

## Minutes of the Acton Gardens Community Board Meeting

Monday 26 September 2016 between 18:00-20:00pm

Berrymede Junior School, Osborne Road

### Board Member - Present:

#### Resident Board Members:

Margaret Brown (MB) – Vice Chair  
 Tim Ogunlesi (TO) - South Acton Resident  
 Saeed Oluwadipe (SO) - South Acton Resident  
 David McKay (DMK) – South Acton Resident  
 Janet Coker (JC) – South Acton Resident  
 Glen Miller (GM) – South Acton Resident  
 Helen Julien (HJ) - South Acton Resident  
 Nathan Lutz (NL) – South Acton Resident

#### Non Resident Board Members:

Cllr Josh Blacker (JB) – Ward Member  
 David Colley (DC) – London Borough of Ealing (LBE)  
 Evonne Clarke (EC) – L&Q  
 Cllr Yvonne Johnson (YJ) – Ward Member  
 Revd. Dean Ayre (DA) – Associate Rector of Acton  
 Jackie Sear (JS) – Acton Community Forum (ACF)

#### Board Members – Apologies:

Cathyann Thomas (CT) – Chair  
 Marta Nunes (MN) - South Acton Resident  
 Jason Campbell (JCa) – South Acton Resident  
 Aisha Bibi (AB) – South Acton Resident  
 Cllr Mik Sabiers (MS) – Ward Member  
 Mike Woolliscroft (MW) - Countryside  
 Jeremy Hutchings (JH) - L&Q  
 Lubna Khan (LK) - Berrymead Junior School  
 Paul Sweeney (PS) - Countryside  
 Billie Anne Ohene - (BO) – Berrymede Infant School

### Non Board Members – Present:

#### Attendants – Present:

Mark Ludlow (ML) – Countryside  
 Bianca Goulden (BG) - L&Q  
 Leon Joseph (LJ) - LBE  
 Toni Hodson (TH) - L&Q  
 Suzanne Keys (SK) – L&Q  
 Shakira Henry (SH) - L&Q  
 Rachel Pepper (RP) – ARTification Director  
 Carrie Reichardt (CR) – Artist  
 Amanda – PEP (observer)

#### Attendants - Apologies:

Amar Sokhi (AS) – LBE  
 Kuldip Mann (KM) - LBE  
 Hanna Khan (HK) – L&Q  
 Keith Mann (KM) – PEP

		Action
<b>1.0</b>	<b>Introductions and Apologies</b>	
1.1	BG chaired the meeting in CAT's absence.	
1.2	BG welcomed everyone and introductions were made.	
1.3	BG introduced NL, who will be joining the Board as a casual member due to a recent vacancy.	
1.4	BG also introduced DA, who has recently moved to South Acton and will be sitting on the Board on behalf of the Parish of Acton	
<b>2.0</b>	<b>Minutes of the Last Meeting</b>	
2.1	GM explained that he felt that agenda item 7.1 was a harsh statement. JC explained that is documented her opinion and was not recorded as a fact.	

