

Minutes of the Acton Gardens Community Board Meeting

Monday 17th December 2018 18:00-20:00pm

Berrymede Junior School, Osborne Road

<p>Board Member - Present:</p> <p>Resident Board Members: Natasha Esson (NE) – Chair Sally Carlton (SC) – Vice Chair Janet Coker (JC) – Resident Board member Helen Julien (HJ) – Resident Board member Glen Miller (GM) – Resident Board member Valerie McLean (VM) – Resident Board member David McKay (DMK) – South Acton Resident Cathyann Thomas (CT) – Resident Board member Marta Nunes (MN)- Resident Board member Abdullahi Ali (AA) – Resident Board member</p> <p>Non Resident Board Members: David Colley (DC) – London Borough of Ealing (LBE) Jeremy Hutchings (JH) - L&Q Mike Woolliscroft (MW) - Countryside</p> <p>Board Members – Apologies: Margaret Brown (MB) – Resident Board member Cllr Josh Blacker (JB) – Ward Member Cllr Yvonne Johnson (YJ) – Ward Member Paul Sweeney (PS) – Countryside Cllr Yvonne Johnson (YJ) – Ward Member Lubna Khan (LK) - Berrymead Junior School Billie Anne Ohene - (BO) – Berrymede Infant School Cllr Mik Sabiers (MS) – Ward Member Revd. Dean Ayre (DA) – Associate Rector of Acton Michael Simms (MS) – Acton Community Forum Dr K Azami (KA) – Resident Board member</p>	<p>Non Board Members – Present:</p> <p>Attendants – Present: Eve Mouser Smith (EMS) – L&Q Keith Mann (KM) – PEP Keisha Samuels (KS) – L&Q Alan Llorente (AL) – Catalyst Housing Mark Ludlow (ML) – Countryside</p> <p>Attendants - Apologies: Peter Smith (PS) – L&Q John Dakin (JD) – L&Q Frank Baker (FB) – L&Q Rob Copley (RC) – Countryside Leon Joseph (LJ) - LBE Shakira Henry (SH) - L&Q</p>
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1.0	Introductions and Apologies	
1.1	NE welcomed everybody and introduced three new Resident Board members following their election at last week's AGM, Marta Nunes, Dr K Azami (apologies received) and Abdullahi Ali.	
1.2	NE explained that Margaret will be visited by Acton Gardens team to see if she is ok and discuss her position on the Community Board.	EMS / KS

<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>Re-election of Chair and Vice chair positions</p> <p>KM explained that the Chair and Vice Chair positions are elected at the first Community Board meeting after AGM. NE confirmed that she wished re-stand as Chair. No other Resident Board member expressed an interest to stand as Chair. All present Board members voted in favour of NE to remain as Chair. KM confirmed NE's position as Chair.</p> <p>KM advised that following the AGM, TO has stepped down from his position as a Resident Board member, leaving a vacancy for the Vice Chair position. KM confirmed that SC had expressed an interest in standing as Vice Chair. No other Resident Board member expressed an interest in standing for this position.</p> <p>All present Board members voted in favour for SC to stand as Vice Chair. KM confirmed SC's new position as Vice Chair.</p>	
<p>3.0</p> <p>3.1</p>	<p>Minutes of last meeting</p> <p>The previous minutes were approved.</p>	
<p>4.0</p> <p>4.1</p>	<p>Matters arising</p> <p>GM queried the eviction process for private tenants living in properties owned by leaseholders. DC advised that LBE cannot comment on this case as it is a private case.</p>	

