

## Minutes of the Last meeting – For Approval

### **Minutes of the Acton Gardens Community Board Meeting**

Monday 16<sup>th</sup> September 2019 18:00-20:00pm

Acton Gardens Community Centre, Unit A, Munster Court, Bollo Bridge Road, Acton, W3 8UU

#### **Present:**

##### **Resident Board Members:**

Natasha Esson (NE) – Chair  
Janet Coker (JC) - Resident Board member  
Helen Julien (HJ) – Resident Board member  
Cathy Ann Thomas (CT) – Resident Board member  
Dr K Azami (KA) – Resident Board member  
David McKay (DMK) – South Acton Resident  
Dean Ayer (DA) – Associate Rector of Acton  
Valerie Mclean (VM) - Resident Board member  
Mohamed Abdi (MA) - Resident Board member

##### **Non- Resident Board Members:**

Jeremy Hutchings (JH) - L&Q  
Mike Woolliscroft (MW) - Countryside  
Cllr Josh Blacker (JB) – Ward Member  
Cllr Yvonne Johnson (YJ) – Ward Member

##### **Non Board Members – Present:**

Anna Allan (AA) – L&Q  
Peter Smith (PS) – L&Q  
Tom Brosnan (TB) – Countryside  
Christina Coe (CC) - Countryside  
Keith Mann (KM) – PEP  
Leon Joseph (LJ) - LBE  
Simon Donovan (SD) – MHDT  
Nadine Ofosu-Adjei (NO) -L&Q  
Emmanuel Wachukwu (EW)-MHDT  
Keisha Samuels (KS) – L&Q

#### **Apologies**

##### **Board Members –**

Sally Carlton (SC) – Vice Chair  
David Colley (DC) – LBE  
Cllr Mik Sabiers (MS) – Ward Member  
Marta Nunes (MN)- Resident Board member

##### **Non-Board Members**

John Dakin (JD) – L&Q  
Frank Baker (FB) – L&Q  
Rob Copley (RC) – Countryside  
Eve Mouser Smith (EMS) – L&Q  
Shakira Henry (SH) - L&Q  
Serena Mann (SM) – L&Q

		<b>Action</b>
<p><b>1.0</b></p> <p><b>1.1</b></p>	<p><b>Introductions and Apologies</b></p> <p>NE welcomed everyone, and introductions were made.</p>	
<p><b>2.0</b></p> <p><b>2.1</b></p>	<p><b>Minutes of last meeting</b></p> <p>Minutes of last meeting were approved.</p>	
<p><b>3.0</b></p> <p><b>3.1</b></p>	<p><b>Matters arising</b></p> <p>Community Safety – JB stated that the proposal for a Borough-wide PSPO was being presented to Council Cabinet this week.</p>	

<p><b>4.0</b></p>	<p><b>Safer Neighbourhoods Team update</b></p> <p>N/A</p>	
<p><b>5.0</b></p> <p><b>5.1</b></p> <p><b>5.2</b></p>	<p><b>Community Board Aims and Objectives for 2019</b></p> <p>Verbal update from Anna Allan (AA):</p> <p>Aims and objectives for the Acton Gardens Community Board were agreed at the June Board meeting 2019 which included:</p> <ol style="list-style-type: none"> <li>1. Increase interpersonal effectiveness – This was delivered by Shelter on 1/8/19</li> <li>2. Increase knowledge around welfare benefits – This was delivered on 5/9/19</li> <li>3. Increase knowledge of large-scale regeneration schemes – Aylesbury Estate , Southwark– this didn't take place as planned due to the unavailability of some board members. This visit will be rescheduled.</li> </ol>	
<p><b>6.0</b></p> <p><b>6.1</b></p>	<p>Update from Bollo Brook Youth Centre (Sarah Constable)</p> <p>SC provided members of the board with an update.</p>	

- Young people from the Youth Centre performed at the recent Love Box event at Gunnersbury Park.
- A group of young people went on a residential to Plymouth which enabled them to share their life experiences with other young people who live in a vastly differently environment to them.
- Some members of the centre are working with a professional film-maker to make creative video's.
- Some members were involved in helping to run a local football tournament held on Bank Holiday Monday. It was very successful with a sum of £700 raised for Islamic Relief.
- During the summer the youth centre worked on a project with a Love theme. This involved working on casts of heads, imagery and interviews. The project was carried out in conjunction with the Artification Project and some of the work is on display at the Pavillion.
- A group of young people were introduced to the sport of Croquet.
- Apple store came to the centre and conducted some workshops with young people.
- Colin Brent, senior youth worker took a young person to the Diana Awards where the young person addressed an audience of 200 young people.
- SC reported that there have been some issues involving violence around the centre. There was conflict with a group from North London but with the intervention of youth team, police and community safety working with counterparts in Tottenham there has been a reduction in the conflict.
- There was a serious incident which occurred between local users of the centre which resulted in a young person being stabbed twice. The victim was able to receive treatment and first aid at the centre. Unfortunately, the CCTV footage was too dark to make out clearly the perpetrator and there have been no arrests so far.
- Young people from the centre have attended a street doctor skills training and how to manage stab wounds.