<p>2.2</p> <p>2.3</p>	<p>Point 8.2 in the previous minutes claims there will no longer be estate inspections within Phase 2. This is a typing error and has been amended accordingly. Regular estate inspections will continue on all phases.</p> <p>No additional comments, all approved.</p>	
<p><b>3.0</b></p> <p>3.1</p> <p>3.1.1</p> <p>3.1.2</p> <p>3.1.3</p> <p>3.1.4</p> <p>3.1.5</p> <p><b>3.2</b></p> <p>3.2.1</p> <p>3.2.2</p> <p>3.2.3</p> <p>3.2.4</p> <p>3.2.5</p>	<p><b>Matters Arising</b></p> <p><b>CPZ Parking Consultation Update</b></p> <p>SH explained that there hasn't been any further progress since the last meeting. This is due to Catalyst Housing not yet providing a confirmed list of residents eligible for a CPZ permit to Ealing's Highway Services.</p> <p>JC explained that parking has been an issue for L&amp;Q residents around Phase 1 for the past 3 years. Catalyst Housing already have parking in place so aren't effected. Additionally, Maureen Anderson, is no longer the Housing Officer for the site, so there is no contact at present.</p> <p>Resident Board members explained that large vans and construction worker's vehicles are parking in residential bays. ML explained that staff parking is available on spare land and workers are encouraged to use public transport, however, the parking spaces in question are public spaces with no restrictions.</p> <p>SO questioned the efficiency of the masterplan's provision for construction parking on the estate, and claimed there is no monitoring or enforcement. ML explained that the 'just in time' policy is designed to limit construction traffic, especially large delivery vehicles but it is difficult to monitor individual tradesmen.</p> <p>JC requested the assistance of the ward councillors on the matter. YJ assured the Board contact would be made via Catalyst's head office to progress the issue.</p> <p><b>Phasing Plan Update</b></p> <p><i>Attendees were provided with a copy of the new phasing map and timeline, together with a short PowerPoint presentation. Copies are available upon request.</i></p> <p>BG thanked the Board for their patience over the past 12-18 months whilst the phasing plan has been updated, and for their comments which have been noted during this time.</p> <p>BG explained that the previous phasing plan has been adapted due to many changes on the estate. The phasing plan now allows the regeneration to deliver multiple phases in less time, therefore accelerating the project.</p> <p>Resident's requests through surgeries, housing needs surveys and general feedback has highlighted that residents want more choice of where they can move to, which has now been accommodated. It also takes into account residents' requests, such as those that want to remain in the north of the estate.</p> <p>BG identified two areas on the estate which will provide provision for residents aged over 55 years old. Phase 7.2, which is located close to the amenities of Acton High Street, and Phase 9.2, which will be located close to the future Phase 6 and Acton Town station and shops</p> <p>ML ran through the rephasing timeline. ML explained that the above factors were considered when revisiting the sequence of the rephasing. Acton Gardens (AG) have been working closely together to review the capacity of the estate, looking at bedroom</p>	<p>YJ</p>

	<p>sizes and household needs. The acceleration also means that the planned infrastructure, such as the boulevard, can be delivered slightly earlier.</p>	
3.2.6	<p>The recalculations have allowed for the project to deliver three phases concurrently, rather than singularly. The phasing plan is based on 21 phases and has reverted to the original numbering formation including sub phases (i.e. 9.1, 9.2, 9.3)</p>	
3.2.7	<p>The new rephasing plan and timeline will be able to provide residents with a color-coded map of where they will move from and to and when they will move.</p>	
3.2.8	<p>DC explained that the new phasing plan must be considered by planning services, elective members and residents. Whilst no further approval is needed in terms of legalities and demolition due to the previous permissions granted by LBE cabinet as with the original masterplan, planning need to approve the plan as a freestanding application. Residents and stakeholders will be able to give their views on the phasing plan at this stage, and these must be considered by the planning officer making the decision, or recommendation to the Planning Committee.</p>	
3.2.9	<p>BG explained that the Board members now enter a three week consultation period, where they are asked to provide feedback to be considered. Key members/groups will be individually approached to discuss.</p>	BG
3.2.10	<p>A communication strategy is in place to circulate the information, starting with a letter from LBE to all households on the estate explaining the choices they have, the date of their move and changes made to the phasing plan. All residents will be provided with a named Ealing Council officer to support them, as well as having the opportunity to attend surgeries, presentations, meetings and drop-ins. Acton Gardens staff are also all located in their new Enfield Road office.</p>	
3.2.11	<p>BG also wants the involvement of the Board in delivering the new Community Lettings Guide and will present at the next Board meeting for their approval.</p>	BG/DC
3.2.12	<p>DM was unclear, by reviewing the new map, where the over 55s were moving to: BG agreed this should be made clearer and will amend accordingly.</p>	BG
3.2.13	<p>GM enquired as to the decanting of Hardy Court. LJ explained that the majority are moving into Phases 3.1 (October 2016 ) and 3.2 (January 2017). There are a few households that are required to double decant, until their new homes are ready. DC explained that this is necessary for the security and safety of those residents. GM claimed that not all Hardy Court residents are aware of their future housing arrangements. DC explained that this has been communicated in writing but they will be approached individually to ensure understanding.</p>	BG
3.2.14	<p>GM explained that the decant of Phase 7.1 seemed overly ambitious. DC explained AG are confident of the timelines, as there has been much progress over the past year. Buy-back valuations have been agreed with all but three leaseholders. Sixteen tenants remain and will soon be receiving direct offers for alternative LBE housing. GM claimed this procedure has not been well publicised: DC explained that households are approached and spoken to on an individual basis as each case is different.</p>	
3.2.15	<p>GM also explained he felt it unfair that Belgrave Close and Frampton Court residents are now being asked to move to the southern part of the estate. BG explained that moving to the South of the Estate was one option, there was also an opportunity to stay living in the North of the estate or move off site. Households will be spoken to individually, as some families may prefer living closer to the school, for example.</p>	
3.2.16	<p>NL was concerned by the affect of vehicle access during the construction of Phase 9.1. ML explained that the Construction Logistics Plan will be considered and implemented to ease congestion.</p>	

