

# *Ruislip Residents' Association* **TOWN CRIER**



Working for the people of Ruislip and Ruislip Manor

March 2025

 [www.ruislipresidents.org.uk](http://www.ruislipresidents.org.uk)



## **Could Ruislip Station be made step-free?**

**See Page 5**

**DON'T FORGET**  
**2025**  
**Subscription**  
**Due**

See page 28 or visit  
[www.ruislipresidents.org.uk](http://www.ruislipresidents.org.uk)  
to pay online

RUISLIP RESIDENTS' ASSOCIATION  
Founded 1919

**PRESIDENT**  
Brian Cowley

**VICE-PRESIDENTS**  
Mike Hodge, Peter Lansdown  
& John Williams

**CHAIR**  
Graham Bartram

**VICE-CHAIR**  
Graeme Shaw

**TREASURER**  
Nick Potter

**SECRETARY**  
Patricia Wardle

**CHIEF ROAD STEWARD**  
Daniel O'Neill

**DEPUTY CHIEF ROAD STEWARD**  
Alan Wenman

**COMMITTEE**  
Vivien Alcorn  
Susan Browne  
Mark Eidem  
John Hawley  
Syeda Malik  
Susan Midgley  
John Swindells  
Phil Taylor

**EDITOR**  
Graham Bartram

✉ chairman@ruislipresidents.org.uk  
© 07941 295248

**CONTACT US**  
Patricia Wardle  
Ruislip Residents' Association  
Mail Boxes Etc. Box No. 231  
161 High Street  
Ruislip, Middlesex HA4 8JY  
✉ secretaryrra293@gmail.com  
🌐 www.ruislipresidents.org.uk

# CONTENTS

- 3 *Editorial*
- 4 *Community Noticeboard*
- 5 *Chair's Message*
- 6 *Education News*
- 12 *St Martin's Church*
- 13 *New Hindu Cultural Centre*
- 14 *The Guidance Centre*
- 16 *Property Flood Resilience*
- 18 *Councillors' Comments*
- 19 *Harrow Choral Society Easter Concert*
- 20 *Tree Planting Update*
- 21 *Annual General Meeting*
- 22 *The Orchard - A History*
- 24 *Danny Beales MP*
- 26 *David Simmonds MP*
- 28 *Treasurer's Corner*
- 29 *Planning Update*
- 32 *Annual General Meeting Poster*

# Editorial

## *Bumper Issue!*

This issue contains updates on some local issues, including The Orchard, The Barn Hotel and McDonald's (page 29). Susan Toms has produced an article of the history of The Orchard as background to the current discussions on page 22.

Given that it is almost a year since the General Election we have pieces from both our MPs (pages 24 & 26) and our local councillors (page 18).

The Environment Agency has provided an update on protecting your home from flood damage on page 16.

We have three articles covering some of the religions the people of Ruislip and Ruislip Manor follow (page 12-14). We hope to cover some others in future issues.

We are still in need of a town planning officer to help Susan Browne, a person to report on health, and someone for the Ruislip retail area, so please let me know if you are interested.

*Graham Bartram*

Graham Bartram, Editor Pro Tem

*Please note that the views expressed in articles in the Town Crier are those of their authors and do not necessarily reflect the position of the Ruislip Residents' Association.*

### COMMUNITY ACTIVITIES

Syeda Malik

### POLICE LIAISON

Mark Eidem

### CONSERVATION & PLANNING

Susan Browne

### PUBLIC TRANSPORT

Graham Bartram

### EDUCATION

Susan Midgley

### RAF NORTHOLT LIAISON

Alan Wenman

### WOODLANDS & ENVIRONMENT

Graeme Shaw

### RUISLIP LIDO

Peter Lansdown

### HEALTH

Vacant

### RUISLIP RETAIL AREA

Vacant

### MANOR RETAIL AREA

John Hawley

### SOCIAL ACTIVITIES

Vivien Alcorn

### MEMBERSHIP

Alan Wenman

### TRAFFIC & PARKING

Mark Eidem

### HS2

Phil Taylor

### WEBSITE & IT

John Swindells

### PLANNING OFFICER

Vacant

## FRIENDS OF EASTCOTE HOUSE GARDEN

🌐 [www.eastcotehousegardens.org.uk](http://www.eastcotehousegardens.org.uk)

Gardening sessions take place every Tuesday and Thursday throughout the year starting at 9.30am, with occasional conservation sessions in Long Meadow as required.

Tools, refreshments and good company are provided – no previous gardening experience necessary. Meet in the car park at Eastcote House Gardens.

The Gardens Café is now open daily from 9.00am until 3.30pm.

## RUISLIP, NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY

3rd Tuesday of each month from September to April at 8.00pm at St Martin's Church Hall, High Street, Ruislip. Visitors are welcome (£3 admission). We also organise walks and outings for members during the summer months. For further information please visit our website 🌐 [www.rnelhs.org.uk](http://www.rnelhs.org.uk).

18 March	Herald Painter and Scrivener	Timothy Noad College of Arms
22 April	History of Newgate Prison & Old Bailey	Eleanor Bloom City of London Guide
11 June	Outing to The Charterhouse	
8 July	Outing to The Museum of Brands and Packaging	

## WHAT'S ON AT THE LOCAL THEATRES

Some of the upcoming events at the Winston Churchill\* and Compass† Theatres, check out 🌐 [www.hillingdontheatres.uk](http://www.hillingdontheatres.uk) for more information and to book.

26-28 March	13 - <i>The Musical</i> *	Starlight Theatre Company
9-10 Apr	Mother Goose and the Golden Easter Eggs (Pantomime)†	
30 Apr-2 May	<i>Witches of Eastwick</i> (Musical)†	Pastiche Musical Theatre

## LET US KNOW ABOUT YOUR EVENTS

We are building a list of ALL local events on our website. If you are a member of a club or association, please get in touch with us - we'd like to feature your events! Visit 🌐 [www.ruislippresidents.org.uk/events](http://www.ruislippresidents.org.uk/events) or email [events@ruislippresidents.org.uk](mailto:events@ruislippresidents.org.uk)

# Chair's Message



There are more Underground Stations with "Ruislip" as part of their name than any other placename in London: Ruislip and Ruislip Manor on the Metropolitan Line, West Ruislip, Ruislip Gardens and South Ruislip on the Central Line. Yet all five of these stations are inaccessible to people who find stairs difficult. Eastcote, Rayners Lane, Northwood and Northwood Hills are also not step-free. Ickenham, Hillingdon and Uxbridge are.

