

NEWS

ABOUT THE REGENERATION OF

SOUTH ACTON ESTATE

FEBRUARY 2015 – ISSUE 13



ACTON
GARDENS
LONDON W3



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

We are committed to keeping you informed and
involved every step of the way to a new South Acton.

In this issue...

- Phasing update
- Dates for your diary
- Your questions answered – leaseholders and freeholders
- Research on South Acton
- Cultivate London
- Community chest

PHASING UPDATE



PHASE 1



PHASE 2



PHASE 3.1



PHASE 3.2



PHASE 4



Phase 2

The first new homes in Phase 2 will be ready in May, with new residents moving in during May and June. Those moving will shortly receive an information letter with details on your move.

Phase 3

Phase 3 is now underway. This covers an area next to South Acton overground station and another next to Berrymede Junior School. Ground works have begun and realigning Vincent Road is in progress. The first homes in this phase will be ready in spring 2016.

Phase 4 and 5

The council has granted planning consent for new buildings on the site of Graeme Tower and a new public open space and associated facilities to the north of Bollo Bridge Road. Work is due to start on site later this year.

Phase 6

Phase 6 will replace Charles Hocking House and Hardy Court and will feature the new community hub and supermarket, as well as residential homes. Acton Gardens and local community groups will meet with architects this month to view their proposals for this important phase.

Phase 7

We are approaching Phase 7 in three stages. The first part, termed 7.1, consists of the redevelopment of the Ragley Close, Telfer Close and Church Road area.

Ealing Council residents due to move have already completed a housing needs survey and talks are ongoing with leaseholders (please see overleaf for more information).

Look out for future exhibition dates where Acton Gardens and architects will present the initial designs.

DATES FOR YOUR DIARY

Acton Gardens held four housing surgeries over November and January at the Acton Gardens show flat, Bollo Bridge Road and Michael Flanders Centre, Church Road. Residents were able to view the show flats, meet Acton Gardens staff and an independent housing advisor from PEP (please see back page for contact details) and find out about their future move.

Due to their success, we will be holding more surgeries:

Thursday 12 March
6pm – 8pm

Housing Surgery

Michael Flanders Centre
Church Road, W3 8PP

Monday 23 March
6pm – 8pm

**Acton Gardens
Community
Board meeting**

Berrymede Juniouir School
Osborne Road, Acton

Thursday 9 April
6pm – 8pm

Housing Surgery

Michael Flanders Centre
Church Road, W3 8PP

Tuesday 14 April
6pm – 8pm

Housing Surgery

Acton Gardens Show Flat
Bollo Bridge Road, W3 8FL

Thursday 30 April
6pm – 8pm

Housing Surgery

Michael Flanders
Church Road, W3 8PP

Surgeries are a drop-in service, please attend anytime between the allotted times.



OPTIONS FOR LEASEHOLDERS AND FREEHOLDERS

In November's newsletter, we answered residents' questions about the regeneration process. This time, we would like to address queries put forward by leaseholders who are affected by the project. Leaseholders and freeholders have two options when it comes to their time to move.

Option 1: Open Market Purchase

The Buy Back scheme is a voluntary repurchase option offered to leaseholders before or instead of the council making a compulsory purchase order. In short, this option means that you sell your home back to the council for the price you could sell it for on the open market.

How does an open market purchase work?

Approximately 18 months before your block is required for redevelopment, Ealing Council will contact you about its impending demolition. They will arrange a convenient time for a surveyor to visit your home and carry out a survey. The surveyor will use a process approved by the Royal Institute of Chartered Surveyors to determine the true market value of your home. This uses comparable properties in similar areas, as well as the condition of your home, to calculate the most likely value your property might have sold for on the open

market. Using this survey, the council will make you a formal offer to buy back your home.

If you are unhappy with this offer, you can employ your own surveyor to value your property and negotiate with the council's surveyor. The cost of this surveyor will be paid for by the council and you are free to choose any surveyor you wish, as long as they are RICS approved. In the vast majority of cases, the council and home owners can come to an agreed settlement on the value without having to resort to a compulsory purchase order.

You will be sent full details of this process when it comes to the time for your block to be redeveloped.

Option 2: Shared equity ownership

For those looking to stay on South Acton Estate, Acton Gardens may offer you a shared equity ownership (SEO) option. You are eligible for this if you bought

your home before 24 March 2011 (when the regeneration project began) and have lived as a resident at the property for the last 12 months.

How does SEO work?

SEO involves re-investing the full value of your current property (using the above process to value your home) into a new home which will be built in the new Acton Gardens development. The new homes are likely to be of higher value than your current one, so L&Q will offer you the opportunity to take on an SEO lease. This means that you invest the full value of your current property into the new home. L&Q will then invest the difference between the price of your old home and your new one.

Please see table below for an example of how this works. You will not pay any rent or interest on the equity retained by L&Q. You will be able to buy more equity in your new home at any time, in line with L&Q's standard procedures.

	Amount	Equity %	Comments
Payment for existing home			
Value of existing home	£200,000		
Home loss at 10%	£20,000		
Resident receives	£220,000		
Payment for new home			
Total market value of new home	£250,000	100%	
Resident pays	£200,000	80%	The resident reinvests all the value of their existing home, but not the homeless payment. If they prefer the resident could invest more money and acquire more equity.
L&Q's equity share	£50,000	20%	
At point of resale (scenario 1)			
Future of value of home	£300,000		
Resident receives	£240,000	80%	
L&Q receives	£60,000	20%	
At point of resale (scenario 2)			
Future of value of home	£200,000		
Resident receives	£160,000	80%	
L&Q receives	£40,000	20%	

In exceptional circumstances, where a home owner is not eligible for SEO, the council may take an equity share in a property you choose to buy away from South Acton. Funding for this scheme is very limited and will be reserved only for those with no other means of moving on.