<p>3.2.17</p> <p>3.2.18</p> <p>3.2.19</p> <p>3.2.20</p> <p>3.2.21</p>	<p>NL enquired as to how residents are consulted through planning: YJ explained that lamppost signs are erected around the estate for information. BG explained that a link to the relevant LBE planning page will feature on the Your South Acton website, as well as in the AG newsletter and text message service.</p> <p>NL asked whether a lifestyle needs survey had been conducted and considered in the phasing plan, taking into consideration the leisure and retail needs of residents. ML explained that Phase 6 provided opportunities for such needs, but would be subject to individual planning. ML explained that the proposed amenities include the possibility of a GP surgery, nursery, dentist, a larger retail unit and two smaller retail units.</p> <p>TO requested an update on the retail unit within Phase 3.1: ML explained that the agreement is ongoing, as it slightly more complex as the retailer would be based at Phase 3.1 temporarily and then move to the larger retail space in the future Phase 6.</p> <p>DM enquired about the land on Phase 11: BG explained that this will be used for temporary homeless accommodation. DC explained that the officer dealing will present the plans at the next meeting.</p> <p>HJ enquired about the remaining tenants in Charles Hocking House: BG explained that they have moved/will be moving into Phases 2, 3.1, 3.2 or away from the estate. There are temporary tenants residing there at the moment, so appears to be occupied by more tenants. BG also explained that the demolition of Charles Hocking House and Hardy Court will not affect the running of the Oaktree Community Centre.</p>	<p>DC</p>
<p><b>4.0</b></p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p>	<p><b>A presentation of Public Art and Community Chest Project – Rachel Pepper</b></p> <p><i>RP presented a PowerPoint presentation to the Board, detailing the current street art within South Acton, and possible pieces in support of their Community Chest application, South Acton street Art 2016. Copies are available on request.</i></p> <p>RP explained that they have recently completed a community consultation period regarding their Community Chest funding application, South Acton Street Art 2016 (as previously requested by the Board). RP and her colleagues spoke with the community at the recent Party for All and during art workshops.</p> <p>Five pieces of artwork were presented to the Board for their consideration, in support of their recent Community Chest application, planning on producing a piece of street art on Barwick House.</p> <p>RP explained that they are also hoping to produce some street art in the Redbrick area and showed possible 'mock ups'. RP will organise for a Street art festival next summer with the Redbrick Community and the artists.</p> <p>ARTification have also been asked to be involved in the art work for the temporary accommodation in Hope Gardens (please refer to 3.2.20).</p> <p>The Board decided that it would be best to come to a decision on the particular images via a separate Arts Sub group due to the complexities involved on agreeing an image within the larger forum.</p>	
<p><b>5.0</b></p>	<p><b>Phase 3.1 Art Project update – Carrie Reichardt</b></p> <p><i>CR presented an overview of the proposed street art on Phase 3.1. Copies are available on request.</i></p>	