So why is this – is it because it is too difficult to retrofit any of these stations? Let us take Ruislip, the oldest by far, as an example. It would need a lift tower on each platform, joined by a simple footbridge across the tracks, with an emergency staircase for evacuation, should the lifts fail. The lift doors could face each other on both levels so that the cars only need one set of doors, the bridge could come directly off one tower and over to the other and the stairs need only be on one side (the side with the main building). If the towers were faced in yellow brick with red bands to match the original building, and given a slate roof, they would complement the listed building, and if they were located between the road-bridge and the existing footbridge, roughly

central to the photograph on the cover, they would not break up the view of the signal box (also listed). So Ruislip Residents' Association is going to be applying pressure for at least one station on each line to be made step-free as soon as possible. We hope our Councillors and MPs, who all have articles in this issue, will support us in this.

Some good news on HS2 – one of the tunneling machines has made it to Greenford and the other should get there by the end of March, so after that HS2 will start to dismantle the conveyor belt system that has been moving the spoil, and remove the railway yard that was delivering most of the tunnel segments. I am afraid it will take a few more years before the area is restored to its finished state, but it is progress.

If you haven't paid your subscription this year, we would appreciate it if you did – use our website and click the yellow tab in the menu bar: [www.ruislipresidents.org.uk](http://www.ruislipresidents.org.uk)

We need your subscriptions to pay for the running of the association, including printing the *Town Crier*.

I hope to see as many of you as possible at our meeting in April. ♦

Graham Bartram, Chair, ☎ 07941 295248

# Education News

*Susan Midgley*

## LADY BANKES PRIMARY SCHOOL'S CHRISTMAS PRODUCTION

On Thursday December 10th the school presented the first of several of its Years 1 and 2 Christmas Productions. It was a delightful presentation of the Nativity told mainly through action and song which had been skillfully organized by **Mrs. Lock**, Year 1 teacher in which every pupil could take part on the stage at some time during the show in front of a stunning backdrop.

The show began with the entrance of the whole cast. At the front of the procession were pupils dressed as sheep waving their arms joyfully to the song *Sleigh Ride*. The rest of the cast followed to take their places on the benches at both sides of the hall wearing costumes depicting shepherds, donkeys, angels, kings and joining in the movement and words of the opening song filling the hall with a real festive atmosphere. At the same time seven pupils were on the stage making sleigh riding movements to the music.

Soon they were joined by some of the animals and the audience was welcomed with, *"Hi, we're glad you're here for another*

*year"* and the Nativity theme was announced. More animals then moved on to the stage including extra donkeys, one of whom moved to centre stage to announce, *"I'm not the smartest donkey, not the best in town, but I won't let you down"* as Mary is taken on the Long Journey to Bethlehem and arrives at the stable.

The cast then sang *"It's good news for everyone"* as the Angel broke the news of the birth of Jesus and the stage was then full of shepherds singing *"It's time to celebrate"*. The three kings then arrived following the star which was artistically created by a pupil dressed as a gleaming silver star and accompanied by the singing of *"Wise men followed the star came from afar."* By now the stage was full of performing pupils, each who knew exactly what position they needed to take, which was credit to the staff who had worked so hard rehearsing them. Mary and Joseph then arrived on stage with baby Jesus in a cradle. Mary announced: *"My baby is very SPECIAL!"* All the sheep began performing *Baa Baa Boogie* and moving to the beat and the whole cast joined them with the Christmas Conga. Finally Father Christmas and his reindeer ap-

peared on the stage as the show came to a joyful conclusion as the whole cast froze.

**Mrs Kate Needs**, Headteacher, then addressed the audience to thank them for attending and telling them how proud she was of all the children. She also thanked her staff for all their hard work in preparing for such a successful show. Before leaving the stage the whole cast sang *"We wish you a Merry Christmas."* The audience certainly left feeling that the Christmas season had really begun. This delightful performance by young children was very heart-warming.

### **LADY BANKES PRIMARY SCHOOL RECEIVES TWO AWARDS**

Last autumn term the school won two prestigious awards. The first, which they achieved on November 18th, was **The Wellbeing Award for Schools** from Optimus Education and the National Children's Bureau. This was a year-long project to validate all the projects the school already has in place to support their school community and what additional events they could include to enhance their offer.

During the past year the school held numerous events which included regular supportive coffee mornings for their families. All children from Nursery to Year 6 held Worries to Wellbeing workshops. They also marked special days or weeks such as *Children's Mental Health Week* with a variety of workshops.



**The backdrop of the show**



**Some of the performers**



**Mrs Kate Needs**, Headteacher, and all her dedicated staff should be congratulated for achieving this important award through their joint effort. As well as professionally delivering the subject syllabus, they help each individual pupil to become rounded, happy and confident young people who are well prepared to face life's future challenges.

The second award, which they received on November 30th at Eastcote House Gardens, was **The Hinman Shield** which is named in honour of George and Margaret Hinman who saved Eastcote House Gardens and Long Meadow from development in the 1930s. The award has been running from 1980 and is given every year to a school, uniformed group or any other young persons' group for their contribution to the community.

The award has to be applied for in writing citing why a particular group should be seriously considered to receive the Shield. The school's submission was written by Year 6 teacher, **Miss Beth Mackerness**, and contained reports of the school's numerous relevant events including fundraising opportunities throughout the year that was recognised in their recent Ofsted report which stated: *"Pupils have a clear understanding of their contribution to society by taking part in community events."*

## **BISHOP RAMSEY SCHOOL'S CHRISTMAS LUNCH**

Bishop Ramsey School held their Christmas Lunch on Thursday, December 5th from 12 to 2pm. This was a charity event provided for local residents to celebrate the festive season in a pleasant social atmosphere and possibly make some new friends. In the past the school has contacted local care homes, churches and charities to find people this would particularly benefit; they also used social media platforms to advertise the event and included residents who live close to the school.

At 11.45am guests began to arrive and it didn't take long for all the tables in the hall to be full with people happily chatting and looking forward to the lunch. Just after noon when everyone was seated **Mr. M Britton**, Deputy Headteacher, welcomed everyone and said that he hoped they would experience an enjoyably memorable occasion. It was then time for students to begin serving the Christmas lunch. All the food was beautifully presented and absolutely delicious which was credit to the team who did all the preparation. The students certainly helped to add to the warm atmosphere in the hall; their service was excellent, nothing was too much trouble and they put everyone at ease with their friendly conversation.

