



NEWS ABOUT THE REGENERATION OF SOUTH ACTON

January 2025
Issue 41



Ground breaking event

Happy New Year to everyone. Welcome to edition 41 of the Acton Gardens newsletter. Here you'll find updates to keep you involved and informed throughout the regeneration of South Acton.

In this edition of the newsletter we will be reflecting on some of the many great things that have taken place across Acton Gardens over the past year, as well as looking ahead at 2025 and beyond.

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
- Winter fayre 2024
- Energie fitness offer
- Activity page
- Contact us.

HAVE YOUR SAY: HELP US MAKE THE ACTON GARDENS NEWSLETTER EVEN BETTER!

The Regeneration Team at Acton Gardens are committed to keeping you informed and connected through our **Quarterly Newsletter**. However, we believe there's always room for improvement, and that's where we need **your help!**

Why your feedback matters

Our goal is to ensure that the newsletter is not just informative, but also engaging and relevant to you. Whether it's updates on community events, news about local projects, or stories about your neighbours, we want the content to resonate with you, and be delivered in the most accessible format possible.

To achieve this, the **Acton Gardens Regeneration Team** is conducting a survey to gather your thoughts and suggestions. Your feedback will directly influence how we shape future editions of the newsletter.

What we're looking for

We'd love to hear about:

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

- **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>

Your opinion counts!

As a thank you for your participation, all survey respondents will be entered into a draw to win one of 2x£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, the most recent of which took place at Acton Gardens Community Centre

and online via Microsoft Teams on Monday 2nd of December.

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>

ANNUAL GENERAL MEETING



The AGM will be held on Monday 10 February 2025, 6pm to 7.30pm at Acton Gardens Community Centre.

Scan the QR code for more information and to book a ticket.

The AGM is also an opportunity for new residents to be elected onto the board – if you want to find out more about being a board member and how to apply, email y@lqgroup.org.uk. The deadline for applications is Friday 31 January 2025.



MEET YOUR COMMUNITY BOARD MEMBER: KEITH SMITH

Hello! My name's Keith and I'm a member of the Acton Gardens Community Board. I moved to Acton Gardens in August '23, so I am relatively new to the area. My building is great, and I have good neighbours, and I really enjoy living in Acton Gardens. The commute into central London is quick and reliable. We're well placed.

The community board is tasked with representing the voices and experiences of the local community to L&Q, Countryside and Ealing Council. Members of the board, much the same as members of the local community, are passionate about local issues and initiatives. Our task is to make life in Acton Gardens a bit simpler, a bit better and a bit more enjoyable.

As a community board member, I work on the Community Chest subgroup. The community chest oversees funding to local organisations that contribute to the Acton Gardens community.

Our last review was in September and, amongst others, we provided funding to London Development Trust to help a project enabling young residents to create content based on their stories of migration.

In the summer, members of the community board helped organise a cinema event in the central plaza. This was a great day out for the older and younger members of our community alike, and illustrative of the community-building initiatives we are taking as a 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.

More information about the Community Board can be found on our website here: <https://www.youractongardens.co.uk/community-board>

PHASING UPDATE



Site Plan



Phase 7.2 before



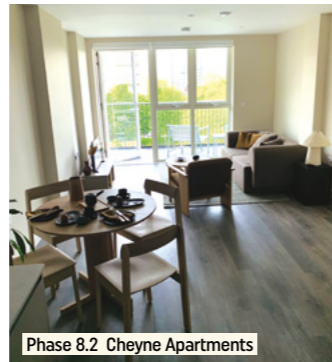
Phase 7.2 after



Phase 8.2 CGI post completion



Phase 7.2



Phase 8.2 Cheyne Apartments



Phase 8.1



Phase 9.3, 9.5 and 9.6

This section of the Newsletter will provide you a construction update for the wider regeneration project. This update is focussed on progress made in the past 3 months, as well as the work on site that will be taking place during the remainder of 2024 and into the early parts of 2025.

The most significant works that have either already taken place in 2024, or are forecast to take place into the first quarter of 2025, are set out below:

- Completion of the allotment move to phase 9.6.
- Demolition of Jerome Tower, Osbourne House and Doyle House
- Commencement of construction on Phase 9.3,5,6
- Opening of Budgens in Phase 9.2
- Commencement of demolition of Carisbrooke Court.