5.1	Briefly, CR and her team continue to conduct a consultation period with local residents, community groups, schools and sheltered schemes to understand and capture the diverse community and history of South Acton.	
5.2	This has resulted in a mosaic design including: history of Acton, local environment, nature, heritage, community roots and community involvement. The piece now reflects the above through a medieval woodcutter style piece featuring a traditional Oaktree. The piece will be erected from November this year, dependant on weather conditions.	
5.3	BG to circulate CR's details, for those that want to become involved further.	BG
<b>6.0</b>	<b>Community Chest update</b>	
6.1	The Community Chest Sub-Group were unable to meet this time, and therefore the Board were asked to vote on the four proposed projects.	
6.2	JC explained that three applications were approved in July; the 2016/2017 budget stands at £39,757.28.	
6.3	JC explained that two applications were received for the July period. These were: The IT Club by Acton Community Forum and Supplementary School by Klassic Learning. Two additional projects, South Acton Street art 2016 by Acton Arts Forum, and Feel Good....Age Well by Nexos Latinos Americanos, were previously deferred and required the Board's consideration.	
6.4	IT Club by Acton Community Forum: it was noted by the Board that they previously provided funding for many IT projects. JS explained that the additional funding applied for, through the Postcode Lottery, was unsuccessful and therefore they would not be able to buy new laptops. They do, however, already have working PCs in the Oaktree Centre, and Wi-Fi, that could be used. People could also drop in for advice.  The majority of Board members voted against the project, therefore the IT Club was not funded.	
6.5	The Supplementary School by Klassic Learning has previously been funded twice and the Board felt they need to review the successfulness of the project before funding again. The project was therefore deferred, awaiting feedback from local school and the submission of evaluation reports.	SK
6.6	Following on from RP's presentation (agenda item 4) it was agreed that the project be funded, however, the piece of art still requires additional consultation. AG will conduct an online vote, request feedback from Barwick House residents and employ the help from a purpose formed Art Sub Group in order to choose the piece.	TH
6.7	The Board considered the previously deferred application from Nexos Latinos Americanos. The Board felt that it was a lot of money for a class that, on average, attracted 15 people. The majority of the board therefore voted in favour of funding 50% of the project at £2467.00.	
<b>7.0</b>	<b>Regeneration Updates</b>  <b>Updates by Ealing Council and Acton Gardens</b>	
7.1	Phase 3.1: the first private residents moved in last month. The remaining residents, from all tenures, will move in between now and December. Station Square is now open to the public. Discussions around the occupancy of the retail unit remains ongoing.	

7.2	Phase 3.2: the first of the private residents moved in last week, with the remaining residents moving in between now and February. This phase includes a new road linking Bollo Bridge Road with Osborne Road.	
7.3	Phase 4: the phase is making good progress and will be ready for occupancy in Spring/Summer 2017.	
7.4	Phase 5: the ground works are now completed and construction has started, with completion planned for Autumn 2018.	
7.5	Phase 6: following Planning Consent being obtained in May, the plans are now at the detailed design stage between the architects and developers. The demolition of Hardy Court will begin in October, with ground works starting in February.	
7.6	The temporary open space on the Caine House site is now open, after working closely with Cultivate London to enhance the area with plants and foliage.	
<b>8.0</b>	<b>Housing Services Update</b>	
8.1	SH explained that Phase 1 had recently received a Gold rating for its estate inspection. Grounds maintenance has also been improved and Acton Gardens will continue to work closely with Cultivate London to provide continuity of this service.	
8.2	Phase 2 also received a Gold rating and there are no concerns with regards to repairs or grounds maintenance.	
8.3	L&Q recently held a Summer Party for Phase 1 and 2 residents, which received positive feedback.	
8.4	SH will be holding a residents meeting this Thursday from 7.00pm in the Oaktree Community Centre.	
8.5	ASB Update: there have been a number of bicycle thefts in recent weeks. SH is working closely with the local police through their investigation and has provided CCTV footage. SH continues to review security of the bicycle stores and to reassure residents.	
8.6	GM claimed that the pathways around the new developments, the Bollo Bridge Road and surrounding areas are very dark and uneven. DC explained that he will feed this back to the parks department in LBE, and to SCBC as this surrounds Hardy Court rather than L&Q's buildings.	
8.7	No update was provided from SCBC or Catalyst Housing.	
<b>9.0</b>	<b>ITA Update (PEP) - Update by Keith Mann</b>	
9.1	KM was unable to attend the meeting due to jury service but has provided a written report. There were no comments or questions.	
<b>10.0</b>	<b>AOB</b>	
10.1	DM asked for an update of the merger of L&Q and East Thames Housing (ETH). BG explained that the merge will take place at the beginning of December. BG went on to explain that ETH are specialists in extra care and supported housing. EC explained that their work will filter from East London towards the west over time, when we will then be able to benefit from their impact.	

	DM asked for a record of ETH's work on sheltered housing	EC
10.2	GM asked that Acton Gardens revisit the issue of rent affordability. DC explained that the Board had a meeting regarding this, as well as service charge calculations, at the last meeting. BG offered to speak with GM outside of the meeting to explain further.	BG
10.3	GM claimed that disabled residents' needs haven't been considered throughout the regeneration, especially those that are bed bound in terms of access and space within lifts and properties. BG explained that anyone in that position would be offered a suitable property on the ground floor, for access reasons. AG would also work closely with the family and occupational health to ensure their needs are met.	
	The next meeting will be held on Monday 28 November 2016 between 18:00 to 20:00pm at the Berrymede Junior School, Osborne Road, South Acton	