Music was played throughout the course of the meal and towards the end guests



were entertained by student singers and the school's brass band. The school had prepared sheets of quizzes for each table and earlier everyone had been given a free raffle ticket and when the draws were made the lucky winners received some excellent prizes which had been donated for this purpose. Finally students and staff happily danced round all the tables to the music, much to everyone's delight. So much so that they were joined by quite a few visitors doing the conga and clapping their hands to the music. Such a joyful end to the event meant that guests leaving the hall felt that the occasion was a joyful start to the festive season. Congratulations to all the staff and students of Bishop Ramsey School for providing a delicious meal, good company and happiness to people who may not all have been looking forward as much as others to this time of year.

### **UXBRIDGE COLLEGE'S RECENT OFSTED REPORT**

During their recent visit to Harrow, Richmond and Uxbridge Colleges (HRUC), Ofsted stated that learners and apprentices *"thoroughly enjoy learning at HRUC"*.

They noted the work the colleges do to provide students and apprentices with programmes that enrich their learning including participating in meaningful trips and visits, accessing guest speakers from industry, gaining employability skills and much more. They are provided with opportunities to enhance their industry knowledge, acquire practical skills to



**The Mayor and pupils with the Hinman Shield**



**A table of Christmas lunch guests**



**Girls' Tech Day at Uxbridge College**

prepare them for workplace success and develop their confidence to achieve and secure the outcomes they are aiming for.

HRUC is proud of its record breaking, best ever results across all three colleges. Their performance has seen their 16-18 year old achievement rates reach 87%, outstripping the national average of 80%. In addition all fifteen subjects delivered across the HRUC group are also outperforming the national average.

HRUC, one of the leading further education institutions in London, has been rated “Strong for Skills” and “Outstanding” for the behaviour, attitudes and personal development of its educational offerings, leadership and management. The inspection which took place between 12-15 November 2024 across HRUC’s five campuses highlights the College group’s strong performance across several areas and its positive impact on students, employers and the local community.

**Keith Smith**, HRUC’s Chief Executive, said: “As one of the newest college groups we are on an incredible journey, so to achieve such a positive judgement from Ofsted is a real testimony to the extraordinary progress students and staff have made. We are excited to continue our journey, supporting our students and changing lives through education.”

## **UXBRIDGE COLLEGE & WEST LONDON INSTITUTE OF TECHNOLOGY HOST THE UK’S FIRST EVER AMAZON GIRLS’ TECH DAY!**

There was an extra buzz around the Uxbridge Campus on Tuesday 28 January when Uxbridge College and West London Institute of Technology welcomed over 90 girls from local schools to take part in a day packed full of tech activities!

The year 7 and 8 students from three schools in the Borough – Bishopshalt, Douay Martyrs and Swakeleys – spent the day at the College as it proudly hosted the first ever Amazon Girls’Tech Day to be held in the UK.

Girls’Tech Day takes place all over the world and the aim is to inspire girls and young women to engage in activities that showcase the opportunities available to them in the world of Science, Technology Engineering and Maths (STEM) and encourage them to think about the future careers available to them.

The day started with an inspirational welcome by **Dr Niamh Shaw** – an engineer, scientist, writer and performer who shared highlights and experiences from her career in STEM.

The girls then took part in four hands-on, fun activities and interactive games learning new skills, developing teamwork, en-

couraging critical thinking and building confidence. The day featured exciting sessions delivered in the high-tech immersive room and in spaces that are part of the West London Institute of Technology which offers higher-level STEM qualifications.

These included:

- ◆ Robotics - students worked in pairs to build and program a robot model to carry out challenges on a data centre activity mat
- ◆ Virtual Reality (VR) using VR headsets – students had fun exploring VR and using Augmented Reality
- ◆ Coding – students had the opportunity to work through the Tangible Rangers coding game, making coding accessible
- ◆ Interactive games - a fun and open session where students took part in as many games as possible, such as “whack-a-mole” style reaction games.

As well as taking part in these activities, students were able to hear from amazing female speakers from the world of tech through a discussion panel held in the state-of-the-art immersive room on the Uxbridge Campus. The room was also connected to the immersive room on the Richmond Campus where a group of female IT students joined the session – a great way to showcase the tech available across Harrow, Richmond and Uxbridge Colleges.

The girls had a great time learning more

about the innovative opportunities available to them for future careers in STEM, enjoyed getting hands-on with fun activities and even went home with a swag bag!

**Yaseen Akhtar**, Managing Director - West London Institute of Technology, Business Skills, Growth and Partnerships said: *“We were excited to host the very first Amazon Girls’ Tech Day in the UK together with Amazon Web Services (AWS) and we’re proud to promote the opportunities for STEM education in our amazing facilities and learning environment. Showcasing these exciting career pathways to girls and young women at an early age provides inspiration for future generations. With our developing curriculum in STEM, we encourage and support women to access the opportunities available in these fast-moving and exciting sectors.”*

**Ben Watson**, Data Centre Operation Manager at AWS said: *“We are delighted to collaborate with Harrow, Richmond and Uxbridge Colleges to host the first Amazon Girls’ Tech Day here in the UK. Our goal is to inspire and empower young women to explore their potential in technology, and events like these are key to showing them the opportunities available to them. Through our community initiatives like our robotics workshops and the award-winning Digital Futures Programme, of which we are a member, we’re committed to fostering a love for technology and creating pathways for the future leaders of the industry.”* ◆

# St Martin's Church



**Father Robert  
Chapman**

Nestled in the heart of Ruislip, St Martin's Church stands as a beacon of faith, fellowship, and community spirit. With its charming historic architecture and welcoming atmosphere, St Martin's has become more than just a place of worship; it is a cornerstone of the Ruislip community.

For centuries, St Martin's has opened its doors to individuals from all walks of life, offering a sanctuary of peace and a sense of belonging. The church is not just a building; it is a vibrant community where friendships are formed, support is given, and lives are transformed. Whether you are a lifelong resident or new to the area, St Martin's extends a warm welcome to all who enter.

