

**Acton Gardens Community Board Minutes
Monday 13th June 2021 (6pm-8pm)
Microsoft Teams**

Attendees:

Present	Apologies
<p>Resident Board Members Natasha Esson (NE) – Chair Sally Carlton (SC) – Vice Chair Slobodan Vuckovic (SV) Raymond Moll (RM) Matthew Hemes (MH) Janet Coker (JC) Cathyann Thomas (CT) Ali Abdullahi (AAb) Marta Nunes (MN) Kerron Lezama (KL)</p>	<p>Resident Board Members Maria Ashcroft (MA) Dr K Azami (KA)</p>
<p>Non- Board Members Anna Allan (AA) – L&Q Emily Macpherson Smith (EMS)– L&Q Tom Devine (TD) – L&Q Rudy Danso (RD) – L&Q Nadine Ofosu- Adjei (NO) – L&Q Sabina Jereczek (SJ) – Countryside Guy Balmford – Countryside Leon Joseph (LJ)-Ealing Council Olu Akande (OA) – Catalyst Chris McConnachie (CM) – PEP Emmanuel Wachukwu (EW) – AGCC Sergeant Matthew Buckland (MB) -Safer Neighbourhood Team Colin Brent (CB) – Bollo Brook Youth Centre</p> <p>Non-Resident Board Members Cllr Yvonne Johnson (YJ) Cllr Mik Sabiers (MS)</p>	<p>Non-Board Members Percy Mullany (PM)- Countryside Simon Donovan (SD) -AGCC Christina Coe (CC) – Countryside David Colley (DC) – Ealing Council Frank Baker – (FB)-L&Q Jamie Wilding (JW) - Countryside</p>

1.0 Introductions and apologies (all)

1.1 The Chair opened the meeting and attendees introduced themselves.

1.2 The death of former Board member Margaret Brown was raised, and photographs and memories were requested for a tribute at the upcoming December AGM.

2.0 Minutes of Previous Meeting (all)

2.1 The Chair went through the minutes from the previous meeting. No comments were raised.

3.0 Action Tracker Updates

3.1 One vacancy remains on the Community Chest subgroup, interested parties were asked to contact AA or EMS.

3.2 NO updated on the invites issued for Resident Meetings, which have been raised for specific blocks and residents. JC raised concerns that the meeting she had previously attended was empty. NO to send confirmation of future meetings and a reminder two days before to promote better attendance.

3.3 Several Board members addressed ongoing issues with lift maintenance in the new blocks. NO responded to the query and outlined the process of maintaining lifts and contacting contractors. RD to contact lift operators and invite them to next property management meeting. MH asked for clarity regarding the cost of maintenance, and whether residents would be expected to cover the cost of repairs.

3.4 MH requested further clarity from L&Q regarding service charges and understanding where increases comes from, and suggested that the current way of informing residents left many confused. RD requested that residents contact the team about specific increases rather than general inquiries. RD to contact service charge team about simplifying bill. Follow up to take place during the upcoming property management meeting.

3.5 SJ provided an update on the mobile phone signal survey, which will be fed back to the team at the next Community Board meeting.

Update on building heights rationale: SJ updated that a mobile phone signal survey will be carried out, with an update scheduled for the next meeting.

3.6 Several Board members raised the issue of an increase in break-ins at the Estate.

The possibility of Amazon lockers are still being looked into by the Development team, and NO will update at the next meeting.

MH raised the issue of the recent break in at the bike-storage, where several bikes were stolen, along with fire drops still not being removed. NO updated that each block is being investigated separately, and fire drops are being removed later this month. LLP are currently investigating what crime prevention methods can be improved with each phase, and which alterations can be made to previous phases. MB to investigate the specific of bike thefts and raised the possibility that it may have been a more sophisticated operation.

NO updated that new, better quality bollard are likely to be erected quickly near the Sainsbury's to reduce the possibility of further thefts.