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

The two existing buildings in Phase 8.1 are Carisbrooke Court and Ludlow Court. Initial works have already begun on the demolition of Carisbrooke Court in the form of soft stripping the internals of the building. Structural demolition works will follow on from these initial works. 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.

Phase 8.2

Many of you will recall that at the end of 2023, 45 homes in this phase were sold to private rent provider Cheyne Capital. These homes have now been let to private renters under the brand LINA.

25% of the homes purchased by Cheyne are to be held back for key workers with rental discounts of up to 24% of market value, providing a significant benefit for key workers seeking to secure rental properties at Acton Gardens.

The remainder of the phase is already fully occupied.

Phases 9.2

Whilst completion of the homes in 9.2 have been completed for some time, the exciting news for this phasing update is that the Londis that occupies the commercial offering in the phase, opened in December 2024. Parcel Lockers have also been installed outside of Southsea Hights. This will mark the overall completion of the phase.

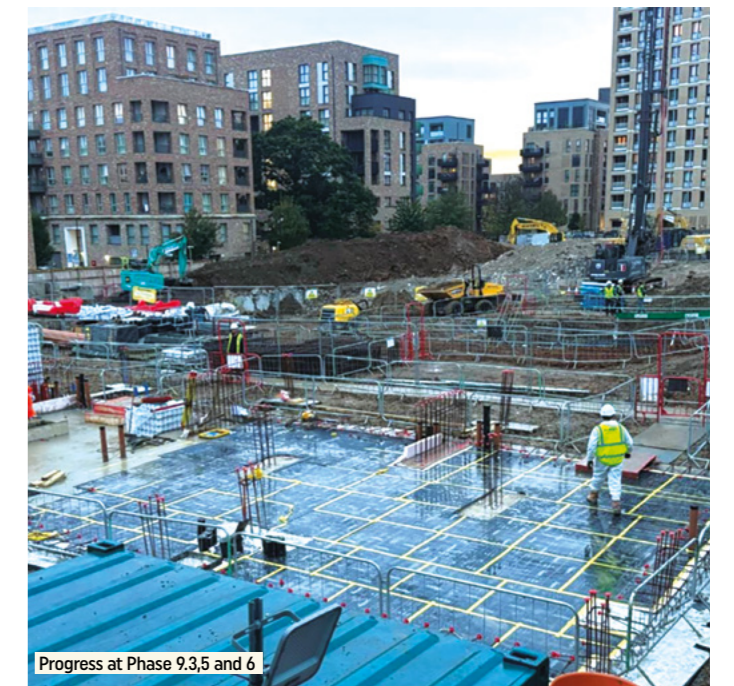
Londis

Phases 9.3, 9.5 and 9.6

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.

Groundworks have now commenced on parts of the phase including the installation of drainage and services, piling, and preparations for the pouring of the ground floor slab.



Progress at Phase 9.3,5 and 6



COMMUNITY CHEST

The most recent Community Chest Sub-Group Meeting took place on Monday 29 November 2024.

The sub-group were impressed with both the proposals received during this funding round, and ultimately decided to fund both projects – Bollo Arts for Respect project, and The Descendants Week of Dance – both of which clearly demonstrated the breadth and depth benefits for Acton Gardens residents.

The overarching aim of the Bollo Arts for Respect is to work with young people to develop art pieces that explore the concepts of respect and community, to help local youth develop a better understanding of the importance of respect and supportive communities. Through the medium of art, young people will be heard and able to express themselves creatively. It will also provide young people and other residents to have space to develop constructive dialogue and better mutual understanding going forwards.

The Descendants' Week of Dance will provide a dynamic and immersive experience in various dance styles for young people in the February 2025 half-term, from African and Caribbean traditional dances, to hip-hop and contemporary. We're really excited to see these projects come to life in the near future! Keep an eye out on our website for further details once the projects begin.

If you would like to see what other projects have been run locally in the past couple of years thanks to Community Chest funding, [click here](#) to see the 2023/2024 Community Chest Round Up.

