



Acton Gardens Community Board Minutes
Monday 2nd December 2024 (6pm-8.15 pm)
Acton Gardens Community Centre/Microsoft Teams

Attendees:

Present	Apologies
Resident Board Members Untza Sale (US) Mathew Hemes (MH) – Chair Ali Abdullahi (AAH) Adham Aloka (AA) – Vice Chair Nathalie Chama (NC) Janet Coker (JC) Slobodan Vuckovic (SV)	Resident Board Members Angela Ballesteros (AB) Nordeen Fahmy (NF) Natalie Russell-Wall (NRW) Keith Smith (KS) Daniel Alves (DA)
Non- Board Members Georgia Metzger (GM) – L&Q Molly Purcell (MP) – L&Q Shakira Henry (SH) – L&Q Angela James (AJ) – L&Q Jahshel Douglas (DG) – L&Q Simon Donovan (SD) – LDT Colin Brent (CB) – Bollo Brook Youth Centre Guy Balmford (GB)- Countryside Chris McConnachie (CM) – ETC Frank Baker (FB) – L&Q Clement Ojediran (CO)- L&Q Hamida Begum (HB) – L&Q	Non-Board Members James Briggs (JB) – L&Q

Item	Description	Action
1.	Introductions and apologies (ALL)	
2.	Minutes of previous Meeting. No comments	Attendees to read minutes if haven't already done so.
3.	Comments from the Community Board pack (all) See the Community Board pack. <ul style="list-style-type: none"> • MH – General comment about parcel theft being particularly rife this year and queried what can be done. • MP – parcel locker list has been compiled by the Regen team and circulated to residents by NHLs. • GB – Residents have raised complaints about the void space behind the parcel lockers. They are asking for evidence of the planning permission from 	MP to upload parcel locker locations to Acton Gardens Website. GB – confirm planning permission for parcel lockers SH – check if area behind parcel lockers is lit at nighttime

	<p>the leaseholders and looking into whether this area is lit up.</p> <ul style="list-style-type: none"> • Winning Community Chest (CC) Logo shared around the room – should be celebrated. • GB – possibility of including CC Logo on Hoarding. GB to explore. <p>Regeneration Team Events Update – MP and GM</p> <ul style="list-style-type: none"> • GM and MP – Summary of recent events including CC showcase event and how this was a good opportunity to promote good news stories about what is going on in AG and in particular Bollo Brook Youth Centre • GM and MP – upcoming winter event on Saturday 7th December • MH – provided an update on positive check-in with Housing Management Directors. • GM – AGM coming up on 10th Feb. 3 community board members are due to re-stand. 	<p>GM – confirm AGM time, date and location and details for CB election.</p>
<p>4.</p>	<p>AGCC Update – Simon Donovan (LDT)</p> <ul style="list-style-type: none"> • SD provided a comprehensive update on the incident at the Community Centre that took place over Halloween. • No bookings of a party nature after 7pm. The challenge is when alcohol involved and people being difficult to manage. • LDT will review late bookings in Feb 25, but community events will continue in the meantime beyond 7 pm e.g. Table tennis. SD will also be reviewing all bookings that are parties going forward. • LDT have Reviewed H&S checks and staff are trained further on booking protocols. • AAH – raised that lftars would need to take place after 7 pm, so how does this policy affect AYA? • SD – confirmed that this type of community event should be ok • AA – queried how this will impact the income of the community centre, as it is the only area locally that hosts big events • AAH – queried if locals have been informed of the follow-up actions since the event. SD confirmed an email has been shared. • GB—Looking forward, asked about any mechanisms in place so that bookings can be held for later parties, etc and what baby steps SD could potentially take to bring these back. • SD – the steps to safely making bookings are all already in place e.g. 1.2.1 interviews for all bookings. This incident was a booking at short notice, and lots of red flags should have been identified. 	<p>SD – to check if update regarding the incident and impact to late bookings has been communicated on the website</p> <p>GM/MP – circulate LDT presentation on broader update to all following the Board meeting.</p>