The church is usually open all day and offers a wonderful space for pausing from business to experience calm, prayer and meditation or to simply sit and think through challenges and plans. As you come from Manor Farm, the car park or the High Street come in and feel the sense of history that pervades this place. There is much to see and think about to enrich lives for all.



**St Martin's Church**

One of the defining features of St Martin's is its commitment to serving the local community. From hosting weekly services that uplift the spirit, to organizing events that bring people together, the church plays a vital role in fostering a sense of unity and togetherness. The congregation is known for its generosity and outreach efforts, including food bank collections, charity events, and support for those in need. In this post-Covid era we are keen to welcome, encourage and fully engage with all who live in or around the parish. Whether

you are convinced or curious we are keen to welcome you as we explore our faith together. There is also a great opportunity to volunteer to help in the many area of activity here at St Martin's from Thursday Lunches to singing and serving at Mass.

St Martin's is also a hub for cultural and educational activities. The church hall frequently hosts concerts, art exhibitions, and community classes that cater to a wide range of interests and age groups. In essence, St Martin's Ruislip is more than just a church; it is a vibrant and integral

part of the community. It stands as a testament to the power of faith, love, and fellowship, making Ruislip a better place for all its residents.

Welcome to St Martin's – where everyone belongs, and everyone is cherished and we hope to see you soon. We would love to keep you updated with the things we are doing, so here are a couple of ways to stay in the loop: sign-up to our monthly newsletter by contacting us at:

✉ [stmartinsruislip@btconnect.com](mailto:stmartinsruislip@btconnect.com)

🌐 [www.stmartins-ruislip.org](http://www.stmartins-ruislip.org) ♦

---

## New Hindu Cultural Centre

A new Hindu Cultural Centre is set to open at 9 Shenley Avenue, in a building that was formerly a synagogue. This centre will serve not only as a place of worship, but also a welcoming space for the entire community, promoting cultural understanding, charity, and togetherness.



The Cultural Centre is undergoing refurbishment

The volunteers behind the centre are part of *BAPS Swaminarayan Sanstha*, a Hindu fellowship with its UK headquarters at Neasden Temple in Brent. They have a long history of supporting good causes. Many helped during the COVID-19 pandemic by delivering hot meals to the elderly and vulnerable. Others regularly donate to local food banks and participate in community projects that benefit people of all backgrounds.

The Hindu Cultural Centre will be a place where families can come to pray, celebrate vibrant festivals, and honour cherished traditions that bring joy, harmony, and kindness. It will also teach important values,

such as respect for elders, the importance of family, and giving back to society.

To introduce itself to the wider community, the centre is planning an open day where local residents can visit, learn more, and enjoy freshly prepared Indian vegetarian delicacies. The organisers want everyone – from all faiths and backgrounds – to feel welcome and to see the centre as a space for friendship, learning, and shared experiences.

The site on Shenley Avenue has long been a place of faith, and the new Hindu

Cultural Centre – formally known as *BAPS Shri Swaminarayan Mandir*, Ruislip – hopes to continue that tradition of peace, harmony and goodwill. Through cultural events, charity work, and community engagement, it aims to make a positive contribution to Ruislip.

More details about the open day will be shared soon, and the organisers look forward to meeting local residents. In the meantime, they extend a warm invitation to everyone and hope the centre will become a valued part of the Ruislip and Ruislip Manor community. ♦

---

## The Guidance Centre

The new Islamic Guidance Centre at 102 Victoria Road in Ruislip Manor has now opened, and Asjad Rahman, one of its trustees, has kindly written the following article to explain what it is about:

### **BUILDING A STRONGER COMMUNITY AT THE GUIDANCE CENTRE**

As a trustee of The Guidance Centre in Ruislip, I often get asked, “So, what exactly do you do?” Well, apart from drinking too much tea and attempting to keep up with an ever-growing to-do list, we do a whole lot of good!

At The Guidance Centre, we believe a strong community is built on support, understand-

ing, and the occasional biscuit-fuelled brainstorming session. Our doors are open to everyone – regardless of faith, background, or how chaotic your life feels right now.



**The Guidance Centre on Victoria Road**

So, what do we actually do?

- ◆ **Counselling Services** – Life can be tough, and sometimes, you just need someone to listen. Whether you're struggling with stress, loss, or life's many curveballs, our professional counsellors are here to help.
- ◆ **Outreach Work** – We're on the ground, supporting the vulnerable, checking in on the elderly, and making sure no one in our community feels alone.
- ◆ **Support for Women & Children** – From parenting workshops to support groups for women facing challenges, we provide a safe space where women and children can access help, advice, and a community that cares.
- ◆ **Education & Workshops** – Knowledge is power! Whether it's mental health awareness, financial planning, or even learning a new skill, we're here to help you grow.
- ◆ **Community Hub** – A place for everyone – social gatherings, interfaith discussions, kids' activities, and even a bit of yoga (don't worry, we won't judge if you topple over).

At The Guidance Centre, we're more than just a community centre – we're a family. Whether you need support, want to volunteer, or just fancy a cuppa and a chat, we'd love to welcome you.

No appointment necessary – just bring yourself (and if you come with biscuits, even better!). ◆



---

In future editions of the *Town Crier* we hope to feature articles on St Paul's Church in Ruislip Manor, the Church of the Most Sacred Heart in Ruislip Manor, Ruislip Methodist Church on Ickenham Road,

Ruislip Baptist Church on Manor Way and the Church of Jesus Christ and Latter Day Saints on Ickenham Road. If we've missed anyone we apologise and would love to hear from you! ◆

# Property Flood Resilience

The Environment Agency is pleased to share an update on the Ruislip Property Flood Resilience (PFR) project. Delivered in collaboration with our contractors, Watertight, and the support from the London Borough of Hillingdon, North Ruislip Flood Action Group, and Brook Drive and Evelyn Avenue Flood Action Group, the project provides flood resilience to properties in flood risk areas within Ruislip. Funded by the Environment Agency through DEFRA's Flood Defence Grant-in-Aid (GiA), including additional GiA from the government's Frequently Flooded Communities Allowance, and the Thames Regional Flood & Coastal Committee Local Levy, we have delivered a project to better protect homes, businesses and community buildings from future flooding.

## WHAT IS PROPERTY FLOOD RESILIENCE?

PFR includes a range of measures to prevent flood water entering properties. Measures that we have delivered in Ruislip include flood doors, barriers, self-closing air-bricks, and non-return valves.

