



EFRA Newsletter **August 2026**

In this edition of our e-newsletter we cover a licensing proposal for St Stephen House in Little Ealing Lane, the Council's consultation on Homes in Multiple Occupation (HMOs) and the EFRA submission following proposed changes to the planning consent for Orion Park, Northfield Avenue. We also revisit the key contributions at our AGM on 10th June.

St Stephen House - new premises licence

The Hungarian Community Centre based at St Stephen House, 62 Little Ealing Lane has applied for a new premises licence which would enable *the supply of alcohol for consumption on and off the premises from midnight to midnight seven days a week*. The application also seeks permission for live and recorded music to be played from 23.00 to 01.00 on Fridays and Saturdays and from 23.00 to 00.00 on Sundays.

Anyone wishing to comment on this application must WRITE to the Licensing Team, Perceval House, 14-16 Uxbridge Road, Ealing W5 2HL or email licensing@ealing.gov.uk.

Representations about the proposed changes to the premises licence must be sent to the council no later than **20th August**.

EFRA will be objecting to the new premises licence being proposed for St Stephen House.

HMO Consultation

EFRA members may be living in an HMO or live near one or more of such properties. We therefore wanted to advise our members about a consultation exercise being held by the Council which asks for residents' views on the licensing of HMOs.

An HMO is a rented home occupied by people from more than one household, who share facilities such as a kitchen or bathroom. HMO licensing provides clear guidance for landlords on the expected standards for property conditions and management.

A national mandatory licensing scheme already covers most larger HMOs occupied by five or more people. Additional licensing allows the Council to require licences for smaller HMOs as well.

Ealing currently has an additional HMO property licensing scheme which began in April 2022 and ends on 31 March 2027. The Council is now seeking views on its proposal for an updated Borough-wide scheme which would replace the current scheme once it ends. It will last five years, with a view to being introduced in April 2027.

Details about the proposals can be found here <https://haveyoursay.ealing.gov.uk/en-GB/projects/hmo-licensing/2>

Submissions to the Council on their proposals for HMO licensing must be received by **24th September**.

Orion Park

Sovereign Network Group (SNG) - a housing association - has planning consent to develop the vacant Orion Park opposite Northfields Station to build 95 flats and associated retail premises on Northfield Avenue. A variation to this consent was submitted to the Council earlier in the summer. The variation would see the block on Northfield Avenue reduced from eight to six floors but the height of the block to the back of the site increased from three/four to four/five floors. The variation would also see the number of homes on the development increased from 95 to 99. All homes are defined as 'affordable'. SNG also published details about how it would handle contaminated land on the site. EFRA submitted a number of objections to the variations to the planning consent. We were concerned about the proposal to increase the height of the residential block as we judged this would affect the privacy of residents in Belsize Avenue and exacerbate overshadowing of south facing properties backing onto the site. We were particularly concerned about the proposed treatment of contaminated soil on the site. Essentially, we are insisting that no ground disturbance should take place on the site until a full remediation strategy has been approved by the council and adequate protective measures for adjacent residents are confirmed and in place. Our full response to the consultation on the planning variation can be seen at www.efra.org.uk > Planning

AGM 10th June

Our AGM was held this year on Wednesday 10th June. We had a record number of attendees - over 100! Members heard updates from our GLA member - Bassam Mahfouz - and two of our Councillors – Paul Driscoll and Ian Kingston - about issues both at a London-wide and Borough level. There were also presentations from LAGER Can representatives about street cleaning in Northfields and from Linda Massey telling us about proposals for 3G football pitches in Blondin Park. The minutes of the meeting can be seen at www.efra.org.uk > Minutes.