

### **West Ealing Centre Changes**

There are lots of changes happening or possibly about to happen in the centre of West Ealing.

### **Morrisons**

Morrisons opened a competitor to Tesco Express on 25 February 2013 with barely 150 yards separating them! Morrisons is occupying about one third of the Lovelace House ground floor flat /gym development at 96-122 Uxbridge Road. All this ground floor space had been boarded up or empty for some five years. Just next to Morrisons there seems to be evidence of some further occupation, but no clues yet as to who might be moving in.

### **Blockbusters**

After encouraging noises about the West Ealing outlet of this ailing chain staying open, now we hear that it is to close. It will be interesting to see what building owner Catalyst decides to do with the building at 101- 103 The Broadway. Arts centre OPEN Ealing have had designs on the vacant top two floors of the building for many months.

### **NHS West London Mental Health Trust (WLMHT)**

WLMHT has secured a five year lease on the double fronted shop and Singapore Road accessible back yard at 134/136 The Broadway. 'debra' shop recently occupied these premises, just next door to the Paddy Power betting shop at the western end of The Broadway. The NHS plans to create a 'Recovery Hub' here and offer a range of activities including picture framing. The goods created will be sold in the Accession Community Shop at 56 Boston Road, Hanwell.

### **Bet Fred**

Planning permission has been granted for this betting shop at 75 The Broadway (corner of Melbourne Avenue and The Broadway). However this may not get off the ground if the recent hotel Planning Application is successful (see next item).

### **New 70 Bed Hotel in West Ealing Centre?**

A Planning Application has been submitted to build a 70 bed hotel on the corner of Melbourne Avenue and The Broadway. Some local traders are in favour of the plan but residents are concerned about lack of car parking, disruption, access, and health and safety issues. WECNF, West Ealing Neighbours, 100+ O'Grady Court elderly residents, Ealing Civic Society and others have submitted objections. The two street traders at the location have been told that if the hotel is built they will lose their pitches, which they have occupied for decades. Over 800 people signed a petition complaining about this.

### **New Traffic and Car Parking Proposals**

Ealing Council is proposing to make traffic and public realm changes along The Broadway/Uxbridge Road, St James Avenue, Leeland Road and Green Man Passage. Formal public consultation is expected to begin in March 2013.

### **New Mosque**

On 30 January 2013 Ealing Council Planning Committee granted permission to the West London Islamic Centre (WLIC) to build a new mosque, on five levels on the corner of Brownlow Road and Singapore Road. According to the WLIC web site the new mosque will be able to expand its visitor/worshipper capacity from 1,000 to 3,000. WLIC estimates that the new building will cost £6 million to build. Currently they have raised just over £1 million.

### **Business Improvement**

Ealing Council has agreed to spend £17,000 to research the feasibility of setting up a Business Improvement District (BID) in central West Ealing. BID companies collect financial contributions from all the traders in that district and the money is spent – according to the traders' wishes – to improve the trading environment. A successful BID company already operates in Ealing Broadway, and has done so now for over five years.

### **Green Man Lane Redevelopment**

Rydon are clearly making good progress on completing Phase One of the new development. However mystery surrounds the future use of the Community Café, Enterprise Units and Gym which were specified in the 2010 Planning Application. The Gym Company pulled out of occupying the gym space many months ago and there have been no announcements about who might now occupy this space. The site owner A2Dominion appears to be championing the art centre OPEN Ealing to occupy some or all of this space. We understand that the so called Section 106 development tax of £125,000 to be paid by A2Dominion for a single work of Art may well be 'repurposed' to fund sustainable OPEN Ealing on the site. Some transparency in the process of selecting, funding and implementing public money in the provision of community facilities would indeed be helpful.

### **Sherwood Close Redevelopment**

The selected new owner of this site Affinity Sutton (AS) have made a good start in engaging with the local community with regards their aspirations for developing the site. They have conducted two open days at the site and presented their plans to the West Ealing Centre Neighbourhood Forum on 18 February 2013. Decanting existing residents, demolition and building work on the Affordable Homes is likely to begin in 2014. The homes for private ownership will be built in the final stage of the development. AS now occupy a ground floor flat in the Target House block of flats.

Anti-social behaviour is sadly a current feature of life on the estate. However led by Met Police Ealing, Ealing Council, Sherwood Close Residents Association and other local stakeholders a task force was formed on 29 January 2013 to address these problems.

**Eric Leach**

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