3.7 NE asked for clarification over what L&Q regarded as an 'emergency' repair, specifically issues of fire safety. NO advised that similar issues should be targeted at specific property managers.

3.8 MN reiterated that the issue of pests in buildings is currently widespread. NO has raised issue with property management and will provide an update at meeting later that month.

3.9 MN raised concerns over the maintenance of the roof gardens and asked who was responsible for the upkeep of certain blocks. NO responded that a long-term plan for the maintenance was currently being drafted and will be distributed at the following property management meeting.

3.10 Several Board members asked about the frequency of communal window cleaning, and which windows were included in the service. NO reiterated that residents should target specific maintenance queries to their property managers.

3.11 NO to chase issue regarding security camera issue with LLP

3.12 YJ asked for an update regarding electric charging points for vehicles, and when the passive electrical charging points would be upgraded. NO to follow up with the LLP.

3.13 Several Board members raised concerns over road safety issues, and the possibility of installing a mirror or double yellow lines for certain junctions. MB suggested that residents could monitor speed of vehicles down the road.

SJ fed back to the team that road safety issues were managed separately by Ealing Council and the Department of Transport, and that the LLP had little control over maintenance. Item to stay on action tracker, and raise possibility of introducing double yellow lines, a mirror, and speeding limits.

3.14 SJ updated on the new café contractor. LLP are drafting legalities of the new café site to get a new tenant in place. AA reiterates that the commercial units are being actively marketed and the Board will be updated when there is news.

RM suggests the possibility of social need for the currently vacant uses. SJ responded that a GP surgery and the community centre are already present, and that they are actively searching for new tenants which would benefit the community.

3.15 Community Board raised issue with the rate of change of staff at L&Q, especially the recent turnover of Regeneration Coordinators and Property Managers. AA updated that EMS has recently joined the team as a permanent member, and recruitment is ongoing for similar long-term members of staff.

3.16 TD updated on the EWS1 forms, which remain largely the responsibility of the LLP.

4.0 Queries/Complaints from Community Board Packs

4.1 EW updated on the Community Centre.

4.2 NE questions EW over whether the Community Centre could be used as a cinema for local residents. EW updated that the screen has been established and will start running in the coming weeks, and that all are welcome.

4.3 EW updated the Board on the ongoing chess club, which is running for all ages and accepting new members.

5.0 Community Chest Updates

5.1 EMS updated the Board regarding the recent submissions to the Community Chest, over which projects had been accepted and which had been refused funding. Members were asked again who might be interested in joining the sub-group.

6.0 Aims & Objectives

6.1 EMS to send follow-up email regarding the aims and objectives of the Community Board, and what steps the group would like to see taken regarding future projects and training.

6.2 SC raised the possibility of mental health training for Community Board members, due to the current climate. AA welcomed the idea and encouraged Board members to consider what other objectives could be proposed ahead of the December AGM.

7.0 Central Plaza Art Bid

7.1 EMS gave an update on the Central Plaza art bid, and requested interested residents contact her for more information. EMS to send follow-up email containing the draft bid.

8.0 Resident Tours

8.1 EMS updated Board members on the upcoming tour for Ealing Council residents from Golfinks Estate. She requested that any residents who were interested in attending please contact her for more information. EMS to send a follow up email.

8.2 LJ asks that residents are as open and honest as possible regarding the regeneration process if they agree to take part in the tours.

9.0 AOB

9.1 CC updated on her recent experiences in the community and reported that many local people are keen to engage with the regeneration schemes.

9.2 EMS asked about the potential for future meetings happening in person as opposed to virtually held over Teams, and that a vote will be held closer to the time.

9.3 LJ updated issue over ASB and squatting in Cheltenham Place, trying to lock down and secure the property to ensure issues will not be ongoing. MB asked residents to contact the police when they see similar issues.

9.4 AA proposes the AGM date for the 01/12/21

9.5 NE closed the meeting at 20:00