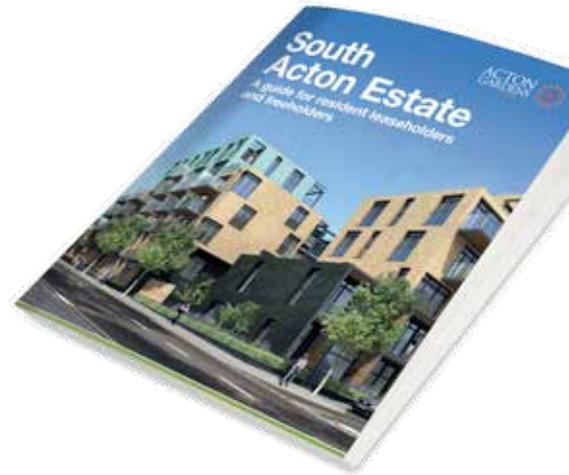
Leaseholder and freeholder compensation

If you have used the property within South Acton as your sole residency for at least 12 months prior to the repurchase date, you will be entitled to a home loss payment. This is calculated at 10% of your property's value. If you have not

lived in the property for 12 months prior to the repurchase date, you will be entitled to a 7.5% home loss payment. In addition, any costs resulting from your having to move will be covered by Ealing Council, including removal charges, stamp duty, land tax, legal fees, valuation fees and disconnection charges.

Homeowner guide

Further information can be found in our booklet A Guide for Resident Leaseholders and Freeholders, which is available to download from www.yoursouthacton.co.uk.



RESEARCH ON SOUTH ACTON



Social Life has been asked by Acton Gardens LLP to carry out research to understand how residents are affected by regeneration in South Acton.

The aim of the project is to understand how residents of South Acton estate and the surrounding neighbourhoods (Mill Hill Conservation Area, Acton Green and Acton) feel about the changes taking place. This is to enable Acton Gardens LLP to measure the impact of regeneration as the development progresses.

As part of this work Social Life will interview local community groups. Face Facts, an independent market research

organisation, will carry out a door-to-door survey in the area. Researchers will carry ID at all times.

Social Life is an independent organisation that carries out research with residents and community groups. If you have any questions or you are a community group that would like to share your views, please get in touch:

Lucia Caistor, Head of Projects, Social Life. lucia.caistor@social-life.co / 020 7703 9630

Bianca Goulden, Senior Regeneration Manager, L&Q. BGoulden@lqgroup.org. uk / 0844 406 9000 ext 2876

CULTIVATE LONDON

Award-winning social enterprise Cultivate London are currently recruiting young people to take part in a training programme.

The programme comprises of a three-month placement with Cultivate London, including a two-week work placement. Training will provide a wide range of gardening skills and the opportunity to achieve a Level One qualification

in practical horticulture, maths and literacy.

Additionally, Cultivate London are offering two places on a three-month paid internship as trainee graduates.

For more information please contact **Kevin** on **07875 013829** or kevin@cultivate.org. Alternatively, please visit www.cultivatelondon.org



COMMUNITY CHEST

The Community Chest is a pot of funding for South Acton community activities. Together, L&Q and Countryside are committed to supporting the thriving local community and have set aside a sum of £50,000 a year for the Community Chest. This money will be available each year throughout the regeneration project.

Charles Hocking House – Art by Stik

Internationally renowned artist Stik has created a large mural on the Bollo Bridge Road side of Charles Hocking House (our cover image in this newsletter). The piece is part of a series of large community icons by the artist. They aim to connect diverse

communities across the globe, including Tompkins Square Park in New York, Miho in Japan and Utsira in Norway. The project was part-funded by the Community Chest back in the summer 2014.

To find out more about the artist, please visit www.stik.org

Current projects

Suzanne attended SASAC in Webb Court in January to observe the classes being funded by the Community Chest.

There was a small language class for people wanting to learn basic English being held. In the class, students were learning how to write their address and how to use punctuation. They then

addressed a postcard to each other to test their newly learned skills. Next door is a sewing studio. Students were using the studio's equipment to make their own items after learning the skills from attending previous classes. The tutor, Debbie, was on hand to help with any technical queries. Classes run for 12 weeks and teach students valuable skills such as pattern making, tailoring and alterations.

Other classes held by the centre also include a soft furnishings course and an IT course.

Please see below for timetable of classes and how to book a space. Alternatively, please visit www.sasac.info.



Students advancing their sewing skills in the 12 week class.

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 unless otherwise stated.

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.	Fridays 10am to 1pm	To book a place, email Omar on Ityers.it@gmail.com Classes are free of charge
Photoshop course	A four-week course where you will learn how to edit images and photos with Photoshop.	Fridays 10am to 1pm	To book a place, email Omar on Ityers.it@gmail.com Classes are free of charge
South Acton Skills and Art Collaborative Classes will be held at SASAC, The Community Room, 1st Floor, Webb Court, Bollo Lane, W3 8QZ	Sewing and Dress making	Mondays 10.15am to 12.15pm and 12.45pm to 2.45pm	To book a place, email Amanda on sasac22@btconnect.com or call 020 8992 2817 www.sasac.info Classes are charged at £30 for a 12 week sewing/IT course and £15 for a 12 week ESOL course
	ESOL (English for Speakers of Other Languages)	Mondays 9.30am-11am (basic) 11am to 12.30pm (advanced)	
	ICT	Tuesdays 10.30am to 12.30pm	
	Soft Furnishings	Thursdays 10.30am to 12.30pm	
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 Classes are charged at £1.25 an hour
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 Classes are charged at £3.00 a session

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