**6.2**

DM reported that there has been a spike in ASB incidents around his Sheltered Housing block with trespassing. He has reported to Police but they have recommended that the landlords (ie Ealing Council) take steps to make area safer by installing higher fencing.

**6.3**

NE – asked whether anything could be done about the CCTV imagery being too dark . SC said that improved lighting would help.

**6.4**

JC – stated that she had received a leaflet which is petitioning for the Youth Centre to be relocated from its current position. The leaflet was circulated around the room. Cllr YJ said that she regularly receives emails from a particular person on this subject and suspects it may be the same person who is calling for the petition.

**6.5**

MW thanked SC and her team for the work that they have carried out to resolve the conflict with the group from Tottenham. He proposed that there should be a period of time before making any decisions over relocating the youth centre.

**6.6**

JH - residents and staff need to be involved in any decisions over the youth centre. He has a responsibility for the safety of staff working at the L&Q offices. Staff were leaving the office shortly after the recent stabbing incident occurred. JH stated that personally he would support the relocation of the Youth Centre for the benefit of the young people and the safety of staff.

**6.7**



NE – one of the issues regarding the centre is that the space is not suitable for the young people compared to the space they had at the old centre. At the old centre young people mainly stayed inside. There is no outdoor space at the new centre.

<p><b>6.8</b></p> <p><b>6.9</b></p> <p><b>6.10</b></p> <p><b>6.11</b></p>	<p>CT – suggested that information sessions could be held for local residents to help them understand the issues being experienced by the young people.</p> <p>SC – stated that the centre is open to residents to come in and look at the work of the young people. Some residents do come in and are often leave with a different opinion and outlook as a result of their visit.</p> <p>AA – highlighted that the Your Acton Gardens newsletter could be used to promote issues around the youth centre.</p> <p>SD – MHT have worked to get other youth providers into the centre for example a youth mentoring group will be establishing in the centre and also the Jason Roberts Foundation will be coming to deliver sports based activities.</p>	
<p><b>7.0</b></p> <p><b>7.1</b></p> <p><b>7.2</b></p>	<p><b>Community Chest applications and update</b></p> <p>Verbal update from Keisha Samuels (KS)</p> <p>KS explained that the Community Chest Sub Group had received 7 applications, 4 were approved, 2 were deferred and 1 was rejected. KS also stated that the Community Chest process is currently being reviewed, revisions include on-line applications, groups will need to provide bank statements and financial accounts, evidence of project delivery such as photos to be provided, and a project evaluation. Groups will be able to receive a maximum of £10,000 in any one financial year. A new Community Chest leaflet will be produced.</p>	
<p><b>8.0</b></p> <p><b>8.1</b></p> <p><b>8.2</b></p> <p><b>8.3</b></p> <p><b>8.4</b></p> <p><b>8.5</b></p> <p><b>8.6</b></p>	<p><b>Regeneration update (Ealing Council &amp; Acton Gardens)</b></p> <p>Verbal update from Tom Brosnan (TB) from Countryside:</p> <p><b>Phase 6.1 and 6.1:</b> Café unit still vacant, CCTV has been installed, improved lighting is now the priority. 160 new homes will be built with commercial units, GP and nursery.</p> <p><b>Phase 7.2</b> - 246 new homes, Block S1 occupied, Blocks E1/E2 – 44 affordable homes, hand over end of Sept.</p> <p><b>Phase 8.1/8.2</b> – Planning application to be submitted in December 2019. Stitch will be the architects. There will be public consultation in October.</p> <p><b>Phase 9.2</b> - Demolition on-going, there will be 63 affordable units. Additional dust control measures have been implemented.</p> <p><b>Phase 9.4</b> - There will be 209 homes (110 private, 69 affordable and 30 shared ownership)</p>	

