



Acton Gardens Community Board Minutes
Monday 13 July 2026 (6pm - 8.15 pm)
Acton Gardens L&Q Meeting Room/Microsoft Teams

Attendees:

Present	Apologies
Resident Board Members Adham Alok (AA) – Chair Untza Sale (US) Janet Coker (JC) Daniela Nicola (DN) Angela Ballesteros (AB)	Resident Board Members Natalie Russell-Wall (NRW) Darko Lutkic (DL) Manuel Barradas (MB) Zahra Hashi (ZH) Paola Santarelli (PS)
Non- Board Members Ramzay Zain (RZ) – L&Q Nell Maguire (NM) – L&Q Shakira Henry (SH) – L&Q Chris McConnachie (CM) – ETC Amar Sokhi (AS) – LBE Toni Hodson (TH) – L&Q Bertie Kindersley (BK) – Vistry George Zealey (GZ) - SNT Sara Kamaliporshokouh (SK) – LDT Heenaz Heenaz (HH) - LDT	Non-Board Members Angela James (AJ) – L&Q Colin Brent (CB) – BBYC Kristine Tumbokon (KT) – L&Q Georgia Metzger (GM) – L&Q Simon Donovan (SD) – LDT

Item	Description	Action
1.	Welcome and Apologies - Adham Alok (Board), AA	
2.	Minutes of previous Meeting – Adham Alok (Board), AA Can be found in Appendix 1.	
3.	Communities Team Update – Nell Maguire (L&Q), NM - Communities Team Update (see Pack) - Allocations - Community Development Plan ‘1 year on’ - Community Board - Regeneration Website - Events and Engagements - Central Plaza Artwork - CM congratulated the Board on it’s efforts for inclusivity and reflecting the tenures across the development, and the creation of the manifesto.	NM: - Share Board vacancies with CM, for better reach to LBE secure tenants. RZ: - Explore percentage of Acton Garden Residents that are subscribed to Mailchimp. - Discuss artwork publicity query with GM, and provide update via email to AA. - Implement the revised Constitution with the Board. AA:

	Resident Feedback: - AA asked how 1700 subscribers compared to overall residents on the development. - NM advised this was not information to hand currently, and reminded the Board that tenancies and household numbers may skew interpretations. - US asked how sub-letting residents receive information. - NM advised on information still being available on the website, in newsletters, and on noticeboards. - SH advised that we will not always have full visibility of the information as the relationship is often between the owner and private tenant. - US asked what would happen in the event of a fire - SH advised that we would need to contact the owners to find out further details. - AA asked if the Board have consent to share the Central Plaza Artwork Opportunity widely on the development for potential artists. - RZ advised that for now, if the Board feel they have a potential contact, to share the details with the Communities Team who will lead on communicating with them. He will check with GM when returned to work and provide an update. Vote: Revision of the Community Board Constitution FOR: US, DN, AB, AA, JC AGAINST: n/a Proposed Constitution amendments to proceed. Changes include revised resident member composition to reflect tenure types across the development, a democratic election vote performed by eligible voters, and a revised criteria of eligibility for Board Members.	- Share accountable Board members to each manifesto commitment.
4.	Community Chest Update – Ramzay Zain (L&Q), RZ - Community Chest Update (see Pack). - Summary of approved projects (MEM Fitness – ‘Seeds for the Community’. NEXUS UK – ‘Wellbeing Pilot’). - Revised Community Chest Proposal (see Pack) - Reduced funding rounds - Increased funds of £10,000 available - Greater partnership and support from EHCVS. Resident Feedback: - AA asked that the start date of Community Chest Funding is added to future updates.	NM: - Add in start date of Community Chest to future Board Packs. - Advertise Community Chest via Mailchimp (when revision is complete). RZ: - Share revised Community Chest proposal with Board members.

	• AA asked if impact of projects is measured • NM explained every project funded must complete an end of project evaluation form, and we also publish a yearly round up. • RZ explained this is currently with printing and will also be used to promote the revised Community Chest. • AA asked when the funding rounds will be. • RZ explained they will be in March-April and October-November. • AA asked aside from the newsletter and website, when was the last time the Community Chest was individually promoted to residents. • RZ agreed we could share this via Mailchimp. • AA asked if other organisations were considered alongside EHCVS. • RZ explained the partnership was formed at a previous event and has been building since. They have a lot of influence in the local area and a great network of contacts. In fact, Nexus UK was shared by them.	
5.	Phasing / Development Update – Bertie Kindersley (Countryside/Vistry), BK • Phasing update (see Board Pack) - Significant works so far - What to look out for - Phase 8.1 - Phase 9.3,5,6 Resident Feedback: • AA/AB would like further information on how to interpret the landscape planning drawings shared from the 9.356 site tour, and to understand how much influence they can have on green spaces in future phases as this currently lacks. • AA has shared resident concerns since the removal of the phase 9.5/9.6 scaffolding around the development becoming a 'concrete jungle'. • BK advised he will review the plans and share further information. Biodiversity across the development is something that can be considered in future phases. • DN highlighted the need for plants that are visually pleasing all year round in courtyard areas. • AB mentioned the increasing need for shade. • AB raised concern about each block not having compost bins, and shared that she had been asked	BK: - Review landscape drawings and provide resident friendly information on planned greenery. SH: - Follow up discussions with AB