In 2022/23, over 100 eligible properties were offered a property survey. These in-

cluded properties categorised as being at 'Very Significant' or 'Significant' flood risk from rivers. Additionally, properties that reported internal flooding during the flooding in June 2016 were also offered a survey.

## LATEST UPDATES

The installation phase for residential properties is nearing completion. Of the 41 properties that signed up for the scheme, Watertight have completed installation at 38 properties which are now benefitting from improved flood protection. We have installed:

- ◆ **225 self-closing air bricks** sealing automatically when floodwaters rise.
- ◆ **126 sump pumps & 25 puddle pumps** removing excess floodwater efficiently.
- ◆ **100 flood doors** providing a watertight seal against ingress.
- ◆ **89 non-return valves** preventing water from backing through drains.
- ◆ **39 flood barriers** temporary barriers fitted to entrances to stop water entry.

PFR measures have also been installed at King's College Pavilion and Café building, as well as local sports clubs. PFR measures are also currently being installed at Cote-ford Infant School, funded separately by the Department for Education.





**A flood-resistant patio door, designed to withstand 600mm of water**



**A flood barrier at King's College Pavilion**

### **IMPACT OF PROPERTY FLOOD RESILIENCE**

The recently installed PFR measures have already started working and protected properties from flooding during the October 2024 heavy rainfall. Watertight Director of Operations, Mark Arrowsmith commented: *"We are delighted to have been given the opportunity to deliver property flood resilient measures to the community in Ruislip and it was fantastic to get positive feedback from homeowners post*

*the floods at the end of 2024. With the new national flood risk assessment NaFRA 2 just published this reinforces the importance of property flood resilience as part of a multi layered approach to flood mitigation."*

The project has had support from local representatives. Cllr Phillip Corthorne has supported the project throughout the process and stated: *"I'm pleased to have been able to support residents in engaging with the Environment Agency, who have been working on delivering this project over the last few years. The Ruislip PFR project has provided bespoke flood resilience measures to properties at greatest flood risk locally, and has been a good example of the EA working in partnership with local residents and stakeholders."*

### **NEXT STEPS**

Work is continuing to complete PFR installations across more community assets. In addition, the Environment Agency is collaborating with the London Borough of Hillingdon and Thames Water to address broader flooding challenges in Ruislip and throughout Hillingdon.

### **STAY INFORMED**

For the latest project updates, visit:

[🌐 followpinnfloodprojects.com/ruislippwpm](https://followpinnfloodprojects.com/ruislippwpm)

If you have any questions please contact the project team at:

[✉ RuislipPWPM@environment-agency.gov.uk](mailto:RuislipPWPM@environment-agency.gov.uk)



# Councillors' Comments

Ruislip Ward – Philip Corthorne, John Riley, Peter Smallwood  
Ruislip Manor Ward – Douglas Mills, Susan O'Brien



Philip  
Corthorne



John  
Riley



Peter  
Smallwood



Douglas  
Mills



Susan  
O'Brien

## RUISLIP WARD - PROTECTING RUISLIP'S VISUAL APPEARANCE

We're working with residents over local concerns about Lidl's interest in the Orchard site. There are some major planning policy issues including highways traffic and conservation area impacts and the need to ensure the proud heritage of the Polish Airmen whose wartime service it commemorates is respected.

We continue to focus on improving the visual appearance of the High Street, and we're grateful to the McDonalds franchisee responding positively to our request for including a regular jet-wash of the pavement and adjoining footpath. Meanwhile we've enlisted the assistance of the local SNT police officers to patrol in the area issuing penalty notices for criminal damage for spitting, and also check-

ing delivery rider insurance.

Elsewhere we've been making sure that resident groups have been fully engaged in discussions with the council and partners over measures to manage flood risk in and around Pinn Fields.

## RUISLIP MANOR WARD - MAINTAINING STANDARDS

We have actively pursued a number of planning breaches, (thanks to those residents who kept us informed about illegal activity). As a result, compliance has been or is committed to being achieved shortly. Last year, we opposed a street license proposal for a shop in Victoria Road to display divans, mattresses and other furniture goods which would have seriously impacted the 'Manor' parade street scene.

CLlr O'Brien said, "Café tables & chairs and even some small household goods displayed outside shops is fair enough, but bulky goods are unattractive, sends the wrong message and is not in keeping with our shopping parade that serves our local

Manor residential community".

Similar action was taken in Ruislip High Street which is used by many of you. Prior to Gail's the business resembled a jumble sale. ♦

---

# Harrow Choral Society's Easter Concert

Harrow Choral Society returns to St Albans Church after its sell-out Christmas Celebration to perform Easter music by Romantic composers of the late 19th century on Saturday 5 April, 2025 at 5:30 pm.

Stainer's *Crucifixion* is a musical narration of the Passion of Christ, first performed in 1887 in St Marylebone Church in London, whilst Joseph Rheinberger's *Stabat Mater*, written at the same time as *The Crucifixion*, is another moving interpretation of the Easter story. The 90-strong choir, led by Music Director Sam Evans, will also perform Bruckner's *Christus Natus Est* and John Sanders' setting of *The Reproaches*, the latter often to be heard at Good Friday church services. They will be accompanied by composer and arranger Paul Ayres on piano and organ, and by the Byron Ensemble.

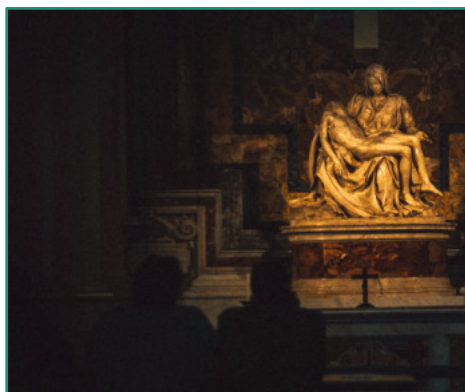
Tickets: £20, under 18s £2

🌐 [www.harrowchoral.org.uk](http://www.harrowchoral.org.uk)

✉ [boxoffice@harrowchoral.org.uk](mailto:boxoffice@harrowchoral.org.uk)

☎ 07794 253463

St Alban's Church, North Harrow HA2 70G  
Saturday 5 April, 2025 - 5:30pm



© Egor Myznik at Unsplash

## NEXT CONCERT

Will Todd's *Mass in Blue* - Saturday 5 July, Merchant Taylors' School, Sandy Lodge Lane, Northwood HA6 2HT (nearest Underground Station Moor Park). ♦

# Tree Planting Update

*Patricia Wardle*

In 2019 on the 100th Anniversary of the Ruislip Residents Association the Committee aimed to plant 100 Trees to recognise this landmark. Trees were planted in most of the schools in Ruislip and Ruislip Manor but we then ran straight into months of Covid lockdown (2020) and one of the driest springs on record which was disastrous for the programme.

