

Ealing Council's Community-led Regeneration Charter

February 2026



Foreword

We have been working hard with our communities to deliver the new homes, jobs, and services that they need, and we are grateful to those developers and investors that brought about good growth and regeneration in the borough during recent years. However, with the cost of living persisting for too many of our residents, coupled with a difficult market to make many construction projects viable, we know we all have to work even harder. With the recent updates to national and regional planning policy, particularly with significantly increased housing targets to be met, we are embracing the challenge to ensure all our seven towns can equally benefit from good growth, regeneration and investment.

Whilst meeting these targets is essential to addressing the borough's housing needs, we also appreciate that new development can bring significant change and challenge to existing communities. That's why the production of a Community-led Regeneration Charter is now more important than ever — so that developers, investors and communities can work more closely together to deliver positive, meaningful change in our local neighbourhoods.

Together with our communities, we are proud to have co-developed the Community-led Regeneration Charter. The Charter, along with its Community Engagement Toolkit, will provide a clear guide to ensure that good social infrastructure, high-street improvements, new jobs and better public spaces are delivered alongside the new homes. The Charter sets out shared priorities for achieving 'Good Growth and Good Regeneration', alongside clear roles and responsibilities for everyone involved. It includes the priorities you asked for, ranging from more youth provision, community cohesion, creating safer communities to prioritising sustainable design, all of which will be central to regeneration projects of all scales going forward.

We are proud that Ealing is one of London's most diverse boroughs, with over 170 languages spoken across our seven towns. With this Charter in place we can further strengthen this diversity through the good growth and regeneration that the borough must accommodate in the years ahead. Working together, we have a great opportunity and a responsibility to deliver regeneration that reflects the varied needs and aspirations of our communities.

Finally, we also recognise the importance of continuously looking at ways to improve how we communicate and involve communities throughout growth and regeneration projects, from planning, through construction and after completion. That is why, over the next few months, we will be working closely with a community-led steering group to co-develop the Community Engagement Toolkit, which will sit alongside and complement this Community-led Regeneration Charter and the Community Charter that we published in July 2025.

Thank you to all who have engaged with us in the co-development of our Community-led Regeneration Charter.



Councillor Peter Mason,
Leader of the council



Councillor Monica Hamidi,
cabinet member for good
growth

Introduction

The borough of Ealing comprises seven towns: Acton, Ealing, Greenford, Hanwell, Northolt, Perivale, and Southall. Each has a strong local identity, with its own distinct character, challenges, and opportunities. Ealing is one of the most diverse boroughs in London, with over 170 languages spoken across its seven unique towns. This diversity is one of our greatest strengths, making Ealing an international and cosmopolitan borough at the heart of West London.

The council has already published Regeneration Frameworks for each of the seven towns (find a link in appendix 2), which highlight each town's unique character. These frameworks should be carefully considered when working on regeneration and growth projects in any part of the borough. Finally, an Engagement Toolkit will be appended to this Charter, which will bring greater consistency and clarity in how the borough's local communities will be better enabled to engage.

Community-led Regeneration workshop



This Community-led Regeneration Charter:

- sets out clear roles and responsibilities to better enable local communities to shape, guide and influence the decisions taken on regeneration and growth projects within their towns and neighbourhoods
- reminds all stakeholders how the council operates in two key and distinct roles:
 - **as a developer in the borough:** leading or partnering on regeneration and growth projects with self-application of the Charter
 - **as a guardian of the borough's people and places:** principally as the local planning authority (LPA) encouraging all developers to apply the Charter
- reinforces the importance of collaboration between the council, the community, and those investing in the borough with a shared objective on tackling the housing crisis and the climate crisis through good regeneration and growth in each town. This will help to meet the borough's contribution towards the government's ambitious 1.5 million new affordable homes target over this parliament
- helps to ensure that diverse voices can meaningfully inform and shape investment decisions that impacts their community
- helps signpost the growth ambitions outlined in the National Planning Policy Framework, the London Plan, and the borough's emerging Local Plan, whereby the borough can expect a significant increase in the number and diversity of developers and investors, who will need and value the guidance and clarity of this Charter

This Charter was co-produced with the community and multiple stakeholders during an extensive engagement with local communities over a six-month period from August 2025. It has also been informed by feedback received from previous consultations, including the those on the emerging Local Plan, the Regeneration Frameworks, Shaping Ealing, and the Travel Charter. The engagement report is available to download.

The Community-led Regeneration Charter sits alongside the Community Charter and both documents should be read together. The Community Charter sets out the council's principles for meaningful engagement with our communities, such as building trust, ensuring transparency and accountability, and carrying out early, meaningful and accessible engagement where residents are involved in projects before plans are formed.

How will the Community-led Regeneration Charter influence new development?