	<p>KM advised that it is quite common for tenants of private leaseholders to be forwarded to PEP so asked GM to refer this case to him if they need assistance. GM to forward details to KM.</p>	
4.2	<p>KM asked ML for an update on the Michael Flanders Centre. ML advised that there is no update yet but Acton Gardens are currently talking to Ealing council about what the Michael Flanders Centre will look like in the future.</p>	
4.3	<p>GM advised that some residents have requested for a multi-use games area to be installed in North of South Acton estate. ML confirmed that there are plans for these facilities to be provided at Bollo Brook park. The Parks team at Ealing council are leading on this following a resident consultation event in August.</p>	
4.4	<p>MW confirmed that the masterplan includes two new parks at the North of the estate and LBE is working on plans to improve Avenue Road park.</p>	
4.5	<p>DM asked if the Michael Flanders centre is re-provided will it be run by the council. DC advised that this is likely to be local authority scheme.</p>	
4.6	<p>GM felt that there was little consultation amongst residents about the new community centre. JH confirmed that Acton Gardens have spent a lot of time consulting with local groups about moving to the new community centre.</p>	
4.7	<p>NE confirmed that the Community Board members were all invited to a visit to Woodbury Downs, a community centre run by Manor House Development Trust on 24th November. Unfortunately, not everybody was able to respond or attend but the visit was very useful and in her opinion, demonstrates how a community centre should be run.</p>	
4.8	<p>CT agreed that the visit to Woodbury Downs was useful and was impressed by the number of classes held for local people (Yoga, vegan cooking class and a community fridge). CT advised that she is looking forward for new community centre to open.</p>	
4.9	<p>GM advised that didn't receive his invite but has been very busy. SC suggested checking contact details for all Resident Board members.</p>	EMS
4.10	<p>KM advised that Simon Donovan from MHDT is keen for residents to steer the way the new community centre is run.</p>	
4.12	<p>AA advised that Bollo Brook Park currently out of use and asked when it will be back in use. AA advised that no notice was given about this closure and as a result he has not been able to run sporting activities at this park.</p>	
4.13	<p>ML confirmed that the closure of Bollo Brook Park has nothing to do with Acton Gardens and DC advised that this needs to be raised with LBE's parks team. ML confirmed that he will raise with LBE Parks Team.</p>	ML
4.14	<p>NE asked if there was an update on who will replace the small Sainsbury's. ML confirmed that Acton Gardens have received interest from many parties and the space will go out to tender in the new year. AA asked how to bid for the space. ML asked AA to let him know if he is interested in bidding for space and ML will pass the query on to the relevant team.</p>	AA
4.14	<p>GM asked if Acton Gardens are in communication with SARAG. DC advised that Acton Gardens have invited SARAG to Community Board meetings on a number of occasions but they have not attended.</p>	
5.0	<p>Community Chest Applications and update</p>	
5.1	<p>JC advised that all four applications have been approved.</p>	

<p>5.2</p> <p>5.3</p> <p>5.4</p>	<p>KM queried remaining figure of £10,353.43. KS confirmed that this figure represents remaining funding available after the <i>four</i> recent applications had been approved.</p> <p>GM queried why there is a lack of community chest projects in the red brick area. KS confirmed that one of the approved community chest applications (ARTification, Appendix 1) is a project which will run in the red brick area.</p> <p>JH reiterated that there is still money available in the community chest and advised GM to pass this message on if he knows anybody who wants to apply.</p>	
<p>6.0</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p>	<p>Revised Masterplan update <i>A verbal update was provided by Mark Ludlow</i></p> <p>ML confirmed that the Revised Masterplan went to LBE's planning committee on Wednesday 12th December 18. ML confirmed that the committee agreed a resolution to grant planning consent subject to the approval from the Mayor of London and agreement of a Section 106 legal agreement.</p> <p>ML confirmed that phase 9.2 will be the next phase in the programme and it is anticipated that work on site will commence towards end of spring 2019.</p> <p>The revised masterplan increases the number of units at South Acton by just under 860, 50% of which will be affordable housing. Overall, (including the units owned by Catalyst Housing) the number of affordable units at South Acton will be increased by approx. 30% from those existing prior to the regeneration programme.</p> <p>GM queried why the rents at Acton Gardens are so high. JH reiterated that London Affordable rents are set by Mayor of London not by Housing Associations. DM stated that in his current sheltered accommodation, rent goes down by 1% every year and asked why is this not the case with L&Q new build properties. CA and JC advised that their L&Q rent did go down by 1%, and it may be the service charge which increases.</p> <p>JC asked DC to confirm rents at the council owned new build properties at Copley Close scheme. DC confirmed that the council rents at Copley Close are very similar to the rents charged at Acton Gardens.</p> <p>KM confirmed that he receives many referrals regarding affordability concerns. KM has found it useful that L&Q have implemented a benefits advice service (Staying First) so that he can refer his clients on to this service. GM advised that he felt that his meeting with Staying First was unsuccessful. KM recommended that GM has a word with EMS if he feels it was unsuccessful so that she can understand why and feedback to Staying First.</p>	
<p>7.0</p> <p>7.1</p>	<p>Regeneration update <i>A verbal update was provided by Mark Ludlow</i></p> <p>Phase 5: The West Park is now fully complete and the Christmas event was held here, which was well attended. The adult gym equipment in this park has been damaged and Acton Gardens are waiting for suppliers to send replacement parts.</p>	

