

Frequently Asked Questions (FAQs)

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We are pleased to announce the release of our **Frequently Asked Questions (FAQs)**, compiled to address the most common enquiries regarding the upcoming redevelopment.

This redevelopment marks a historic step forward in strengthening community services, expanding facilities, and creating a modern, multi-purpose hub for worship, education, support, and local engagement.

As part of our commitment to transparency and open communication, we have gathered and answered the key questions raised by residents, worshippers, partners, and community stakeholders over recent months.

The FAQs cover topics such as:

- Purpose and vision of the redevelopment
- Planning application details and expected timelines
- Community benefits and service improvements
- Arrangements during construction
- Future facilities, including prayer spaces, classrooms, event halls, funeral services, café, library, and more
- Residential units and long-term sustainability plans
- How the community can stay updated and involved

**FAQ**

Redevelopment of the Annoor Cultural & Community Centre

Frequently Asked Questions (FAQs)



About the Redevelopment

1) Why is the centre being redeveloped and what benefits are there for the community?

*The current building is **outdated and no longer fit for purpose**. The redevelopment will provide a modern, purpose-built facility with larger prayer halls, funeral services, classrooms, a library and bookshop, café, and multi-purpose spaces. Above the centre, new residential flats will generate long-term income to secure the centre's future.*

2) Who is funding the development and how will the project be delivered?

*A development partner has been appointed to **fully fund and deliver the project**. This includes handing back a **completed, turn-key community centre** ready for use. The Trust will retain ownership of the centre itself along with a portion of the new residential units, ensuring long-term sustainability and financial security for future generations.*

3) How much will the redevelopment cost, and who pays?

*The redevelopment is principally **funded by the development partner**. No community fundraising is required for the construction phase.*

4) What happens if planning permission is refused?

*The Trust and development partner have **engaged extensively** with Ealing Council and local stakeholders. While adjustments would be considered in the event of a refusal, current feedback has been generally positive.*

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Construction Phase

5) During demolition and construction, will there be a temporary place to pray and for classes to continue?

*Yes. The Trust will arrange alternative venues for **Friday, Ramadan, and Eid prayers**, as well as **weekend madrasah classes**. However, despite extensive efforts, a large-scale temporary site within 5 miles was not viable. **Daily prayers will not be accommodated during the construction period.***

6) Will noise and dust from construction affect neighbours?

A strict Construction Management Plan will control working hours, noise, dust, and deliveries to minimise disruption to neighbours.

7) How will disruption to neighbours be minimised?

The developer must follow agreed working hours, manage traffic carefully, and put measures in place such as hoardings and dust suppression to reduce inconvenience.

8) How long will the project take?

*Planning consent is expected in early 2026. Demolition will follow, with an estimated 18-month construction programme. **Please note these are indicative timeframes and may change depending on planning approval and construction progress.***

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Flats and Housing

9) How will the ownership of the flats work? Will they be for private sale, rent, or social housing?

All of the new flats will be for private sale. The Trust will retain ownership of a portion of units as long-term rental assets to support the centre, while the remainder will be sold on the open market by the development partner.

10) Will the new flats be available for private sale, rent, or social housing, and who will be the landlord?

Yes – 100% of the new flats will be private sale. The Trust will act as landlord only for the small number of retained flats, which will be rented out to generate ongoing income.

11) Will the flats include affordable housing or council housing?

The redevelopment is principally structured around private sale within the realm of council policy. The Trust's retained flats will provide a long-term income stream to help fund community services and ensure the centre's sustainability.

12) How will the flats support the centre's long-term sustainability?

Rental income from the Trust's retained flats will help pay for the centre's running costs. This ensures that the centre will remain financially independent and self-sustaining.

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Design, Height, and Environment

13) Can the building be reduced in height?

The design has already been reduced to 9 storeys, with the upper level set back at roof level. This balances planning requirements, local context, and the need to secure the centre's long-term sustainability.

14) How will the design minimise overshadowing and protect neighbouring privacy?

Specialist daylight/sunlight studies have been carried out. The design includes set-backs, obscure glazing, and careful orientation to reduce overlooking and overshadowing for neighbouring homes.

15) What will happen to existing trees and green space?

Where possible, mature trees will be protected. Additional planting and green improvements will be introduced along Church Road and within the site, including a play area and landscaped courtyard for residents.

16) What are the environmental and sustainability benefits of the new centre?

The building will meet modern energy efficiency standards, be car-free with extensive cycle storage, and will incorporate landscaping and biodiversity improvements, ensuring it is greener and more sustainable than the current site.

17) How will parking and traffic be managed?

The scheme is designed as car-free due to excellent transport links (PTAL 5). An accessible bay and loading bay will be included, with improved pedestrian and cycle routes. This minimises congestion and supports healthy travel choices.

18) Will there be disabled access and facilities?

Yes. The building will be fully accessible with lifts, ramps, disabled WCs, and inclusive design throughout, in line with London Plan accessibility standards.

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Community Use and Services

19) What will the capacity of the new prayer space be, and how does it compare to the current space?

*The current centre accommodates around **550 worshippers at peak**. The new centre will increase capacity to approximately **640 worshippers across multiple prayer areas**, with improved flexibility and quality of space.*

20) Will there be spaces for women, youth, and children?

Yes. The design includes larger, purpose-built prayer spaces, classrooms for madrasah and adult learning, and multi-purpose rooms for youth and family programmes.

21) What are the planned services for the new centre?

- *Daily and weekly congregational prayers*
- *Ramadan and Eid services*
- *Madrasah and adult education classes*
- *Funeral and bereavement services*
- *Marriage and Nikkah services*
- *Counselling and family support*
- *Library, café, and bookshop*
- *Community and youth programmes*
- *Multi-purpose hall for events*

22) How will the new centre be operated?

*The Trust will establish a **dedicated management team** to run the centre on a daily basis. Specialist departments will oversee key areas including education, funerals, the café, events, welfare, and religious affairs, ensuring the centre operates smoothly and sustainably.*

23) When will community services restart in the new centre?

Services such as prayer, education, funerals, and community programmes will resume immediately once the new facilities are handed over.

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Community Engagement and Support

24) How will the community be updated on the progress of the project?

Regular updates will be shared via the mosque notice board, community meetings, newsletters, and the centre's website/social media.

25) Will there be another consultation meeting, possibly in person, to allow more community members to have their say?

No further consultation events are planned. The planning application is now live, and community members can view the proposals and submit comments directly through the Council's online planning portal.

26) How can I support the project?

You can support through dua (prayers), volunteering, and providing feedback. Please note, the construction is principally funded by the development partner — no community donations are being collected for construction.

27) Will the project create jobs or volunteering opportunities?

Yes. Construction will generate local employment opportunities, and once complete, the centre will employ staff for operations (café, education, admin, funerals, religious affairs) and provide volunteering roles for the community.

28) What will happen to donations already given to the Trust?

*All donations previously collected have been used to **maintain the current centre and support services**. Construction is fully funded by the developer, so donations will not be used for the building works.*