	<ul style="list-style-type: none"> • JC – Asked if deposits could be increased. • Consensus from the rest of the Board that this would likely be a hindrance. Space hire shouldn't become unaffordable for people. 	
5.	<p>Phasing / Development Update – Guy Balmford (Vistry)</p> <ul style="list-style-type: none"> • Phasing update (see pack) • GB – Imminent opening of Londis NOT Budgens offering small shop facilities. • Queries about when the phasing update will be available on the AG website. • GB – LBE are currently reviewing the revised phasing, which will be taken to the next cabinet meetings (start of 2025) for their approval. • GB – the changes will be to confirm commencement/completion dates, not to the order of phases coming forward. 	
6.	<p>Ealing Regen Update – Leon Joseph (LBE)</p> <ul style="list-style-type: none"> • See report for full phase-by-phase update including 7.2 • SV – Block 4/9 Liaising with residents, and not yet close to achieving VP. • LJ – clarified that 1-20 Belgrave Close and 98-10 Avenue Road going through CPA Process. Lighting issues around areas- issues ongoing and LBE & Countryside are trying to resolve these. They will continue to communicate issues with residents. • SV – flagged issues with lighting in and around Cheltenham Place. They have been told not to do so but if LBE not doing it, concerning for residents and their safety. (his emails contradict some things he said during the meeting) • MP – suggestion to arrange a meeting offline to discuss these issues in more depth and escalate their resolution. (emails have gone back and forth) • Ludlow Court / Phase 8.1 – VP to be achieved by Summer 25 	LJ to arrange meeting with SB to discuss matters relating to lighting at Belgrave Close.
7.	<p>Bollo Youth Centre Update – Colin Brent (LBE)</p> <ul style="list-style-type: none"> • No massive issues to report. • Shot a film 'Sleepovers' in half term funded by the Acton Gardens Community Chest (CC) and held the public premiere of the film 'Lucky'. • Just started most recent CC project around respect & community etc, focusing on issues going on in the local area. Hope to involve residents too. 	Contact the Headteacher at Acton Gardens Primary to get an update on Food poverty issues affecting children/families.

	<ul style="list-style-type: none"> • Started a Wednesday girl's gym session from 5-6 pm, just need to sign up to account. • AAH – queried what the youth centre are currently doing to help local young people. • CB provided numerous examples of what they have been up to at the Youth Centre and how many of their users have become successful as a result of their projects e.g. various film productions taking place around the estate with young people involved. 	<p>NC to provide an update on meanwhile use strategy.</p> <p>CB to send list of high-priority items for the foodbank.</p>
<p>8.</p>	<p>Community Chest Update – MP and MH</p> <ul style="list-style-type: none"> • Update on outcome of last funding round – Bollo Arts for Respect Approved as mentioned by Colin, and awaiting revised figures from Descendents for their 'week of dance' project. CC sub-group also impressed by their application. • MP explained how the Regen team provide detailed feedback to unsuccessful applicant's and work undertaken to support them in reapplying for future funding. • MH – going forward, suggested to withdraw applications not applicable to the local area at application review stage. 	<p>SH is to contact CB member NR on email sent regarding issues and to link in with Sargent Buckland</p> <p>SH Neighbourhood Lead to send out messages again reminding residents not to let people in unless known to them.</p> <p>Seargent Buckland to share the QR Code with SH for residents to report ASB behaviour.</p> <p>SH – fire drop box- will ask contractors to check them</p>
<p>9.</p>	<p>Housing Management Update – Shakira Henry</p> <ul style="list-style-type: none"> • SH provided an update on repairs – e.g. external lighting 6.1/2 up and running now • Car park gates out of operation-open position until repaired (9.2. scheduled to be repaired this Friday) • 6.1. to be attended to do but nothing happened. Celesha to follow up • New staff members introduced. Now a full team of NHLs • Subgroup meeting minutes to be shared and any comments to be shared • Wall damage to 6.1 – repairs outstanding and to be picked up by Celesha • Stapleton court – scaffolding needs to be erected closer to Jan for works to take place. • Guest speaker from maintenance team attended sub-group meeting – this was useful and further updates coming up which SH will share • US – power cut a week ago, which affected a few phases. Gates not working after power cuts, and resident unable to exit the car park to get to work. Everything stops working, people can't leave via car park. Is there a manual override – is there a key? • SH – we can work with building services team to see what can be done. The team also needs to 	<p>CM to follow up regarding repair scheduled for 6.1 that didn't take place, as well as outstanding repairs, and plan of action.</p> <p>SH to provide a list of all outstanding communal repairs.</p> <p>SH to liaise with Building Services about override key for car parking gates e.g. in an instance where there is another power cut.</p> <p>SH- to update on requested independent investigation to lifts failing repeatedly in 3.1.</p> <p>SH to provide update on Peabody's landscaped area at the next meeting.</p> <p>SH to update on lighting issues raised on Palmerston Road.</p>

	<p>understand out-of-hours expectations and will share them with residents.</p> <ul style="list-style-type: none">• MH – Peabody land outside the block has been destroyed, asked if this area can be restored.• SH is aware and will update once feedback from Peabody is received.• MH – asked if Neighbourhood Leads (NHL) walkaround of blocks can be done later in the day when darker to check what lights are/ aren't working (Palmerston Road).• SH to drive past this and check lighting.	
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[End of meeting 20.30 pm – Duration 2. 30Hours]