<p>8.7</p> <p>8.8</p> <p>8.9</p> <p>8.10</p> <p>8.11</p> <p>8.12</p> <p>8.13</p> <p>8.14</p> <p>8.15</p> <p>8.16</p> <p>8.19</p>	<p>KA stated that the Avenue Road play area had been reduced and what are the plans for reinstatement. TB stated that park will be remodelled and there will be a S106 contribution to improve other parks in the area such as the open space opposite Berrymead School. KA informed the meeting that a lot of residents have raised concerns about the proposed improvements to the park. TB said that he would provide an update at the next meeting.</p> <p>Verbal Update from Anna Allan (AA) from L&amp;Q:</p> <p>Allocations of Current and Future Phases</p> <p><b>Phase 7.1</b> Phase 7.1 has been fully allocated to and viewings with residents took place at blocks E14, E15 (Southey Terrace), E1 (Broadlands House) and E2 (Betjamin House) in June 2019. Residents are expected to move to these blocks in Autumn 2019.</p> <p>Residents who have accepted homes within Block W4 (Lancastrian House) are expected to view their new homes towards the end of this year and move into their new homes in Winter 2020.</p> <p>The majority of residents moving to phase 7.1 currently reside in Frampton Court, Cheltenham Place (blocks 6&amp;8), Belgrave Close, Buckland Walk and Avenue Road.</p> <p><b>Phase 9.1</b> Phase 9.1 comprises of 22 affordable rent units at Galway Court. 20 units have been allocated to. Galway Court is scheduled for completion in January 2020.</p> <p>All allocated residents will be invited to view their properties in November 2019.</p> <p><b>Phase 6.2</b> Phase 6.2 comprises of 40 affordable rent units. 22 of the units have been allocated to.</p> <p>The majority of the allocations are from Jerome Tower and Frampton Court. Handover of the affordable rented units is scheduled for May 2020.</p> <p>All allocated residents will be invited to view their properties in April 2020.</p>	
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**8.19 Community Events**

**8.20** The regeneration team has successfully organised and run the following events since the last board meeting:

<u>Date</u>	<u>Event</u>	<u>Description</u>
21.06.19	Summer Solstice BBQ	<p>The BBQ was a great success with around 300 people enjoying the free food, face painting, music and balloon art.</p> 
06.07.19	Community Centre and Youth Centre Opening Event	<p>The Acton Gardens Community Centre and Bollo Brook Youth Centre grand opening event took place on Saturday 6th July. The event was well attended, and the team received positive feedback from residents, visitors, councillors and the MP.</p> 

25.09.19 Over 55's Bingo

On 25th July, the regeneration team hosted an event for over 55's residents. The afternoon consisted of Bingo, afternoon tea and flower arranging activities. There was a great turnout (approximately 40 guests attended). Attendees were LBE general needs residents, LBE sheltered residents, L&Q residents and members from local community group UACS. This was a good opportunity to build relationships with some of our LBE sheltered residents who we will soon be approaching for decants.



22.08.19 Coach Trip

Over 200 residents enjoyed their summer holiday day trip to South End for a bit of sun, sand and sea!



**8.21**

This Autumn we have the following events to look forward to:

Date	Event	Description
September 2019	Outdoor Cinema	Due to inclement weather, the August outdoor cinema event was postponed. The second event will be rescheduled for September.
November 2019	Christmas Event	The final plans are yet to be confirmed but there will be singing, hot food, a Christmas tree and entertainment.



8.22	Acton Gardens LLP supported Berrymede Junior School's summer fete on 5 <sup>th</sup> July. The team attended the event and provided £100 worth of raffle prizes.	
8.23	The LLP also supported the youth centre's annual football tournament on 26 <sup>th</sup> August 2019. The tournament is organised and run by young people and aims to bring different communities together and to raise money for charity. The LLP funded the pitch hire and refreshments.	
8.24	The regeneration team are also working with the youth centre on a showcase event in the autumn. The night will see performances from the centre's young singers, dancers and artists.	
8.25	<b>New Acton Gardens Website</b>	
8.26	A working group has been set up to redesign the your South Acton website. The new site will focus on Acton Gardens as a destination with sections including 'what's on', 'regeneration' and 'new homes'.	
8.27	<b>Communications</b>	
8.28	In line with the website relaunch, the tenant and leaseholder guides for residents going through regeneration are being redesigned and the content updated. These booklets will be available later this year online and in print.	
8.29	<b>Visits and Tours</b>	
8.30	Acton Gardens hosted a tour and roundtable discussion with Future of London at the community centre on 25 <sup>th</sup> April. Delegates from local authorities, housing associations and developers attended the event.	
8.31	Acton Gardens hosted a public tour of the area with New London Architecture (NLA) on 21 <sup>st</sup> June.	
8.32	The NLA's chairman, Peter Murray, organised a west London bus tour on 16th July. Mike Woolliscroft volunteered as the Acton Gardens tour guide and the bus visited other sites including Brentford Community Stadium and Fulham Reach.	
8.33	Acton Gardens hosted a successful visit from the Secretary of State for Housing, Communities and Local Government, Robert Jenrick, on Thursday 1st August. A special thanks to resident board member Janet Coker for being part of the welcoming party.	
8.34	Policy officials from MHCLG visited Acton Gardens for a tour as part of their research into mixed tenure developments on 21st August.	
8.35	The GLA held their away day at the Acton Gardens Community Centre on 12th September. 120 GLA staff members attended the event and had tours of the estate with Ealing, L&Q and Countryside staff.	
8.36	Acton Gardens held a Topping Out event at phase 6.2 on 17 <sup>th</sup> September. Cllr Bell officiated the ceremony which was attended by senior colleagues from Ealing and the LLP.	
8.37	Acton Gardens will be a part of Open House London, the world's largest architecture festival, on Saturday 21 <sup>st</sup> September. Tours will be running every hour from 11:00-16:00 and will start from the community centre.	