If you are interested in applying for funding to benefit your community, please visit www.yoursouthacton.co.uk/community-chest. The application deadlines for the quarterly funding rounds in 2025 will be published soon.

In recent months, the Regeneration Team have also been working together with residents, local groups and organisations and the community to explore opportunities to make the Community Chest funding more inclusive and accessible to all residents looking to pursue initiatives that benefit the local community.

As a result of this, the Applicant Guidance Document has been revised and re-published to respond to feedback asking for greater clarity on applicant eligibility, application requirements and overall streamlining and simplification of the document. You can find the revised document on the Community Chest page of the Acton Gardens Website [here](#).

Thank you to all those who participated in this exercise. We believe the new Guidance Document is an important step forward towards a more relevant and engaging Community Chest programme.

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: y@lqgroup.org.uk

LOGO COMPETITION WINNER!

We are excited to announce that, following the Community Chest logo competition that ran over spring/summer, the Community Chest Sub-Group have picked a winning logo!

Local residents and sisters Fatimah (11) and Safiyah (5) joined forces to design the winning logo, that the sub-group believed embodied the community spirit of Acton Gardens and artistic flare.

"Dear All at Acton Gardens Community Chest, Thank you for choosing our logo! We love our community and we wanted to show our love through our picture. We are so grateful and appreciate being able to take part in the

competition. This is the first time we have ever won anything and we are truly so grateful."

From Fatimah Zahra 11 and Safiyah 5

Community Chest recipients and the Acton Gardens Regeneration Team will use the logo on all future promotional materials for funded projects, so we hope this will help to spread the word of the great work going on locally – watch this space!

We were so impressed by the local talent and range of designs that were submitted and thank you to all that took part.



COMMUNITY CHEST SHOWCASE EVENT 2024



In celebration of providing over £500,000 of funding to over 150 local groups and the initiatives that have come out of it, and to raise awareness and accessibility of the Community Chest, the Regeneration Team hosted a Community Chest showcase event at Acton Gardens Community Centre on the 31st of October 2024.

The event was free for local residents and was split into two parts – 1) A Community Chest Information and Networking Session in partnership with Ealing and Hounslow Community Volunteering Service, and 2) Free half term activity sessions for local residents run by previous recipients of Community Chest funding.

Part 1: 11pm to 2pm

We kicked off the day with an information session for prospective applicants, with presentations from the Regeneration Team about the Community Chest and how to apply, as well as presentations from Ealing and Hounslow Community Volunteering Service, followed by Q&A session. We then opened up the space for a networking session, with a full lunch spread.

The aim of the first session was to:

- Teach attendees about the available AG Community Chest grants for local residents, businesses, and charities
- Signpost EHCVS and the support, information and advice they offer for voluntary and community sector groups operating in the borough
- Provide guidance on how to apply for funding
- Hear success stories from past recipients
- Provide the opportunity for participants to ask questions about the Community Chest funding and EHCVS
- Network with local organisations, businesses, and community leaders over a free lunch.

It was great to be able to hear from both prospective and previous applicants in person and also to signpost Ealing and Hounslow Community

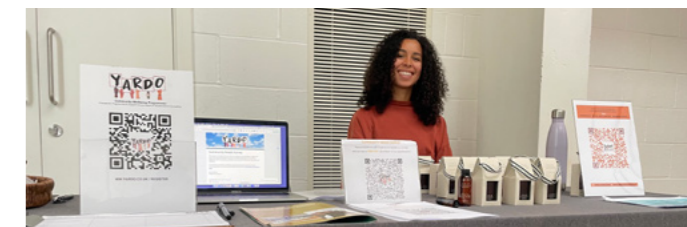
Volunteering Service (EHCVS), and we hope to run more events like this in the future.

Part 2: 2pm to 5pm

The activity sessions did a fantastic job of demonstrating the great variety of local talent and resources for local residents.

Carol from StayActive4Life ran a chair exercise session for elderly members of the community in the – energy was high and participants were bringing the moves! **StayActive4Life** deliver a range of classes for older persons across Ealing that: - Build strength and flexibility - Improve balance and co-ordination - Improve mobility and posture. Their Strength and Balance programme is designed specifically to prevent falls and consists of a set of muscle strengthening and balance retraining exercises.