7.1.2	Phase 6.1: This phase is scheduled to complete in Spring next year. Sainsburys is now open. The new Community Centre is due to open on 1 st February 2019. The Youth club is expected to move in just after Christmas. The Dentist is currently kitting out their space at this phase. The new L&Q office is scheduled to move to this phase in February 2019.	
7.1.3	Phase 6.2: The ground works at this phase have commenced. Acton Gardens are working on providing pedestrian access between phase 6.1 and phase 6.2 as soon as possible. MN reported that there were no lights on crane at phase 6.2. ML will feed this back.	ML
7.1.4	Phase 7.1: The concrete framework at this phase is largely complete and the first units are scheduled to complete in Feb/March 19.	
7.1.5	Phase 9.1: The framework is progressing at pace and is now up to the third floor. Works are progressing to programme. This phase is due for completion in Summer / Autumn 2019.	
7.1.6	ML advised the next phase, assuming revised masterplan plan is ratified will be phase 9.2. HJ asked if there had been any damage near phase 6.1 as there is a lot of glass in the area. ML was not aware of any damage but may have been an issue with Sainsbury's alarm. ML will query, but this has not previously been brought to his attention.	ML
7.1.7	AA asked when local groups can start making queries about the use of the new community centre. ML confirmed that queries can be made as soon as the appointment of the third-party operator has been finalised.	
7.2	Acton Gardens written report	
7.2.1	NE explained that L&Q have provided a written report within the Board papers and asked if there were any questions regarding this. There were no queries raised.	
7.3	LBE written report	
7.3.1	DC asked the Board to refer to the written report within the Board papers. DC advised that he has nothing further to add to the report, unless there are any questions. There were no questions raised.	
7.3.2	AA raised a concern about the space for the youth club at phase 6.1 advising that he is not sure how this can work as the space may be too small. DC advised that the new youth club space at phase 6.1 is based largely on the space which was previously provided on Bollo Bridge Road.	
7.3.3	ML confirmed that the youth club has been through much consultation and Acton Gardens have worked very closely with youth club managers to ensure that they have been consulted at every step of the process. ML also reiterated that the new community centre is located next to the youth club, which can also be utilised as it will offer many activities for young people.	
7.3.4	MW suggested that the youth centre should be on agenda for future community board meetings. There may be ways in which Acton Gardens can support the youth club going forward. The Community centre opens up more space for young people. Acton Gardens will monitor and address any issues as they come.	
7.3.5	KM asked if Acton Gardens could organise for the Community Board to visit the new community centre, youth club and L&Q office before they open. KS confirmed that the regeneration team will start to plan this visit in the new year. JH suggested to bring Simon Donovan of MHDT along to this visit.	KS