With generous donations from residents and businesses in Ruislip and Ruislip Manor, along with a substantial payment

from the Co-Op Community fund, we have now planted trees in Ruislip Manor and Ruislip Common. The final planting took place just before Christmas with the assistance of the Council's Green Spaces Team, who made sure that the 10 fruit trees planted had the best chance of surviving.

We have now spent all of the funds we had amassed and so need to regroup for more fundraising opportunities along with new sites to plant trees. Please let me know if you have any workable ideas. ♦



Some of the newly planted trees

# Annual General Meeting

*7.45pm, Wednesday, 9th April 2025*

*Winston Churchill Hall, Pinn Way, Ruistlip HA4 7QL*

Doors will open at 7.30pm, with the meeting starting at 7.45pm. We will have a talk by the leader of Hillingdon Council, Cllr Ian Edwards. This will be followed by our AGM and elections; ending with an open forum for questions from our members. Wine, fruit juice and nibbles will be provided.



If you are interested in being a member of the RRA Committee please contact the Secretary, Patricia Wardle (see page 2), for more details of the election process.

Please note that any nominations for the election must reach the Secretary by Wednesday, 26th March 2025. ♦

## AGENDA

1. Welcome and Apologies
2. Talk by Cllr Ian Edwards, Leader of Hillingdon Council
3. Minutes of the Annual General Meeting 2024
4. Chair's Report
5. Treasurer's Report and Annual Accounts
6. Election of Chair and Committee 2025-2026
7. Update of the Association's Rules
8. Open Forum - with questions to a panel of RRA representatives
9. Any Other Business

The meeting will end at 10pm.

Please send any items for the Open Forum to the Secretary by Wednesday, 2nd April.

The Autumn General Meeting will be on Tuesday, 30th September 2025. ♦

# The Orchard - A History

*Susan Toms*

There has been much concern recently about the future of The Orchard since it closed at the end of 2023. The Ruislip, Northwood and Eastcote Local History Society and Ruislip Residents' Association have been pressing for the building to be locally listed to grant it some protection and to recognise its importance in the history of our local area.

It started life as The Orchard Bungalow, a simple single storey structure built by Albert Cross in 1905. It was soon taken over by Mr and Mrs Raymont who marketed it very successfully as a tea garden to cater for the many day trippers coming out of inner London on the newly opened Metropolitan Railway extension from Harrow to Uxbridge. This extension and Ruislip Station opened in 1904 and soon established Ruislip and the neighbouring villages as popular locations for a day out in the country for those living in crowded inner London. Besides fresh air and countryside all these visitors needed refreshments and soon there were many establishments springing up to meet these needs.



**The original Orchard Bungalow**

The business was doing so well that by 1913 another storey had been added to the bungalow and there was a pavilion which could accommodate 500 people. It was a popular venue for Sunday school and school outings as it was teetotal. There are references in the local newspapers to large groups of children arriving on special excursion trains to Ruislip station and then marching to the Orchard Bungalow, sometimes accompanied by a band.

During the 1920s it expanded to become The Orchard Bungalow Hotel under the proprietor Mrs Harwood. By 1929 it had 11 bedrooms, a dance hall, billiard room and restaurant. In the early 1930s it was advertised as having a tennis court in the half acre grounds as well as masses of daffodils, which visitors were allowed to pick.

It was during the 1930s when Ruislip was being developed and promoted as Metro-land that the business had to adapt. There had been so much building that Ruislip could no longer claim to be ideal for a day in the countryside. The new residents of all the estates wanted modern more sophisticated facilities. These were provided by the Ansell family who ran The Orchard from 1933 and transformed it into a high-class restaurant and hotel, which became famous throughout the area for its dinner dances and cabarets.

During World War Two it was especially popular with RAF personnel and Polish airmen from nearby Northolt Aerodrome. Mr Ansell offered a bottle of champagne for every German plane shot down which proved expensive as the Polish squadron claimed more than a hundred hits. An-

other generous gesture was that Mr Ansell would send a basket of fruit to any wounded pilot. In recognition of these brave airmen a model Spitfire and a memorial stone, both of which are locally listed, were erected in front of the building. At present they are being restored.

The 'glory days' of the hotel came to an end in 1977 when it was sold to Whitbreads and became a Beefeater steak house until its closure in 2023.

In a way this building mirrors the changes in Ruislip during the first half of the 20th century. It began as a simple tea garden in a rural village which was transformed into a fashionable hotel and restaurant and then a steak house to serve a modern London suburb with a full range of amenities. ♦



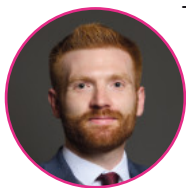
The Orchard Hotel, Ruislip.

Ballroom.

Tel: Ruislip 3481

# Danny Beales MP

*MP for Uxbridge & South Ruislip*



This March, it will be eight months since I was elected as the first-ever Labour Member of Parliament for Uxbridge and South Ruislip. After two years of campaigning, two parliamentary elections, and thousands of doors knocked, on the morning of the 5th July in a sports hall at Brunel the result was finally announced: and I knew that the hard work was only beginning.

One issue that had dominated much of local politics in Hillingdon over many years was the delivery (or lack thereof) of a new state-of-the-art Hillingdon Hospital. From my first spoken contribution in the chamber, asking the Secretary of State about commitments to delivering Hillingdon Hospital, to pestering Ministers when I ran into them – I was determined to deliver the hospital we so desperately needed. Thankfully, making myself somewhat of an irritant proved helpful, as this promise became a reality on 20th January 2025, when Wes Streeting confirmed that full funding had been allocated (over £1bn) for the complete delivery of the

project with construction beginning within this Parliament.



**A rendering of the new Hillingdon Hospital**

I need not explain to those reading this just how dire the state of Hillingdon Hospital is, as so many residents already know from their first-hand experiences. With our incredible NHS staff expected to work in dreadful conditions and patient safety being put at risk with facilities not fit for purpose, the Government's confirmation of delivery is extremely welcome news.

