



Acton Gardens Community Board Minutes
Monday 1st December (6pm-8.15 pm)
Acton Gardens L&Q Meeting Room/Microsoft Teams

Attendees:

Present	Apologies
Resident Board Members Adham Aloka (AA) – Vice Chair Untza Sale (US) Janet Coker (JC) Daniela Nicola (DN) Angela Ballesteros (AB)	Resident Board Members Slobodan Vuckovic (SV) Keith Smith (KS) Matthew Hemes (MH) Natalie Russell-Wall (NRW)
Non- Board Members Ramzay Zain (RZ) – L&Q Nell Maguire (NM) – L&Q Shakira Henry (SH) – L&Q Angela James (AJ) – L&Q Kristine Tumbokon (KT) – L&Q Simon Donovan (SD) – LDT Colin Brent (CB) – BBYC Nicholas Clarke (NC)- Countryside Chris McConnachie (CM) – ETC Desrine Vickers (DV) – LBE Amar Sokhi (AS) – LBE Ritika Kothari (RK) – LBE Esra Abd Elrahma (EA) – LBE Laura McLean (LM) - LBE	Non-Board Members Angela James (AJ) – L&Q Frank Baker (FB) – L&Q Georgia Metzger (GM) – L&Q

Item	Description	Action
1.	Welcome and Apologies - Adham Aloka (Board), AA - NM confirmed the meeting would be recorded.	
2.	Minutes of previous Meeting – Adham Aloka (Board), AA • Can be found in Appendix 1 No comments or amendments raised.	

<p>3.</p>	<p>Guest Speakers: Good Regeneration Charter Presentation – Esra Abd Elrahman & Laura McLean (LBE), EA/LM</p> <ul style="list-style-type: none"> • EA/LM gave short presentation on LBE’s Good Regeneration Charter Project, sharing the aims and objectives, current progress, and key questions of building the toolkit. • JC gave overview of past experiences involved in resident research project. • Board receptive to the project, US asked for slides to be shared. 	<p>NM: Share slides and details of EA/LM to resident board members.</p>
	<p>AGCC Update – Simon Donovan (LDT), SD</p> <ul style="list-style-type: none"> • Infographic Overview (see Board Pack) Overview of activities at the centre, including dance groups, black history month celebrations, council roadshows and baby groups. • Explained there are current challenges in obtaining funding due to oversubscription for grant funding. • The same person who’s party booking contributed to the incident on Halloween 2024 attempted to book again for 2025, but this was rejected due to the new screening process of booking. • No issues with extended booking hours from 7pm to 9pm. • The community centre is doing better than expected with no significant issues. • The heating is still broken in the main hall. Awaiting parts to be delivered from Italy. 	
<p>4.</p>	<p>Regeneration Team Update – Nell Maguire (L&Q), NM</p> <ul style="list-style-type: none"> • Regeneration Update (see Pack) • The outstanding OT Assessment is currently being arranged between the OT Practice and AS. AA asked if it is the same resident, NM confirmed it is. • AA asked if the demolition and handover dates are the same as those shared in the pre-meet previously. NM confirmed this is correct and referred to the booklet shared at pre-meet • JC expressed surprise that the development is now due to be complete in 2038, as it was originally supposed to be this year. • AA asked who the drop-in sessions have been communicated to, NM explained they are only in the planning stage at the moment and will be explored further in the New Year. • JC asked if drop in sessions will be the same as the Housing Management Drop Ins. RZ explained drop ins will be about the regeneration, place making and engagement opportunities. 	

