

NEWS

ABOUT THE REGENERATION OF

SOUTH ACTON ESTATE

NOVEMBER 2014 – ISSUE 12



ACTON
GARDENS
LONDON W3



WELCOME TO THE TWELFTH
NEWSLETTER FOR THE
SOUTH ACTON ESTATE
REGENERATION.

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PHASING UPDATE



Acton Gardens and Ealing Council have listened to your feedback about speeding up the regeneration programme. Following completion of Phase 1 at the end of 2013, the regeneration project has been getting busier. While a lot of the recent work has been behind the scenes, next year is likely to see activity on 5 phases at once. Please see below for a phase by phase update.

Phase 2

When passing the site on Bollo Bridge Road, it is clear to see the progress that has been made in Phase 2. The building is now at full height with the brickwork rising rapidly around the building and central courtyard. The first section of feature brickwork is also in place. Weather permitting, the first sections of scaffolding will come down at the end of the year and the buildings will be unveiled. Internal works are progressing just as quickly and the first residents should be able to move in Spring 2015.

Phase 3.1

Opposite South Acton Overground station, we recently completed the demolition of Woolf Court and Wodehouse Court to make way for Phase 3.1. Construction will begin this month and includes planning consent for 200 square meters of commercial space; likely to be a café. Following a recent tendering process, local artist Carrie Reichardt was selected to design the public art. Carrie aims to gain as much community involvement as possible in her art over the next 18 months. Watch out for details on how to get involved.

Phase 3.2

In the coming weeks, the Bollo Youth Club is temporarily moving to the site of the now demolished Caine House on Osborne Road. This will enable Phase 3.2 to commence, which includes a new terrace of townhouses and street to link Bollo Bridge Road and Osborne Road.

Phase 4

In October, after several public consultations, we submitted the plans for Phase 4 to Ealing Council with the prospect of commencing development in the Summer 2015. This phase includes a new 4000 square metre public park.

Phase 5

Construction of Phase 5, opposite the Royal Mail sorting office on Bollo Lane, is planned to start in late 2015. We are holding a Public Exhibition where residents can meet the architects and view the final designs before they are submitted for planning permission. Please refer to 'Dates for your Diary' below for further details.

Phase 6

Over the next three months, we will be working closely with local community groups to decide a brief and select an architect for the design of Phase 6. Phase 6 replaces Charles Hocking House and Hardy Court in the centre of the development. As well as new homes it provides a hub of community, commercial and retail facilities. We will publish proposals for what will be provided, as well as the architects selected to take part in a design competition in future meetings.

Phase 7

Phase 7 includes the redevelopment of the estate between Avenue Road, Church Road and Langley Drive. As it is a large area, we are developing it in three phases. This means that any residents wishing to stay in the area, are able to do so.

In order to build the new homes for residents to move into, a planning application is likely to be made in Spring 2015 with the normal public and design panel consultation meetings occurring over the next few months.

COMMUNITY CHEST

The Community Chest is a pot of funding for South Acton community activities. Acton Gardens (L&Q and Countryside) are committed to supporting the vibrant and thriving community and have set aside £50,000 a year for the Community Chest. This amount will be available for funding each year the regeneration project runs.

Current projects

Please see below for calendar of new events recently funded by the Community Chest. All events will be held at the Oak Tree Community Centre, Osborne Road, W3 8SJ.

| Activity | Description | When | Who to contact |
|--|--|---|--|
| WordPress course | A four-week course where you will learn how to create and manage your own website with WordPress. | Courses start in January 2015 | To book a place, email Omar on Ityers.it@gmail.com |
| Photoshop course | A four-week course where you will learn how to edit images and photos with Photoshop. | Courses start in January 2015 | To book a place, email Omar on Ityers.it@gmail.com |
| Bikes into Acton | London Bike Hub will be providing bike maintenance sessions which will teach residents basic maintenance and how to keep bikes in a roadworthy condition. Pop by with your bike for some useful tips. | Wednesdays 5.30pm to 7.30pm | For more information contact London Bike Hub by emailing info@londonbikehub.com or calling 020 3651 3361 www.londonbikehub.com |
| Klassic Learning Supplementary School | Experienced teachers will be running after-school literacy and numeracy lessons for 8 to 11 year-olds. All lessons are in keeping with the national curriculum. Classes are small so time can be spent with individual pupils. | Mondays and Thursdays 4.30pm to 6.30pm | To book a place, email Winston on klassiclearn@gmail.com or call 07904 796594 |
| Simply Hatha Yoga | Yoga teacher Pat Gay, will be holding weekly classes for residents. Yoga is a great way to improve strength, flexibility and balance. | Mondays 10am to 11am | To book a place, email Pat Gay on Pgay21@yahoo.co.uk or call 07587 706699 |

If you are local to South Acton and interested in applying for Community Chest funding, please contact **Suzanne Keys: skeys1@lqgroup.org.uk** or **Matt Friedson: matt@actonforum.org** from Acton Community Forum for information or an application form. Alternatively, you can download the form at www.yoursouthacton.com



FREQUENTLY ASKED QUESTIONS

We always welcome your feedback, and recently invited you to notify us of anything regeneration related you would like explaining. Below is a summary of the issues raised.

Repairs and maintenance

The South Acton estate was identified as an area requiring redevelopment a number of years ago. As a result, Decent Homes Standard works were cancelled for properties on the estate, as the homes have a comparatively short life. Therefore, major repairs and improvements would not provide good value for money.