Following this, **YARDO** ran a mix of wellbeing workshops in the main hall with Asia leading a mindful dance workshop and Paula holding a talking stick activity table, whilst Avail Artistry held a Halloween themed balloon modelling workshop. Kids and adults alike got stuck in to making their giant spooky spiders, and it was great to see great big smiles as participants left with their creations.



The day was rounded off with a short film screening of Pattern Pictures CIC, complete with popcorn and Halloween treats. The actors themselves from Bollo Brook Youth Centre came to introduce the work, and it was great to shine a spotlight on the rising talents in of Acton Gardens.

Overall it was a great day, and we look forward to building on the work of the Community Chest and funding even more great projects and local groups in the future!

OUTDOOR CINEMA EVENT

On Saturday 7 September, the Regeneration and Communities team held an outdoor cinema event in Acton Gardens to close out the Summer Holidays!

Skylight Cinemas brought the Big Screen to Central Plaza in Acton Gardens, showing Disney Pixar's Elemental. As part of our commitment to include the local community, the film was chosen by your very own Acton Gardens residents!

Whilst the grey skies threatened to rain on the parade, it just about held off and it turned out to be a fantastic day! (Black binbags supplied by the wonderful caretaking team also ensured there were no wet bums!). Tasty cinema snacks were also provided free of charge to all those who attended, including popcorn, candyfloss and slush, which went down a treat too.

In addition to volunteers from L&Q, a few Acton Gardens Community Board members came down to help out on the day to spread the work of the board and give back to the local community. Volunteers from St Johns Ambulance attended as well as PCs from the local Safer Neighbourhood Team, who engaged with residents and did free bike marking.

It was great to see residents staying in Central Plaza after the event, playing in the park and getting to know their neighbours, and we've already had really positive feedback from all attendees!

A huge thank you to everyone who supported the delivery of the event and to all those who attended.

In the words of one resident - "It was a vibe!"



Queing up for Popcorn



Acton Gardens residents enjoying the film

INTERNATIONAL DAY OF OLDER PERSONS (IDOP)



Tuesday 1 October marked the United Nations 'International Day of Older Persons' (IDOP). This year, the focus of IDOP was - "Ageing with Dignity: The Importance of Strengthening Care and Support Systems for Older Persons Worldwide"

In line with this theme, the Acton Gardens Regeneration Team wanted to celebrate IDOP by saying a big thank you to some of the organisations who provide vital support to elderly members of the local community and acknowledge the key part that they (and the older persons themselves!) play in enriching the Acton Gardens and South Acton Community.

One way in which we celebrated IDOP, was by preparing 'hug in a mug' gift parcels for members of United Anglo Caribbean Society (UACS) as a token of our appreciation in celebration of IDOP. UACS run a bi-weekly Opportunities, Social & Support club providing nutritious meals, social interaction and

recreational activities, exercise sessions, and cultural and educational activities and trips for elderly members of the Acton Gardens community.

The Regeneration Team regularly visit UACS in Acton Gardens Community Centre and hear first hand what a significant impact they have on helping to reduce social isolation and improve mental and physical wellbeing of residents.

We are excited to continue to strengthen our relationships with and support for the many incredible organisations locally who support the elderly members of the Acton Gardens community, and shine a light on the fantastic work they do.



Happy International Day of Older Persons



Supporting our residents at the IDOP event

ACTON GARDENS WINTER FAYRE



On Saturday 7 December 2024, The Regeneration and Communities Team, with the support of the Acton Gardens Community Board, hosted our annual Winter Event!

This year we decided to run a winter market style fayre, inviting local residents, businesses, charities and more to be stallholders and showcase the great work they do, or crafts and food that they make. Instead of paying to have a stall like most markets, we requested that each stallholder bring a donation for the local foodbank and were met with bags and bags of much needed food and toiletries!

Despite Storm Darragh resulting in the event being moved inside the main hall of Acton Gardens Community Centre, we had a fantastic variety of stalls offering unique gifts, soups and more, and the turnout was fantastic – the centre was bustling with energy! Attendees also enjoyed the family friendly art and crafts activities including gingerbread men and Christmas card decorating, whilst enjoying free waffles and hot chocolate – a well deserved and warming treat on a stormy day!