	<ul style="list-style-type: none"> • JC shared that not all of the Mental Health and Kindness event attendees were from Acton Gardens, but did not mind. They were still local. • AA asked how many attended, NM said whilst some dropped in and out at various stages, approximately 20-30 attended. • NM shared that the upcoming Winter Event tickets have sold out. 	
5.	<p>Community Board Update – Adham Aloka (Board), AA</p> <ul style="list-style-type: none"> • Community Board Update (See Board Pack) • AGM confirmed for 26 January 2026. • RZ provided further update on Youth Board Member applications. The 4 current vacancies on the Board have been filled by the applicants of the Youth Board Member campaign. RZ is currently in the process of finalising their recruitment. • JC asked if the youth board members being coopted into their casual positions would impact others applying, NM assured No – previous years have had more applicants than positions available and it will be voted on as usual. • AA would like to know more about their onboarding process, as he believes current board members have lacked training on their roles. • AA confirmed that Peabody residents will not be able to join the Board, NM reiterated that this is to ensure the focus remains on L&Q/LBE whilst the development continues at its current rate. • AA asks NM to expand on what the Community Fridge is. NM explains that this is the foodbank. • JC asked about those who need to re stand at the AGM, NM reconfirmed it is JC, AA, SV. • AA asked about the decision making process of Ade doing the sculpture in Central Plaza again, was anyone else considered? • NM explains that as it was Ade’s work destroyed, it seems fair to give him the opportunity to replace it. • NC reiterated NM’s point, and shared that the process of choosing him in the first place was rigorous, and it wasn’t deemed necessary to repeat. • AA asked if he is local, and what theme it will be. NM the artists family lives on the estate, and it will continue the theme of Community in line with the last structure. • AA asked to see designs when submitted. <p>Vote By Majority: to reduce Board Meetings to twice per year, instead of four.</p> <p>FOR: N/A AGAINST: AA, JC, US, DN, AB, NRW (via email)</p>	<p>NM: share information to JC, AA, SV on re standing as board members.</p> <p>Communities Team: keep board updated when new designs are proposed.</p> <p>Communities Team: revisit review of Board Frequency.</p>

<p>6.</p>	<p>Phasing / Development Update – Nicholas Clark (Countryside/Vistry), NC</p> <ul style="list-style-type: none"> • Phasing update (see Board Pack) • Confirmed sale of 110 units. • Reiterated that Countryside are still invested in the Board and project in light of the proposal to reduce Board Meetings. <p>Resident Concerns:</p> <ul style="list-style-type: none"> • AA commented on how busy the active sights are in the morning, good to see progress with the new phase. • AB asked if the intent is to increase the number of people living in the area? • NC confirms that this is correct and that the work being done is in line with helping the government reach their target of delivering 80,000 new homes. • NC although the completion of the project is delayed, it still contributes to helping address the housing shortage. It is not an instant process, and what is most important is that the delivery is done the correct way. • AA and DN expressed concerns about the lack of lighting in the alley between Central Plaza and Phase 7.1. • NC has noted this and will pass the information on to contractors. • AA asked whether they can receive information on the capacity of the future phases. • NC explains they currently have the outline application which gives a high level understanding of capacity however, the Reserved Matters Application will contain far more detail on this. • JC asked about potential building heights in light of tragedies like Grenfell and wonders whether they will be similar to the new tall buildings in North Acton. • NC explained that there are no plans for buildings with that many stories – typically the tallest are around 15-18 stories and there is lots of Health & Safety rules/commitments to follow. • CM provided positive feedback on the Enfield Road Houses, asked if Board Members could tour them to show the difference between house and flats. • NC explained that they are due to be completed this month and have buyers lined up, so tours aren't viable, but will send photographs. • AA expressed concern around social infrastructure and overcrowding of schools/nurseries and public transport. Children Centre is full until 2027. • NC assured that as part of the planning process all of this is thoroughly considered and it is also in section 106 agreements to provide contributions to public infrastructure. 	<p>NC: send photographs of Enfield Road Houses to NM to share to Board Members.</p> <p>Board: To arrange flat viewings in 2026</p> <p>AA: Contact David Colley with concerns regarding public infrastructure.</p> <p>AA: Seek written clarification from NC regarding the flooring shop.</p>
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	<ul style="list-style-type: none"> • CM advised AA to reach out the David Colley – director of regeneration for Ealing Council on the matter. • AA asked who was in charge of the wood door/floor shop opposite Sainsburys, it adds no value to the community and is out of place. • NC explained there is a separate team at countryside who oversees this, and explained that there were challenges to find tenants for the commercial units. It is better than a vacant unit. 	
	<p>Bollo Youth Centre Update – Colin Brent (BBYC), CB</p> <ul style="list-style-type: none"> • There was a successful meeting with residents of Crayle House regarding current ASB issues. SH reiterated this, sharing that there had been good resident feedback, with comments about locals not realising how much work BBYC do in the area. Hope for these meetings to become quarterly. • BBYC has been quieter over the last three months, but some good projects are still running including some film projects. • AA asked how many people are using the centre CB said approximately 20 a day at the moment, usually around 40. In the first half of the financial year, the centre saw approximately 550 individuals. • The centre has a career advisor service on Tuesdays and Fridays. • Last week, there was a ‘3 Days of Action’ Project, where a group of NEETs had a variety of help with CV’s, applications, and a visit to Ealing Broadway to seek work. Two of the group have secured trial shifts at restaurants. • Wants the community to know that despite the stigma, BBYC is for everyone. It would be good to work together to help promote this – asked all to consider ways to collaborate on this. • AA suggested this could be a good first task for the Youth Board Members. • DN asked if L&Q could collaborate for large events such as the annual Summer and Winter Events. NM explained that they did for the Summer 2025 event, and can continue to look into future opportunities. JC expressed that the community need to know how to approach large groups without it being challenging. Asked if RISE could connect with the drugs issue in the Red Bricks. 	<p>NM: seek further information on the ‘3 Days of Action’ project for the 45th edition of the Acton Gardens Newsletter.</p> <p>All: brainstorm ways to promote the work of BBYC, including collaboration work.</p> <p>NM/CB: Arrange a visit to BBYC</p>
	<p>London Borough Ealing Update – Amar Sokhi (LBE), AS</p> <ul style="list-style-type: none"> • LBE Update (see Board Pack) <ul style="list-style-type: none"> - Summary of properties to decanted - Summary of vacant possessions - Summary of progress to date 	