1. It supports a more fair and balanced approach to new development and investment, where all the seven towns will benefit fairly from new investment, better homes, better jobs, better infrastructure and amenities
2. It applies to all regeneration and growth projects, council owned and non-council owned land. This includes small scale development and infrastructure projects, right up to larger estate regeneration projects and strategic infrastructure projects
3. Projects include but not limited to housing-led, employment-led and mixed-use developments, estate regeneration, major and strategic planning applications, and major infrastructure
4. It sets out the role and responsibilities of all stakeholders in regeneration and growth projects, in particular the new and existing communities that would experience changes brought by development. This will help manage the expectations of the local community through their participation with developers seeking to introduce regeneration and growth projects, including the council and its departments, landowners, developers, and other agencies



What is good regeneration?

Good regeneration goes beyond buildings and infrastructure. It is about aligning changes and investments in the places where people live, shop, work, and network, with the wider social outcomes that matter most to communities. Whilst the priority is the creation of affordable and sustainable homes, with easy access to good services and jobs in well-designed places based on 20 Minute Neighbourhood principles, this must be realised through a shared process that:

- is transparent from the start, clearly defines and explains where and when communities can have meaningful input
- brings existing and new communities together and makes them more socially cohesive
- enhances the health and wellbeing and safety of the community
- strengthens local character, identity, and pride
- offers education, training, and employment opportunities
- provides necessary community and cultural spaces
- empowers communities to maintain long term stewardship

Using the above as a guide helped the council, the community and other stakeholders to come together and share knowledge, experiences, ambitions and aspirations to co-produce this Charter. This has resulted in the following 15 good regeneration and growth priorities that must be consistently considered to achieve good growth and regeneration in the borough:



‘Engaging local people early on to help with deciding what spaces can be, what residents want and need’

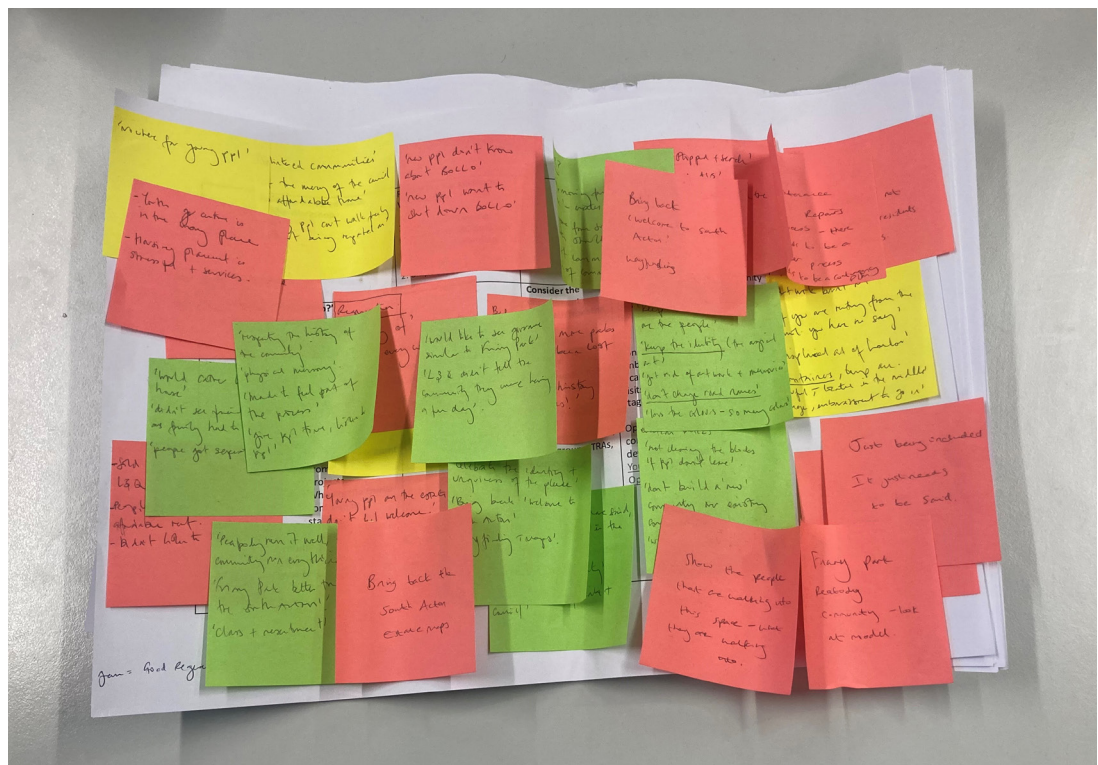
‘Rebuilding trust’

‘Sustainability and good environment and travel options’