Our elf balloon modeller and face painter added to the festive fun, and residents could take home a reminder of their face paint and magical creations by taking a #Elfie at the photo booth, where our kind elf volunteers were capturing the fun and giving away free festive polaroids.

Community Board Members Natalie, Abdullahi and Untza were fantastic resident representatives, making sure that the day ran smoothly and that everyone there had a big smile on their faces, kindly giving up their Saturday and even helping with the epic cleanup in the aftermath of the event too!



Winter fayre activities



A huge thank you to everyone who came down on the day – whether you were a stallholder, a volunteer or a resident attending the event with your family – you were all fantastic representatives of the incredible community spirit here at Acton Gardens, and we can't wait to see what this new year brings!

As always, we really welcome your feedback on these events – we spoke to many of you who attended on the day and collected a great deal of comments for our feedback board, but please send us an email at y@lqgroup.org.uk if you have any feedback or suggestions for future events.



GROUNDBREAKING CEREMONY

1,000th affordable home to be built as next phases of Acton Gardens regeneration get underway.

Construction has begun at Phases 9.3, 9.5 and 9.6 of Acton Gardens, which will provide a further 215 mixed-tenure homes at Acton Gardens

This milestone was marked in a ceremony held on 4 December, where Ealing Council Leader Peter Mason broke the first ground on the new phases.

With 966 affordable homes (of which 80% are for social rent) delivered across Acton Gardens so far, the new phases will include the delivery of the regeneration's 1000th affordable home.

Designed by Pollard Thomas Edwards Architects, the new phases will provide 215 new homes, of which 50% will be affordable (on a habitable room basis) – reflecting the commitment across the regeneration to deliver 50% affordable housing.

The 215 homes in Phases 9.3, 9.5 and 9.6 will comprise six open market sale houses, 110 open market sale apartments, 24 shared ownership apartments and 67 social rent apartments. With construction now underway, the first new homes are expected to complete in September 2025.

Located adjacent to Phase 9.2 and opposite West Park, these latest phases will complete the western quarter of Acton Gardens, which serves as a gateway to Acton Gardens from Bollo Lane and Acton Town station, which is a five-minute walk away.

As well as the new homes, new public spaces are also being created. These include courtyard gardens at both Phases 9.5 and 9.6, as well as private gardens for all new houses in Phase 9.3.

Daniel King, Managing Director of Vistry West London, said:

"The start of construction on Phases 9.3, 9.5 and 9.6 at Acton Gardens is a significant moment that we are proud to mark with our partners at L&Q and Ealing Council. Through the delivery of the 1,000th affordable home, these phases demonstrate how our 50% affordable housing commitment is making a difference, with energy-efficient, high-quality new homes helping to address the urgent housing need in Ealing."

Jacqueline Esimaje-Heath, Growth Director at L&Q, commented:

"We are delighted to mark this huge milestone together with our partners. At L&Q our mission is to deliver homes and neighbourhoods that everyone can be proud of – and not only are we proud of the work we've been doing for the past 10 years, but we are very excited about these future phases."

"Delivering the 1000th affordable home, as well as the significant number of social housing already built on site, reaffirms our commitment to tackling the housing crisis."

BOLLO BROOKE YOUTH CLUB UPDATE



An Update from Colin Brent, Youth Service Area Team Manager, on what has been going on at the Youth Centre over the past few months.

Over the Summer, Bollo Brook Youth Centre ran a busy programme of activities, starting with young people performing, presenting and volunteering at New Gen Festival in Walpole Park, Ealing's Summer festival for and by young people. This included performances by amazing local dance group Elevate Arts.

Next came the making of two short films with two different groups of young people at the Pixipixels's studios on South Acton Trading Estate. The young people were set a challenge – to make a film in one day set entirely in a toilet!

From there, we went straight into our Holiday Activities and Food (HAF) programme, with around 80 children and young people attending and taking part in sports and arts activities. Some of the work, such as the customisations of denim jackets and trainers, was displayed at the V&A Museum.