	<ul style="list-style-type: none"> • CM was pleased with above update. Advised that the figures shared were great, and many people are still going through Locata. • AS agreed, highlighted that the joint surgeries with CM over summer worked well. 	
8.	<p>Community Chest Update – Nell Maguire (L&Q), NM</p> <ul style="list-style-type: none"> • Community Chest Update (see pack) - Summary of funding approved for the last round, four applications received for this round. • AA asks what will happen with the sub-group now NRW is leaving and KS is on long-term leave? NM reports Natalie has not yet confirmed she is leaving, and it is DA on leave, not KS • DN asked when the leftover money can be used NM explained that it rolls over to the next year of funding, which starts in the next round. 	NM: set deadlines for next community chest deadlines
9.	<p>Housing Management (HM) Update – Shakira Henry (SH)</p> <ul style="list-style-type: none"> • Recent HM Tracker can be found in Appendix 2. • Daniel Lamptey has left the business • Further Updates: • Bollards have being reinstated by Ealing Council • Awaiting wall repair near Sainsburys • Confirmed commercial cooking smells in 6.1 – Mint Café is still in progress • Updates are the be reflected in December tracker • L&Q Energy meeting held 01.12.2025 – not all planned points on the agenda were covered, but minutes and actions are to be sorted. • Awaiting Solar Panel Spreadsheet, when received this shall be shared with AB, DN, AA, US. • Estate improvements are currently being carried out including improved CCTV and estate lighting. If the board have any suggestions for their scheme, please reach out to relevant NHL for review. • AB asked about Communal Herb Gardens, SH advised she would look into the potential. • AA asked about the Repairs Report requested previously, SH has chased this and will share when received. • AA asked AJ about a follow up meeting with L&Q directors, that was due in September with previous Board Chair Matthew Hemes (exact topic unclear). AJ explained there has been a lot of staff movement, and requested a written agenda for why another meeting was required at that level, if manageable at Board level. 	<p>SH/AA: Minutes and Actions to be established following L&Q Energy Meeting.</p> <p>SH: Solar Panel Spreadsheet to be shared when received to DN,AA,AB,US.</p> <p>Board Members: reach out to their NHL with any suggestions for estate improvements.</p> <p>AA: share written reasoning/agenda to AJ for need of follow up meeting at director level.</p>
13.	<p>Reminder of Chris McConnachie’s Services – CM</p>	

	<ul style="list-style-type: none"> • Drop-ins are to continue on the first Thursday of the month • Services still used by residents, mainly LBE residents in light of council buy-backs • Stay and Play at the Children's Centre with Leon Joseph still operates well. • Reminded Board members of her services and support available. 	
14.	<p>AOB – ALL</p> <ul style="list-style-type: none"> • N/A 	

[End of meeting 20:15 – Duration 2 Hours 15 Minutes]