can contact our Customer Service Centre by calling **0300 456 9996** or emailing us at contact@lqgroup.org.uk
- To speak to us about a repair you can call us on **0300 456 9996** or to tell us of a new repair, you can complete our online report a repair form on our website. You should also call this number for emergency repairs, where there is an immediate danger to you or members of the public
- If you need to speak to us about any non repairs-related issues, you can speak to your **Neighbourhood Housing Lead**
- Get more involved with us and help shape the services we provide to you. You can find out more about resident involvement opportunities in the 'L&Q community' section of our website.

Complaints

We'll always aim to deliver a service that you're happy with, but if this doesn't happen, we have a formal complaints process you can use. To find out more, visit www.lqgroup.org.uk/contact-us or call **0300 456 9996** and we'll do our best to put things right.

L&Q is a member of the Housing Ombudsman Scheme and follows their Complaint Handling Code, so if you're still not satisfied after we deal with your complaint, you can contact the Ombudsman at www.housing-ombudsman.org.uk or by calling **0300 111 3000**.



L&Q

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. See contact details in the table below.

TEAM	CONTACT
LB Ealing staff: Leon Joseph Amar Sokhi	020 8825 9791, 020 8825 7409 or 020 8825 6402 southactonregeneration@ealing.gov.uk
L&Q (Acton Gardens) Communities staff: Georgia Metzger	y@lqgroup.org.uk or 020 8189 3778
L&Q Neighbourhood team: Shakira Henry Rochelle Mountain Daniel Lamptey Jermaine Wellesley Celesha Mckenzie Nikisha Powell Ayan Ali	y@lqgroup.org.uk 0300 456 9998

Housing Management

Surgeries are now taking place, Tuesdays 10am to 1pm, Thursdays 1pm to 4pm at Acton Gardens Community Centre.

Appointments are encouraged but residents can be seen if a member of staff is available to speak with them.

Please contact your designated Neighbourhood Housing Lead for further information.
actongardenshm@lqgroup.org.uk



Independent Tenant and Leasehold Advisor (ITLA)

Chris McConnachie is your Independent Advisor for South Acton. ITLA appointment surgeries are held at Acton Gardens Community Centre. Contact Chris directly to make an appointment for the surgery or if you would like to discuss options for your future home.



You can contact Chris on:

Phone: 0300 008 0015

Mobile: 07730 624344

Virtual meetings:

Via Microsoft Teams, Zoom or Skype

Email:

southacton@etcpartners.org.uk

Dates for Appointment Surgeries at Acton Gardens Community Centre

January to June 2025

Wednesday 8 January 2025
Wednesday 5 February 2025
Wednesday 5 March 2025
Wednesday 2 April 2025
Wednesday 7 May 2025
Wednesday 4 June 2025

2pm to 6pm
2pm to 6pm
2pm to 6pm
2pm to 6pm
2pm to 6pm
2pm to 6pm



L&Q and Acton Gardens:

✉ yoursouthacton@lqgroup.org.uk

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

🌐 www.youractongardens.co.uk