

OPDC

OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Your October update



Welcome to this month's edition of our community newsletter. We are excited to share the latest updates and upcoming events to highlight what's happening in our neighbourhood. Read on for all the important info you need to stay connected.

**Drop-ins for the Old Oak Masterplan Framework and
Victoria Road and Old Oak Lane improvements -
23rd and 25th October**



Old Oak Masterplan Framework

OPDC's Masterplan Framework sets out how the regeneration of Old Oak should build on the area's character, with new homes (including affordable homes), jobs and workspace, local community facilities and green and open spaces. The Framework will guide future development proposals for Old Oak to create a new urban district for West London.

Thank you to everyone who came to our exhibitions and Place Lab workshops held in the spring and summer. Your feedback has helped to inform the Illustrative Masterplan, which has now been endorsed by OPDC's Board, and the Masterplan Framework.

We are holding further engagement sessions in late October to update you on the proposals and share how these have been shaped by feedback from local people!

Please visit our drop-in sessions on the dates and times below.

No need to sign up, just drop by when it suits you. Display materials will also be available online from Monday 27th October at consult.opdc.london.gov.uk

Early Improvements to Victoria Road and Old Oak Lane

OPDC is working with Ealing Council to deliver early improvements for walking and cycling along Victoria Road and Old Oak Lane.

We are keen to share our initial ideas and hear your thoughts as we develop the proposals.

Please come along to the drop-in sessions below, or fill out our online survey, to give your feedback. Display materials and the online survey will be available online from Monday 27th October at consult.opdc.london.gov.uk

Details for the Old Oak Masterplan and Victoria Road drop-ins are:

- **Thursday 23rd October**, 4.00pm-7.30pm - Oaklands Social (formerly The Lab) at Oaklands Rise, 19 Green St, London, NW10 6FT
- **Saturday 25th October**, 10.00am-1.30pm - Woodward Buildings Community Hub, 1 Victoria Rd, North Acton, London, W3 6FA

For more information, contact us at info@opdc.london.gov.uk

OPDC Community Drop-ins



After a summer break, we have restarted our fortnightly drop-in sessions. These are held at Oaklands Social (formerly known as The Lab) at Oaklands Rise, 19 Green St, London, NW10 6FT **every second Tuesday from 3pm-7pm.**

The next session will take place on **Tuesday 21st October**. We look forward to seeing you there!

Our engagement with young people



Working with our engagement consultants Something Collective, we recently held workshops with Bubble and Squeak and Action on Disability to hear views and ideas on our Illustrative Masterplan for Old Oak.

At a lively, interactive session with Bubble and Squeak, around 25 children participated in collaging and movement exercises to share their ideas for indoor and outdoor spaces in the future Old Oak. Participants had a lot of fun, and it was great to hear the perspectives of children on the future of the area!

At the session with Action on Disability, we used collaging again to explore ideas for indoor and outdoor spaces. Suggestions included providing spaces for play, outdoor cinemas, food growing and colourful planting.

Thanks so much to both groups for getting involved and sharing valuable feedback – your thoughts and suggestions are helping us to shape the future of Old Oak.

OPDC's Annual Boat Race



In September, the OPDC team took part in the annual boat race at Harlesden Canalside!

We were joined by The Sharks, Murphy's, McVities and Garden Studios for a fun afternoon that raised money for some fantastic community projects, including Brent Food Bank and QPR Community Trust.

A huge thank you to The Sharks for facilitating, and congratulations to Murphy's for taking home the trophy for the second year in a row. The OPDC team finished a respectable third this year.

We are already looking forward to next year's race, which will be held on 30th September 2026.

If you're a local business and want to get involved next year, please email us at info@opdc.london.gov.uk

Small Grants update



We are delighted to share that New Generation Steel, one of our Small Grants Awardees, has won first place at the UK Small Band Panorama awards 2025 (*The*

Battle of the Steelbands). Watch their video below to see how they prepared for their performance and achieved this fantastic success!

We are proud to be supporting such fantastic organisations through our Small Grants Scheme. We'll be launching our next round later this year. Please contact us if you'd like to be added to our interested list!

Check out their video!

Volunteering opportunities - how can we help?



At OPDC, we encourage our staff to get involved in the community through volunteering and it's something we're really proud to keep doing.

We're always on the lookout for new ways to help out, and that's where you come in. If your organisation needs a few extra hands, whether it's just for a one-off project or something ongoing, we'd love to hear from you. We want to work with local groups and projects that could use some volunteer support.

Drop us a line at info@opdc.london.gov.uk and tell us what you're up to.

News and Announcements



Midland Terrace Children's Library

Did you know that there is a new children's library at Midland Terrace playground?

Following the improvements made to the park, including new play equipment and a mural inspired by and designed with the local community, we have added a library and filled it with a fabulous selection of books for young readers to enjoy.

Be sure to check it out if you're in the area. Happy reading!



Compulsory Purchase Order (CPO)

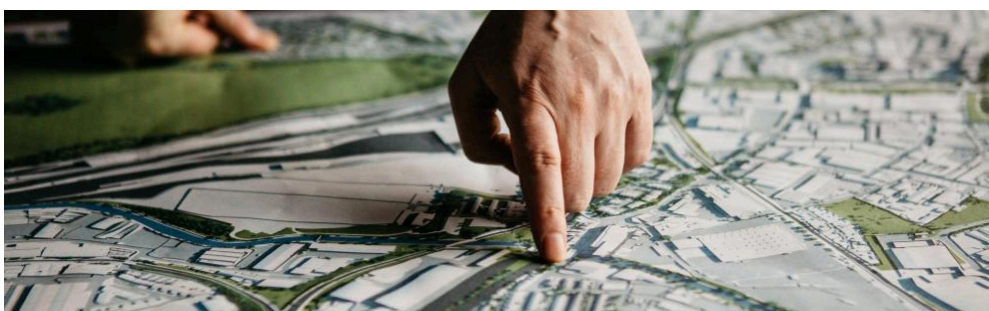
On 12th September 2025, OPDC made The Old Oak and Park Royal Development Corporation (Old Oak) Compulsory Purchase Order 2025 (the CPO).

This will enable OPDC to secure the remaining land required for the comprehensive regeneration of Old Oak. The Old Oak proposals are designed to utilise public sector brownfield land and to capitalise on the transformational impacts of the new station at Old Oak Common, which will serve HS2, the Elizabeth line and the Great Western Mainline.

For more information on the CPO, please visit the web page by clicking the link below.

[OPDC Land Assembly webpage](#)

Live planning applications



- [23/0235/FUMOPDC](#): 93-97a Scrubs Lane, new development of 63 homes (Use Class C3) and 129 sqm of ground floor commercial uses (Class E).
 - [25/0011/FUMOPDC](#): Woodward Block A, 1 Victoria Road, W3 - redevelopment for student accommodation comprising 268 bedspaces in a 14-storey building, with flexible commercial space and community space at ground floor, together with soft and hard landscaping, cycle parking and associated works.
 - [25/0098/FULOPDC](#): 1 Portal Way (eastern part of site), W3 – single storey extension to existing building and associated works in connection with use of the building for Class E purposes for a temporary period of 11 years.
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