Community-led Regeneration workshop

1. Protecting existing communities, particularly in estate regeneration projects, by minimising displacement, long-distance / long-duration decanting of residents (where possible, residents to only move once) and keeping local networks together. This includes supporting our most vulnerable groups and residents by utilising some of the council's other social services.
2. Welcoming new communities by creating opportunities for social cohesion, integration and community connections with existing residents and supporting all communities from the start.
3. Prioritising sustainability, improving green spaces by protecting and maintaining our parks, planting new trees, enhancing biodiversity, designing healthy places, and ensuring climate resilient structures.
4. Prioritising health and wellbeing by ensuring access to green space, active travel routes, and local health services, helping residents live healthier lives.
5. Respecting identity, heritage, history, and place by ensuring new designs celebrate cultural hallmarks, inspired by existing local identities such as colours, artwork and road names.
6. Invest more time and resource to engage with our young people, setting targets for outreach and engagement, involving them throughout the whole project lifecycle.
7. Where possible with strategic schemes, advocate for infrastructure first delivery, ensuring transport, schools, healthcare, youth services and public realm are planned for and safeguarded from the outset and brought forward before or alongside the new development.
8. Ensuring well designed, high-quality homes for local people with developers required to consult early with the council's urban design team and design review panel to maximise design quality.
9. Prioritising spaces for community connection by creating, protecting and enhancing places where people can come together, celebrate diversity and cultural identity, and build a sense of belonging and give people pride in their neighbourhoods.

10. Providing education, training, employment, and skills by linking regeneration programmes to opportunities for schools, learning, apprenticeships, and pathways into employment, so that local people can directly benefit from investment in their area.
11. Designing environments that are safe, well lit, inclusive, and supportive for children, young people, families, and the elderly.
12. Ensuring long-term stewardship of projects by ongoing presence after construction and enough investment into resources to look after repairs and maintenance of new homes / public realm / enhanced spaces.
13. Creating community governance structures to empower residents, such as resident steering groups and voluntary groups. Ensuring shared decision-making, resident-led structures, youth voice, diverse participation and joint working throughout the project lifecycle.
14. Delivering on the landlord offer and having clear and effective urban design principles to guide development.
15. Create thriving inclusive local centres with diverse services and affordable commercial space.



Bollo Brook youth group engagement notes

How the Charter will be applied

As a minimum, the charter must be applied to development that is legally defined as 'major development' (see glossary). Where appropriate, the council and developers are strongly encouraged to use discretion and apply the charter to smaller developments or infrastructure projects.

In order that the 15 good regeneration priorities are realised in development projects, the charter will feature within a number of statutory and legal processes. The table below outlines this.

Key areas of application in the development process	Council as developer	Third Party developer
The Charter will be included in the tender pack to set the community engagement expectations for council-led regeneration schemes. Development partnerships to follow the guidance in the charter related to how engagement will progress across project stages		
The council will refer to the charter to guide the ballot engagement process for estate regeneration projects		
The Charter will be promoted on the Local Plan page for all developers to view		
The Charter will be raised during the planning pre-app process and the planning application process with the local planning authority		
The Charter should be included as part of submissions to be assessed at Community Review Panels		
The Charter should be included as part of the Statement of Community Involvement (SCI) as part of the planning application process		
Certain priorities in the charter will be monitored as S106 obligations at the construction phase		

Roles and responsibilities of stakeholders

Council officers working directly on regeneration projects that impact communities

- set clear expectations and standards: a defined engagement framework with timelines, minimum requirements, and consistent messaging
- be transparent: evidence-based, with accountability at every milestone of a project
- be visible and accessible: ensure regular presence, active involvement at all stages, and better communication that is accessible
- champion early engagement: including pre-application involvement of the community, particularly youth voice when shaping social value commitments
- support local networks: mobilise community groups such as faith groups and youth organisations in engagement activities
- monitor the delivery of the charter: process to be developed over the coming months. Will consider officer feedback / evaluation processes, social value requirements, stewardship commitments, and project post completion standards
- provide continuity: maintain officer involvement from inception to post-completion

Developers, including the council as a developer

- start early and engage extensively: develop well thought-through engagement strategies from RIBA Stage 0, ensuring the community charter and toolkit are embedded in the strategy
- be transparent and honest: having a base on the site where it is a large scale project (strategic) and a dedicated resource to carry out clear communication throughout the project's life cycle, covering what can't be changed (e.g. as a result of policy or financial constraints), what has potential to be changed, and how feedback will influence proposals
- with larger projects carefully consider how far beyond the red line boundary of the site the engagement must extend, for example if there is nearby school how the parents and children are included
- grounding the project in the existing context: engage on why the project / plans are good for the existing area
- commit to long-term stewardship: by setting up resident steering groups from the start, having an ongoing presence, ensuring good management, funding community programmes, and investing in post-build care