Throughout, we continued to run our weekly youth-led food distribution project, giving out around 50 crates of food to local families and vulnerable residents. Demand has grown significantly over recent months, and for the first time since we started the project in March 2020, we are struggling to provide enough food to everyone. Any donations, especially of dry goods such as tins, pasta, rice and cereals, would be warmly received.

Please give them to the staff at the reception of Acton Gardens Community Centre.



At the V&A museum



Elevate Arts class



SOUTH ACTON CHILDREN'S CENTRE

It's been a busy term here at South Acton Children's Centre. We've had many new children and their families starting with us this term, and we are delighted with how well they have all settled.

We've already had trips to The Science Museum with our 2-4 year old children to see what maths looks like in our world. Our Baby room and our Outreach groups (both the babies and 2-5 year olds) have been on trips to Kew Gardens. Here we learnt about changes of the seasons and different countries around the world – using all our senses.

Free ESOL classes have begun, and are getting busier every week. We are always happy to welcome new members to our ESOL classes, they run on a Monday afternoon at the centre, from 1-3pm. Come in and speak to us to find out more.

We joined in with Ealing's Speech and Language Awareness Month, helping our families to understand that speaking your home language to your children is so important! They will hear English everywhere – on the bus, at the doctors, on the TV, walking along the street, at nursery or Stay and Play...everywhere! But the only place they get to hear your home language is from YOU, so keep that going! We also spoke about sharing books for fun, how you can give your child more language and how sensory play supports language.

October was Black History Month, and as well as celebrating our differences, this month we focused on pattern. We looked at different patterns throughout all the age groups and recreated them age appropriately. We also enjoyed tasting foods that some of us had never tried before. In the two main classrooms our cooking activities included plantain that we included in our snack time!

On Friday 18th October we joined in the National Stand Up to Racism Day by simply wearing red to show we do not agree with judging others or treating others differently based on their race. So many families came to their sessions wearing red – it was amazing. On that same day, our Business Manager and Head of Centre took over the kitchen for the day, and cooked lunch for everyone!

We had curry – both chicken or chickpea, rice, salad, plantain and a colourful fruit salad for desert,

also to celebrate Black History Month. Coming up, we are looking forward to celebrating Christmas and all things festive. Our children always have a lovely Christmas party, with an extra special visitor, and we have a Christmas concert for our families to come along to also.

We have a limited number of 2, 3 and 4-year-old spaces available.

Did you know there are several different types of funding available for children to access?

If you are a working parent of a baby aged 9 months – 2 years, you may be able to access 15 hours a week funding.

If your child is 2 years old and you are working, you may be entitled to 15 hours funding.

All 3 and 4 year olds are entitled to 15 hours of nursery funding per week. However, if your child is 3 or 4 and you are working, you may also be entitled to another 15 hours of funding, bringing the total to 30 hours per week.

To find out what funding you can access for a nursery place, please have a look here: https://www.ealingfamiliesdirectory.org.uk/kb5/ealing/directory/site.page?id=GnkyZ5_Yxtc&=

If you would like to pop in and have a look around, please do get in touch to book a tour on admin@southactoncc.com

To access any of our free sessions for those of you who are expecting a baby, until your child turns 5, you can find our monthly timetable and who to contact here: <https://www.ealingfamiliesdirectory.org.uk/kb5/ealing/directory/service.page?id=85lrgfQe63E&familychannel=2-1> and we would be delighted to see you at our centre sometime soon!

**POWER YOUR
WORKOUTS
WITH POSITIVE
ENERGIE**



**50% OFF
YOUR FIRST
MONTH + NO JOINING
FEE**

**FROM ONLY
£29.99*
A MONTH**

**JOIN ENERGIE FITNESS ACTON
TODAY**



* Terms & Conditions Apply. See website for details.