	for more information on blocks across the development still requiring a caddy. • SH advised this has already been provided and would follow up on the matter separately.	
6.	London Borough Ealing Update – Amar Sokhi (LBE), AS • LBE Update (see Pack) - Summary of properties to decanted - Summary of vacant possessions - Summary of progress to date Resident Feedback: • DN asked about the one tenant nominated to phase 9.6. • AS clarified that following the resident choice letters, one tenant has opted for an L&Q property in phase 9.6, whilst the other residents have opted for LBE properties. • DN asked why 5 properties were being held by L&Q. • AS explained that this is for residents who may change their mind. The figure is subject to change. • DN asked if the properties being built are to help rehouse residents living in buildings currently being decommissioned. • AS confirmed that residents are given the choice to move to the newly constructed phase 9.5, or move into existing LBE stock. In this case, the majority have chosen to move to the new LBE block.	
7.	Housing Management (HM) Update – Shakira Henry (SH) • Overview of Housing Management Tracker (See Pack). Verbal Update: • NHL Zoe Price is settling well into the maternity cover role, overseeing phase 6.1, 5, and 9.1 • Tree of Life Mural restoration is due to begin next week, dependent on weather. • AB is now an Neighbourhood Champion for Phase 2. There are now two across Acton Gardens. • Contractors will be assisting AB this week with trialling herb gardens and citrus trees in the Phase 2 courtyard. AB said two residents have volunteered to assist this planting on 18/07/2026. • Overview of estate improvements. Recently, there has been increased CCTV across the estate, fire safety doors, and planting in communal areas. Resident Feedback:	SH: - Keep the Board updated with Tree of Life restoration progress. - Continue promoting NC role to residents. - Share text to residents of Phase 2 about the planting in the communal courtyard. - Explore water supply with caretakers and share to AB.

	• AB asked if there is an irrigation system in the courtyard. • SH shared that there is, but this is not managed by any contractors. • JC suggested using the tap in the Bin Store • SH advised she would need to take this away and explore access requirements and permissions. • CM advised if water was sourced from a pre-existing tap, this would reduce the impact on service charges. • AA asked how many residents engage with the HM surgeries. • SH explained this largely varies day-to-day, and that residents often drop in on non-surgery days too. • AA expressed concern regarding the ongoing ASB in West Park. Vistry and Considerate Constructors were also notified by residents of these issues. Asked if the bench could be removed from outside the front of the shop. • SH advised that removing the bench would not combat the issue, they will find alternative spots.	
8.	South Acton SNT – George Zealey (Metropolitan Police), GZ • Presentation: - ASB across South Acton - Operation Broad Oak Resident Feedback: • AA raised that some residents, may not have knowledge on what ASB is. Could more information be shared on what it is, what to look out for, and how to report it? • GZ agreed to explore this. • DN raised the Church Road stabbing. Residents did not receive much information on the incident which caused additional worry. • GZ acknowledged that in circumstances such as targeted attacks that do not present risk to the general public, released information is limited. • AA asked for figures on subscribers to Met Engage. • GZ shared there were 336 South Acton residents subscribed as of 12/07/2026. • AA asked why this is so much lower than the previous platform (OWL), and if the contacts could be transferred over. • GZ explained this is not possible due to system differences.	NM: - Share presentation to Board Members. - Add Met Engage to signposting page on the AG website. Board Members: - Sign up to Met Engage if not already done so. GZ: - Explore educational session with NM.

	• AA asked if schools will be involved in Op Broad Oak. • GZ clarified they would be. • JC expressed frustration over how South Acton has been 'demonised'.	
9.	AGCC Update – Simon Donovan (LDT), SD • Infographic Overview (see Pack) - Overview of activities at the centre - Overview of funding streams applied for - Overview of centre usage • Hate Crime Initiative (see Pack) Resident Feedback: • AA asked for further information on the results of the Hate Crime Initiative Survey as this was well received by residents. • AA asked for an update on the proposed changes taking place in the co-working space raised at the last Board Meeting. • AA asked for historical context on centre usage to compare and track performance across the year. • AA revisited his difficulties booking the co-working space as there was no option to book individual days/a certain amount of hours. • SK said if he was referring to office space then these were occupied, but for hot-desking this is already possible. • NM asked if he had approached the Centre receptionists about this as SD had previously informed him that low-commitment booking options were available. • AA stated it should be an easier process than this. • DN asked why bookings are so low. • SK explained this can be investigated at the end of the quarter, when the reporting renews. • DN asked if Community Chest funding projects taking place in the Community Centre were reflected in the figures. • NM confirmed they are.	SK/HH: - Share date of next Hate Crime Initiative Stakeholder Event. - Share survey results to NM, to pass to the Board. - Provide an update on the proposed workspace changes. - Gather historical comparisons for centre usage to compare at future Board Meetings. - Share shorter commitment bookings for workspaces with NM to pass on to AA.
10.	ITLA Update – Chris Mcconnachie (CM) • Summary report (see Pack) Resident Feedback:	CM: - Send full report to AA. - Discuss Buildings Insurance Act query with DN.

	• AA asked for data surrounding residents who engaged with ITLA services in the period. • CM explained this detail is in the full report and will share this. • JC asked if the LBE blocks will be managed by LBE or L&Q. • SH/CM explained they will be managed by LBE. • AA raised concerns around the upkeep of the LBE units, and if they will keep up with their surroundings. • CM expressed no concern around this, and explained that council tenants are often unfairly stigmatised surrounding this topic. • DN asked how the new Buildings Insurance Act may affect residents, such as by increased service charges. • CM would speak with DN separately outside of the meeting.	
11.	AOB – ALL • NM confirmed the next Board meeting will take place on 2 November 2026.	

[End of meeting 20:10 – Duration 2 Hours 10 Minutes]