<p><b>9.0</b></p> <p><b>9.1</b></p> <p><b>9.2</b></p>	<p>LBE written report &amp; verbal update by Leon Joseph</p> <p>Verbal update from Leon Joseph (LJ)</p> <p>LJ reported that a number of decants are occurring at once. LBE are working with Community Safety and The Police to minimise the risk of anti-social behaviour and ensure remaining residents feel safe in their homes. Concerned residents should always report any ASB to the Police.</p>	
<p><b>10.0</b></p> <p><b>10.1</b></p> <p><b>10.2</b></p> <p><b>10.3</b></p>	<p><b>Housing Services Update (L&amp;Q)</b></p> <p>Verbal update by Nadine Ofosu-Adjei</p> <p>NO reported that from 1<sup>st</sup> October she will be responsible for Phases 3 &amp;4.</p> <p>JC enquired whether the plant room phase 1 &amp;2 is being looked at. JH replied that a meeting was held following the last board meeting with 7 leaseholders. An independent report is being commissioned by L&amp;Q Energy. There appear to have been less outages recently. JH will request L&amp;Q Energy to attend the next board meeting. L&amp;Q need to communicate better with residents.</p>	
<p><b>11.0</b></p> <p><b>11.1</b></p> <p><b>11.2</b></p> <p><b>11.3</b></p> <p><b>11.4</b></p> <p><b>11.5</b></p>	<p><b>Community Centre Update</b></p> <p>Verbal update presented by Simon Donovan (SD) &amp; Emmanuel Wachukwu (EW)</p> <p>EW stated that Office 2 is been let to a mentoring organisation who will work with local young people. Currently Phoenix Training Services are delivering employment training courses, a martial arts practitioner wants to deliver sessions from the centre, Centre organised a very successful coach trip to Southend and will be delivering activities in connection with Black History Month in October. The centre has been in contact with L&amp;Q Foundation to deliver jobs training.</p> <p>SD gave apologies for Kat Stansfeld (KS) – Evaluation &amp; Impact Manager. He explained that the community needs assessment has started, two community researchers have been recruited and focus groups have been set up. The first draft of the needs assessment will be ready by the end of September. An advert has gone out for a part-time volunteer coordinator. Will shortly be advertising for a further 2 centre workers preferably looking for local residents.</p> <p>Setting up a South Acton Trust, seven people have so far been identified, one is a community board member but would like a couple more community board members to join. Aim is to have 11 members on the trust. Want to hold the first meeting of the Trust by the 2<sup>nd</sup> week of October and for it to be incorporated by December. Aim then would be to start drawing down on grants such as Lottery funding.</p> <p>MA highlighted that he thought the rental hire rate was too high. SD said that there discounts according to whether a group has funding or not. Community groups pay a subsidised rate. If group doesn't have funding, then they can speak to the centre manager about free hire.</p>	

<p><b>12.0</b></p> <p><b>12.1</b></p> <p><b>12.2</b></p> <p><b>12.3</b></p> <p><b>12.4</b></p> <p><b>12.5</b></p>	<p><b>ITA Update (PEP)</b></p> <p>KM presented his written report.</p> <p>KM reported that he is getting a lot of enquiries from Red Brick residents re: the lack of suitable properties on Locata causing a lot of anxiety.</p> <p>LJ – family sized units are in very short supply, families should consider widening their areas of preference, also there has been issues with void repairs</p> <p>KS – L&amp;Q happy to meet residents to discuss availability of new homes</p> <p>There were no questions for KM.</p>	
<p><b>13.0</b></p> <p><b>13.1</b></p> <p><b>13.2</b></p> <p><b>13.3</b></p> <p><b>13.4</b></p> <p><b>13.5</b></p> <p><b>13.6</b></p>	<p><b>AOB</b></p> <p>CT – raised issue of parking around Bollo Bridge Road between bus stop and park opposite. There are no double yellow lines on the bus stop side resulting cars parked on both sides of the road restricting access.</p> <p>JC – The traffic island needs to be reinstated opposite Sainsbury's. MW stated that the pedestrian crossing will be reinstalled by LBE.</p> <p>JC – Need speed humps along the road which runs alongside Beeching (Phase 2)</p> <p>NE – highlighted the lack of parking at Phases 3 and 5.</p> <p>AA – The AGM will be held on 5<sup>th</sup> December at 6 pm.</p> <p>Meeting closed at 19.50</p>	