Residents engage constructively on projects so that meaningful input can be used to develop ideas

- participate through steering groups, resident forums, community representatives, and youth advisory groups
- share local knowledge and priorities: contributing lived experience, communicating community needs, and helping to maintain local design and local networks
- collaborate intentionally with the council and its partners
- participate with an open mind and focus on constructive engagement, recognising where community input can meaningfully influence a development

Community organisations

- engage constructively on projects by sharing speciality knowledge
- support with outreach and engagement effort
- provide space for engagement events

Businesses

- share local knowledge and priorities: contributing lived experience, communicate business and community needs and support with maintaining local design
- supporting the council with communication going out to communities
- engage with the council through its various business and regeneration forums
- provide space for engagement events

Monitoring and Evaluation

Throughout 2026, the council will pilot the application of the charter on live regeneration and growth projects and collect data and evidence to better understand how it should be implemented, monitored, and evaluated in the longer term.

Appendix

Glossary and links

Glossary of key terms

20 Minute Neighbourhood

An approach to planning and investment that aims for most daily needs: work, learning, services, leisure to be reachable by a short walk, cycle or public transport trip. It underpins more inclusive, low carbon local economies and supports town centres across the borough's seven towns.

Community-led approach

Focuses on empowering communities to have a voice in regeneration projects. For Ealing Council, this means clearly setting out from the start how communities can contribute to the regeneration project, and where input is limited, ensuring a transparent process.

Regeneration

Is the process of applying national, regional and local planning policy to underpin good growth in urban areas with a primary purpose of improving quality of life for new and existing residents and helping employers to thrive. For Ealing Council this means more joined-up working across departments, ensuring regeneration is not treated as an isolated exercise focused solely on housing delivery, but also addresses the objectives of the strategies that play a key role in regeneration. Most notably, this would be the emerging Local Plan, the Housing Strategy, the Jobs and Skills Strategy, the Health and Wellbeing Strategy, and the Cultural Investment Plan.

Charter

A document that commonly outlines the structure, rights, and organisation of a group and their purpose. In the context of this charter, it is non-statutory and describes how the council and all stakeholders involved in regeneration projects should work together for the benefit of the local community.

Mixed use developments

Refers to development projects that comprise of a mixture of land uses, or more than just a single use. Mixed use refers to land or buildings used for different uses which fall into more than one use class.

Estate regeneration

Means redeveloping existing housing areas, often older council estates, to build better quality, higher-density homes, improve public spaces, and create more sustainable, vibrant communities. It also addresses issues like poor design, disrepair, and housing shortages by refurbishing or demolishing and rebuilding. It aims to provide more housing, better living standards, and new opportunities for residents, while often increasing the overall number of homes on the land.

Estate ballot

Is a formal vote that residents on a housing estate take to decide whether a proposed regeneration or redevelopment scheme should proceed. It takes place after residents have been consulted and provided with clear information about the proposals and their rehousing rights.

Major planning applications

Generally involves significant developments, like large housing projects (10+ homes), big commercial builds, mineral/waste operations, or projects needing an Environmental Impact Assessment (EIA), requiring longer decision times (13-16 weeks) and mandatory Design and Access Statements. It is defined by national standards in the Town and Country Planning Order.

Strategic planning applications

Are not a specific, separate type of application but rather large-scale development proposals that are determined in the context of the borough's overarching strategic policies.

Community

Is anyone with a connection to the borough of Ealing and who will be impacted by regeneration, such as businesses, residents, councillors, students, and people who work in the borough.

Key council departments that will be impacted by this charter are planning, housing development and regeneration, major projects, parks, regeneration jobs, skills and growth.

Section 106

Refers to a legal agreement made between a local planning authority and a developer under Section 106 of the Town and Country Planning Act 1990. It is used to secure planning obligations that mitigate the impacts of a development, such as affordable housing, infrastructure and social value commitments.

RIBA Stages

Are a framework developed by the Royal Institute of British Architects to describe the key phases of a construction project, from initial concept through to completion and use. The stages provide a common language for clients, consultants, and contractors, covering briefing, design, planning, construction, handover, and post-completion, and are widely used to manage, procure, and deliver building projects in the UK.

Local Planning Authority

Is the public body responsible for managing and regulating development and land use within a defined area. Ealing Council is the Local Planning Authority as it prepares local planning policies and determines planning applications in line with national and local planning frameworks.

Reference Documents

[Community Charter](#)

[Our Seven Towns](#)

[Travel In Ealing Charter](#)

[Statement of Community Involvement \(SCI\)](#)

[Raising the Bar - early community engagement guidance for applicants - Wandsworth Borough Council](#)

[Prospects: People Powered Places](#)



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