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



ACTON GARDENS COMMUNITY CENTRE: TIMETABLE OF EVENTS 2024-25

DAY	MORNING / AFTERNOON	ROOM	TIME	AFTERNOON / EVENING	ROOM	TIME
Mon	Dance classes	Room 1	5pm to 7pm	Yoga class Skate Club Community Table tennis Club	Room 1 Main Hall Main Hall	7pm to 8pm 4pm to 6pm 6:30pm to 8pm
Tues	Elderly Lunch Club Caribbean Society	United Anglo Kitchen 1 Room 2	12pm to 4pm 12pm to 4pm	Ballet Taekwondo (children) Taekwondo Taekwondo (Ladies Only)	Angela's dance school Room 1 Room 2 Main Hall Room 2	5:15pm to 8:15pm 4:30pm to 5:30pm 5:30pm to 8pm 6pm to 7pm
Wed	Tots Play Sing and Sign Home Ed Taekwondo	Ealing Room 1 Room 2 Main Hall	10:45am to 12:45pm 10am to 11:15 pm 10:30am to 11:30pm	Ballet Fitness Class	Angela's dance school MEM Academy Room 1 Room 2	5:15pm to 8:45pm 6:30pm to 7:30pm
Thur	Elderly Lunch Club Caribbean Society Yoga EHCVS	United Anglo Room 2 Kitchen 1 Room 1	12pm to 4pm 12pm to 4pm 11am to 12pm	Taekwondo (Ladies Only) Taekwondo Community Table Tennis Zumba	London Taekwondo Active Room 2 Main Hall Main Hall Room 1	6pm to 7pm 7:30pm to 8pm 8:45pm to 9:45pm 6:30pm to 7:30pm
Fri				Taekwondo Taekwondo (Kids) Fitness Class	London Taekwondo Active MEM Academy Main Hall Room 2 Room 2	5:30pm to 8pm 4:30pm to 5:30pm 7pm to 8pm
Sat	Ballet Yoga class Zumba	Angela's dance school Another Yoga class	Room 1 Room 2 Room 2	Dance Classes	Room 1	1pm to 3pm
Sun						

HOUSING MANAGEMENT

Welcome to our new Neighbourhood Housing Leads



Hello everyone!

I'm Hamida, and I'm thrilled to have recently joined L&Q as the Neighbourhood Housing Lead, based at Acton Gardens. Before stepping into this role, I worked in Asset Management which involved managing a mixture of tenants, and Project Management, focusing on fit-out and refurbishment projects. My experience also includes coordinating materials for planning applications across multiple sites in London.

Although my academic background is in Politics, I found my way into the property sector, which has led me to join L&Q and contribute to its outstanding work in residential services. I'm deeply passionate about creating and maintaining housing environments that all residents can enjoy safely, regardless of their financial background. I'm looking forward to getting to know the residents and the team as I settle into my role, and I'm eager to work together to make a positive impact.



Hi my name is Jahshel and I have joined L&Q as a Neighbour Hood Lead for Phases 8.2 & 9.2 at Acton Gardens.

I have worked within the property sector for over 4 years in property management in Central and West London. Being local to the area having grown up within the Ealing Borough, it is wonderful to see the transformation of Acton Gardens. I am looking forward to fulfilling my role in collaboration with my wider team, caretakers and the residents.

I look forward to meeting more of the residents in the blocks that I manage, but also everyone in the community.

If you see me around the development, please say hello.

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.



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 continue to take place on Tuesdays 10am - 1pm, and Thursdays 1.00pm - 4.00pm 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 or to book an appointment.

RESIDENT SURGERIES



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

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

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.



Delivered in partnership



ACTON GARDENS COMMUNITY BOARD ANNUAL GENERAL MEETING

AGM

6-7:30PM

MONDAY 10 FEBRUARY 2025

The meeting will be held at Acton Gardens Community Centre, Unit A, Munster Court, Bollo Bridge Road, London 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@lqgroup.org.uk or call **0208 189 1877**

Community Board Member application closing date - Friday 31 January 2025

Scan the QR code for more information and to book a ticket



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	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.
L&Q (Acton Gardens) Regeneration staff: Georgia Metzger	y@lqgroup.org.uk 020 8189 4750 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	



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 5 February 2025	2pm to 6pm
Wednesday 5 March 2025	2pm to 6pm
Wednesday 2 April 2025	2pm to 6pm
Wednesday 7 May 2025	2pm to 6pm
Wednesday 4 June 2025	2pm to 6pm



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