8.0	Housing services update (L&Q and Catalyst) <i>A verbal update was provided by Alan Llorente (Catalyst).</i>	
8.1	There have been several complaints regarding delays with recycling collection at phase 2.2. In addition, wheelie bins at Caulfield Road Houses are being missed by rubbish collectors, leaving the road looking very unsightly. DC advised will feed both issues back to relevant teams within LBE. On a positive note, ASB reports have reduced amongst Catalyst residents at South Acton.	DC
8.2	Funding will also be available in the new year for loft insulation and cavity wall insulation within Catalyst stock. This money will be available in the new year to help make homes warmer.	
8.1	Written update provided by Shaikra Henry (L&Q)	
8.1.1	JH advised that Shakira Henry was unable to make tonight's meeting and a written report has been provided within the Board papers.	
8.1.2	JH advised that interviews for a Property Manager at South Acton (replacing Bijal Mehta) and Senior Regeneration Manager (replacing Bianca Goulden) will commence this week (w/c 17 th Dec).	
8.1.3	JC raised a concern regarding individuals spitting in the lifts at Beeching Court and suggested putting up a reminder that the lifts are CCTV patrolled.	
8.1.4	JH advised that L&Q are receiving reports of parcels going missing from L&Q managed blocks at South Acton. JC advised that this is often down to the negligence of courier companies, some are better than others. NE sometimes this is also due to individual's tailgating their way into blocks.	
8.1.5	JC reported that a neighbour in Crayford Court is experiencing issues with the lift. There is only one lift available at Crayford Court which has been out of service for some time. JH confirmed that we will look into this tomorrow. <i>Since this meeting, EMS has raised the lift issue with property manager, Shakira Henry who has advised that she is looking into this, and will call the resident with an update.</i>	SH
8.1.6	JH advised that L&Q are putting measures in place to ensure that L&Q are being notified about system failures remotely, <i>before</i> a lift breaks down so that we can resolve these issues quickly.	
9.0	ITA update	
9.1	KM asked the Board if his long hand reports provided in the papers are still useful, or would the Board prefer statistics.	
9.2	NE and SC advised that they find these reports useful and interesting as it gives the Board an insight to the cases being referred to P.E.P.	
9.3	JH advised that KM's longhand reports are useful as they provide a description of the cases received. This helps to identify common themes.	

<p>9.4</p> <p>9.5</p> <p>9.6</p> <p>9.7</p> <p>9.8</p> <p>9.9</p> <p>10.0</p> <p>10.1</p>	<p>KM advised that there seems to have been a mismatch between properties being built at 7.1 and the bedroom size need of residents living at phase 7.2. KM suspects that this is due to high volume of one-bedroom cases at Frampton Court, resulting in a surplus of larger units at phase 7.1. These larger units were subsequently advertised on LOCATA and ringfenced for South Acton residents.</p> <p>Because of the properties being advertised on LOCATA, KM spent a lot of time going back to clients in other areas of estate and encouraged them to bid. This process resulted in some residents being made offers earlier than scheduled.</p> <p>KM advised that his final afternoon surgery at Hanbury Road Community Centre was earlier in December. Posters have been put around the estate to notify local residents and leaseholders that next surgery will be held at the Acton Gardens office.</p> <p>The location for KM's February's surgery is to be confirmed. Once the new community centre is open, future surgeries will be held there.</p> <p>MN asked what happens when people become overcrowded in an L&Q property. JH confirmed that residents would need to apply for an internal transfer with L&Q as per L&Q's transfer policy.</p> <p>GM thanked KM for his help with early moves at 7.1.</p> <p>AOB</p> <p>EMS confirmed that she will endeavour to get the minutes of this meeting out by next week but because of the time of year, this may be at the beginning of next year.</p>	
<p style="text-align: center;">The next meeting will be held on Monday 18th March 2018 between 18:00 to 20:00pm at the Berrymede Junior School, Osborne Road, Acton</p>		