I have been lucky to meet so many of the wonderful staff that make up the team at the Hillingdon Hospital Trust. And without a doubt, the best part of my job is that I am given so many opportunities to meet the residents who are the fabric of our community. That's why this new hos-



pital is so important – because of our community.

From our neighbours who have had to take a midnight trip to A&E, a child born in the hospital, just like I and so many of you reading this were, or an older person requiring support in their later life: people must have access to high-quality healthcare. I am glad that we are now on a path to make this a reality, and I will continue to keep residents up to date throughout the process.

As well as this, I've been up to lots around the Ruislip area including:

- ◆ Hosting regular advice surgeries including at Ruislip Manor Library.
- ◆ Meeting with residents near Dulverton Road and local schools to discuss road safety concerns.
- ◆ Following the flooding in Ruislip Gardens, I have met with the Environment Agency, Thames Water, the Minister for flooding, as well as writing to Hillingdon Council to find out what action is being taken to prevent this from happening again.
- ◆ Organising a Funders Fair to bring together local community groups and national funders to help access financial support for their important voluntary work.
- ◆ Pressing for action to tackle potholes and poor pavements - The Government awarded Hillingdon Council over £1

million in funding to tackle the pothole problem.

- ◆ Pressing for action on vehicle crime and soaring car insurance, meeting with the Minister for Transport and the Finance Conduct Authority who have launched a national review of car insurance.
- ◆ Working to improve conditions for military families – I welcomed the Secretary of State for Defence, John Healey, to military homes in Ruislip Gardens, as plans were announced to bring military accommodation back into public ownership and improve conditions.
- ◆ Working with local school leaders to raise funding issues that are impacting SEND provision and local schools.



**Defence Secretary John Healey with Danny Beales inspecting military housing in Ruislip Gardens**

No matter your issue – big or small – please don't hesitate to contact my office at:

☎ 01895 913563

✉ [danny.beales.mp@parliament.uk](mailto:danny.beales.mp@parliament.uk)

🌐 [dannybeales.com](http://dannybeales.com) ◆

# David Simmonds CBE MP

*MP for Ruislip, Northwood & Pinner*



We may be approaching a year since the General Election, but my gratitude for residents' support continues. It remains a privilege to have been returned to Parliament to represent Ruislip, Northwood and Pinner.

My office is often approached for assistance with matters that ultimately sit with the council. Part of my role, therefore, is to engage with ward councillors about the work they are carrying out locally on residents' behalf. An example is the Barn Hotel in West End Road, which continues to be a point of contention. Should planning permission be granted, residents have raised concerns around issues such as privacy, parking and traffic. At the time of writing, this remains a live application to be determined by the planning committee in due course.

On this, I have also engaged with residents about large numbers of homeless people being placed in the Barn Hotel from outside the borough by Ealing Council, without appropriate support to

meet their needs. Concerns have been raised about the impact on the local area, particularly around anti-social behaviour, and I know there is ongoing communication between local councillors, the police and nearby Waitrose.



**The Barn Hotel**

Lastly on this matter, I am also aware there has been speculation that the building is being used as an asylum hotel. Having worked closely with excellent Hillingdon Council colleague and former constituency neighbour Steve Tuckwell on this, assurances have been gained from the Home Office that this is certainly not the case.

Another issue of concern is around anti-social behaviour and the spitting of *Paan* (chewed betel nut & tobacco), particularly on the pavement outside McDonald's. This

is a foul habit that has no place on our high streets. I welcome that Ruislip councillors have requested for the area to be jet-washed, which has been escalated to the relevant cabinet member at the Council.



**Staining caused by spitting Paan**

Councillors are also engaging with local police on this matter. I understand that ward panel officers will spend some of their time patrolling the area and issuing notices for criminal damage. I am grateful for the work of local police, councillors and businesses in addressing this issue.



**David Simmonds meeting the McDonald's franchisee in Ruislip**

In Westminster, I am continuing work with colleagues to hold the government to ac-

count. As Shadow Minister for Levelling Up, Housing and Communities, I have been utilising my 24 years of experience in local government to effectively scrutinise government policy and to address the challenges we face in Ruislip, the wider constituency and country as a whole.

Part of this is to look at the impact of the Government's housing targets on our local area. While I am supportive of building new homes and broadening the opportunity for more people to get on the housing ladder, I do not agree this should be achieved at the expense of greenbelt protections. Weakening these, rather than building the homes that already have planning consent, makes little sense.

Finally, at the time of writing, I have been inviting businesses in Ruislip to take part in my small business survey. This is to better understand the challenges they are facing, so that I can work with businesses to help them with any extra support needed. I am also continuing to hold regular surgeries in local businesses across the constituency, including Vito's Café and Alforno Caffè on Ruislip High Street. Residents who would like to meet with me can contact my office using the contact details below:

☎ 020 3545 2462

✉ [david.simmonds.mp@parliament.uk](mailto:david.simmonds.mp@parliament.uk)

🌐 [davidsimmonds.org.uk](http://davidsimmonds.org.uk) ♦

# Treasurer's Corner

*Nick Potter*

It's time to renew your subscription to Ruislip Residents' Association. Of course, these are essential for the RRA to continue to represent the interests of local residents. The RRA relies on your continued support to be able to produce the *Town Crier* and fund our other work.

Subscriptions remain at £5, but please continue with your generous donations which are a very necessary part of our funding.

You can pay your subscription online at:

[www.ruislipresidents.org.uk](http://www.ruislipresidents.org.uk) and click on the yellow "Pay Your Subs" button in the menu bar. Alternatively, you can fill in the form below and post/deliver in a sealed envelope it to RRA, Box No. 231, Mail Boxes Etc., Rye House, 161 High St, Ruislip HA4 8JY or drop it in to Mail Boxes Etc., (near Ruislip Station) or Chimsons Chemist, 29 Victoria Road (near to Ruislip Manor Station). ♦

Please detach and return this form if you wish to pay your RRA subscription by cash or cheque:



Post to: RRA, Box No. 231, Mail Boxes Etc., 161 High Street, Ruislip, Middlesex HA4 8JY or hand deliver to Mail Boxes Etc. or Chimsons Chemist (Ruislip Manor) in an envelope.