Until they are demolished, the Council will ensure all homes remain secure and safe, and all repairs should be reported to the Council as normal.

Your move

Housing Needs Survey

Eighteen months to two years before you move, the Council will conduct a housing needs survey to determine your individual household circumstances.

They will ask questions such as:

- Number and ages of your children
- Any disabilities or special requirements
- Whether you want to stay or move off the estate

Surveys are conducted online but if you prefer, a face to face discussion can be held to review your options.

Following the survey, the council will advise you on how many bedrooms you will be entitled to when you move, as well as all other agreed requirements.

If you choose to continue living at South Acton you may be 'pre-allocated' a new home, be able to see it being built and be involved in the decision making around flooring and colour schemes. In a small number of cases we may not be able to accommodate you in the next phase of newly-built homes. If this is the case you will be asked if you want to fill in a 'request to return' form. This means you will be given the option of moving into one of the homes built in later phases.

If you choose to move away from South Acton, you will be given priority on the choice-based lettings scheme (LOCATA) 12 months before you leave your flat. You can make bids online and view available properties. Don't panic if you don't find somewhere straight away; your priority increases as time goes on. If you can't find anywhere to move to via Locata the Council will offer you alternative accommodation around three months before you need to leave your flat.

Difference between Council & housing association tenancies:

If you move to one of the new homes at South Acton you will give up your Council Secure Tenancy and enter into a new Assured Tenancy with L&Q. Both are lifetime tenancies, which means that (as long as you stick to the terms of your tenancy agreement) you cannot be evicted without a County Court Order. Although broadly similar, there are some differences between the types of tenancy. These are outlined in the diagram on the following page.



Caption here

Types of tenancy

| Secure council tenant | | Assured L&Q tenant |
|--|---|--|
| Accountable through elected councillors and other participation arrangements. | Accountability | Accountable through a board and other participation arrangements |
| Applies to spouse, including civil partner or close relative who has lived in the property for at least 12 months. | Right of succession | Applies to spouse, including civil partner or close relative who has lived in the property for at least 12 months |
| Yes | Right to buy | "Right to acquire" which works in a similar way to Right to Buy |
| Yes - with landlords consent | Right to carry out improvements | Yes - with landlords consent |
| Yes - with landlords consent | Right to compensation for (certain) improvements | Yes - with landlords consent |
| The 1985 Housing Act provides the right to be consulted on major changes to the way your home is managed | Right to consultation | Yes - no changes will be made to the way your home is managed without consulting you |
| Yes - with landlords consent | Right to exchange | Yes - with landlords consent |
| Yes | Right to manage | L&Q is required to consult and involve all tenants in decisions that are likely to affect you. There are many ways you can get involved in the running of the housing association. |
| Yes - in law | Right to repair | Yes - a clause in the tenancy agreement |
| Yes - requires landlord consent | Right to take in lodgers or sub-let | Yes - with landlords consent |
| Yes - in law | Security of tenure | yes - in law |

In next quarter's newsletter, we will be answering your questions about the process if you are a leaseholder.

If you would like to put forward any topics to be covered in Your Questions Answered, please email **Suzanne Keys** at skeys1@lqgroup.org.uk

ANNUAL GENERAL MEETING

Following our recent invite to the Acton Gardens Community Board Annual General meeting, we're looking forward to receiving your applications to join the Board. Even if you do not want to join, you can still come along and vote for Board members and to hear what they have been working on.

Acton Gardens Annual General meeting

Monday 1 December 6pm to 8pm in Berrymede School, Osborne Road.

For more information please call **Suzanne Keys** on **0800 015 6536** ext **7145** or email skeys1@lqgroup.org.uk



DATES FOR YOUR DIARY

Phase 5 Public Exhibition TBC

Saturday 29 November
1.30pm to 5.30pm

Oaktree Community Centre,
Osborne Road, W3 8SJ

Community Board AGM

Monday 1 December
6pm to 8pm

Berrymede School,
Osborne Road, W3 8SJ

Housing Surgery

Tuesday 13 January
6pm to 8pm

Acton Gardens Sales Suite, corner of Bollo
Bridge Road and All Saints Road, W3 8AT

Housing Surgery

Tuesday 22 January
6pm to 8pm

The Michael Flanders Centre,
Church Lane, W3 8PP

Community Board meeting

Monday 26 January
6pm to 8pm

Berrymede School,
Osborne Road, W3 8SJ

Please contact Suzanne Keys or Bianca Goulden two weeks in advance of a meeting to confirm your attendance and to confirm date and place.



What is Shared Ownership?

Shared Ownership gives homebuyers the opportunity to buy a share of a property. This can be between 25% and 75% of the full market value of the home.

Why buy through shared ownership?

- You will own part of your home, rather than paying rent with no return;
- Your monthly mortgage and rent can work out cheaper than buying outright;
- You can buy more shares of the property (known as staircasing); and
- You only buy what you can afford so you don't overstretch yourself financially.

Where do I register?

You need to register for eligibility through PricedIn or the L&Q website. The PricedIn website also features videos to watch and learn more about the scheme.

www.lqgroup.org.uk/pricedin

www.lqgroup.org.uk/register



If you are interested in applying for shared ownership within Liberty Quarter; our second phase currently being constructed on Bollo Bridge Road, please register at: www.lqgroup.org.uk/libertyquarter