Please find enclosed £5.00 for the 2025 subscription and a donation of £ ..... giving a total of £ ..... which is paid by cash\*/cheque\* (\* please circle method chosen)

Cheques should be made payable to 'Ruislip Residents' Association'. Please do not send coins by post, and avoid using staples or sellotape. The cashing of your cheque is proof of its receipt.

Name(s): .....

Address: .....

..... Post Code: .....

Please supply your email address if you are interested in helping to deliver the *Town Crier*.

Email address: .....

# Planning Summary 2024

*Susan Browne*

## CONSERVATION PLANNING

Within Ruislip the two Conservation Areas, “Ruislip Village” and “Manor Way” and the two Areas of Special Local Interest (AS- LCs), Midcroft and Moat Drive a total of 85 planning applications were decided during 2024. Out of these 60 (71%) plans were approved, 20 (24%) refused, 3 (4%) were withdrawn, 1 (1%) was a ‘Split Decision’ and 1 (1%) was ‘No Further Action’. Typical reasons for refusal of applications by the Council are:

- ◆ the development would be harmful to the character and appearance of the Conservation Area,
- ◆ the development would be overbearing, visually intrusive, and dominant in relation to neighbouring properties and the local street scene,
- ◆ there would be insufficient amenity space,
- ◆ it includes sub-standard accommodation (eg. lack of outlook, lack of natural light, low ceilings).

For details of plans submitted and decided in Conservation Areas refer to:

🌐 [www.ruislipresidents.org.uk/about-ruislip/planning/](http://www.ruislipresidents.org.uk/about-ruislip/planning/)

Quite a few changes were approved within Ruislip High Street during last year. Since 2023 we have lost four banks. Esquire coffee shop established itself at the site of the Halifax Building Society at 61 High Street. For a few weeks the old Nat West Bank at 63 High Street was temporarily used for unlicensed trading on the pavement that was ceased by LBH. Gail’s took over the premises in September and plans were approved in October to convert the offices above to three residential units. Plans were approved at 69 High Street for a Greggs, but nothing seems to have happened at the time of writing. The old Lloyds Bank building at 82 -83 High Street has been sold. The ground floor is advertised ‘To Let’ and a planning application to extend at the rear to provide five flats was refused in October. The applicant has appealed against this decision. At the time of writing there is no news regarding the site of Barclay’s Bank. Two plans were submitted to develop upper floors at the rear of 122-124 High Street, Tesco Express. The first for nine flats was refused in September and the second for six flats was refused in January 2025.

**The Orchard** - In November 2024 Lidl conducted an exhibition at Ruislip Conservative Club to obtain local feedback regarding potential proposals to build a supermarket on the site of The Orchard in Ickenham Road.



© Whitbread

**The Orchard in better days**

On 5th February, Lidl presented a Statement of Community Engagement that summarises the consultation feedback received from their consultation in November 2024. They received 683 responses to the consultation in various forms of feedback. Lidl have now submitted their planning application Ref: 62963/APP/2024/3371. The RRA will keep you informed of any further developments.



© Lidl

**An artist's impression of the proposed new Lidl store**

## PLANNING OUTSIDE CONSERVATION AREAS

Within Ruislip and Ruislip Manor wards a total of 223 planning applications were decided during 2024 at locations not within conservation areas. Out of these, 180 (81%) plans were approved, 36 (16%) refused, and 7 (3%) were 'No Further Action'.

**The Barn Hotel** was the most significant site where a plan was submitted within the RRA area during 2024. At the time of writing, it is anticipated that a decision will not be made until Spring 2025. You can see the QA session of the public Zoom meeting held on 23 October 2024:

[www.ruislipresidents.org.uk/barn-public-qa/](https://www.ruislipresidents.org.uk/barn-public-qa/)

**The Water's Edge** - the two plans Ref: 11187/APP/2024/1461 and Ref: 1117/ADV/2024/34 submitted in Summer 2024 were both withdrawn on 31/10/2024. The choice of dark pink exterior paint was one of the issues that caused local concern.

## PLANNING UPDATES 2025

**The Orchard** - In January 2025 LBH initiated a local consultation that ended on 12th February to obtain feedback regarding their proposals to locally list the building.



### The Spitfire undergoing restoration

The Spitfire Memorial that was on the site has been temporarily moved by The Polish War Memorial Committee for refurbishment. The intricate and detailed restoration is expected to take several months and as it is a locally listed monument it is expected to be returned to The Orchard in due course. The RRA will keep you notified of any developments. You can find more details on our website at:

[www.ruislipresidents.org.uk/spitfire-update-jan25/](http://www.ruislipresidents.org.uk/spitfire-update-jan25/)

**McDonalds** - 144 High Street have submitted planning applications Ref: 42185/APP/2024/3268 and Ref: 42185/ADV/2024/59 to reconfigure the shopfront, make interior changes and create rear access for delivery drivers. These plans were approved as we went to press. For more detail see the outline of the proposals here:

[www.ruislipresidents.org.uk/mcdonalds-plan-jan25/](http://www.ruislipresidents.org.uk/mcdonalds-plan-jan25/)



The proposed new McDonald's in Ruislip



The proposed delivery driver entrance

### APPEALS

At the time of writing there are total of 14 appeals within the overall RRA area awaiting consideration by The Planning Inspectorate in Bristol. Of those, seven appeals are within the Conservation Areas. Since Covid the lead time for appeal decisions has increased significantly. Appeals against Enforcement take a considerably longer time than appeals against Hillingdon Council's decision to refuse an application. ♦

# RUISLIP RESIDENTS' ASSOCIATION ANNUAL GENERAL MEETING

7.45pm, Wednesday, 9th April 2025

Winston Churchill Hall,

Pinn Way, Ruislip HA4 7QL

Doors open at 7.30pm

The Guest Speaker will be Cllr Ian Edwards, Leader of Millington Council, followed by the Annual General Meeting and an Open Forum, with questions to a panel of RRA representatives. The meeting will end at 10pm

Wine, fruit juice and nibbles will be served.

Open Forum items to the Secretary by Wednesday, 2nd April 2025.

## **Subscribe to our email newsletter**

We would like to stay in touch via email newsletters between the printed issues of the *Town Crier*. We have already been emailing residents with news about the Barn redevelopment, Lidl's Orchard plans, public consultations and other topical subjects. Please consider subscribing:

 [www.ruislipresidents.org.uk/newsletter](http://www.ruislipresidents.org.uk/newsletter)

