



Acton Gardens Community Board Minutes
Monday 22 September 2025 (6pm-8.15 pm)
Acton Gardens L&Q Meeting Room/Microsoft Teams

Attendees:

Present	Apologies
Resident Board Members Adham Aloka (AA) – Vice Chair Untza Sale (US) Janet Coker (JC) Natalie Russell-Wall (NRW) Daniela Nicola (DN)	Resident Board Members Slobodan Vuckovic (SV) Angela Ballesteros (AB) Keith Smith (KS) Matthew Hemes (MH)
Non- Board Members Ramzay Zain (RZ) – L&Q Nell Maguire (NM) – L&Q Georgia Metzger (GM) – L&Q Shakira Henry (SH) – L&Q Simon Donovan (SD) – LDT Colin Brent (CB) – Bollo Brook Youth Centre Nicholas Clarke (NC)- Countryside Chris McConnachie (CM) – ETC Frank Baker (FB) – L&Q Kristine Tumbokon (KT) – L&Q Rochelle Mountain (RM) – L&Q Hamida Begum (HB) – L&Q Lisa Tagore (LT) – LBE Michelle Halley (MH) – Peabody Carena Wallace (CW) – Peabody Ray Mill (RH) - Resident	Non-Board Members Angela James (AJ) – L&Q

Item	Description	Action
1.	Welcome and apologies (Adham Aloka) AA - AA confirmed the meeting would be recorded. - AA to chair the meeting due to MH stepping down as chair of the Community Board.	
2.	Minutes of previous Meeting. No comments or amendments raised	
3.	Comments from the Community Board pack (all) See the Community Board pack.	

4.	Communities Team Update – Ramzay Zain (RZ) ▪ LBE Resident Surgery held on 3 July 2025: Well attended, especially by Barrington Court and Harleyford Manor residents. ▪ Phasing Plan: New demolition and handover dates shared by Ealing. ▪ Resident handbooks have been updated by the Communities team and LBE, and have been printed for distribution. These are also available on the Acton Gardens website. ▪ Phase 7.4: Progress dependent on earlier phases (7.1 & 7.2); planning discussions ongoing around Michael Flanders Centre. ▪ Team Update: RZ now supporting NM in Acton Gardens ▪ Newsletter: Sustainability page and Social Life report added to the upcoming 43rd edition. ▪ Website: The website continues to be updated with latest events and news. ▪ Events: Summer event themed “The People of Acton Gardens” was successful. ▪ Winter event planned for 6 December 2025, 2–5pm at AG Community Centre. ▪ Events and Engagement feedback survey in development for residents. ▪ Art Installation: Discussions with artist Adebayo Bolaji to replace the removed People’s Throne in Central Plaza.	▪ LT – to gather information on number of attendees at the resident surgery with AA to assess engagement levels. ▪ Communities Team to provide timely updates on Central Plaza artwork. ▪ Resident handbooks to be circulated by LBE.
5.	Community Board Update – Adham Aloka (AA) ▪ Quarterly meetings continue, next on 1 December 2025, from 6pm till 8:15pm. ▪ Board Recruitment: Current vacancies on the Board to fill including Youth member and broader diversity of tenure types represented being prioritised. ▪ New Member: Daniela Nicola co-opted and onboarded (24 June 2025). ▪ The Community Development Plan (CDP) based on Social Life Study. CDP document introduced to Board on 28 July 2025. ▪ Printed copies of the Social Life report are available.	▪ NM to check Acton Gardens website links for Social Life Study (AA had download issues).
6.	Phasing / Development Update – Nicholas Clark (NC) (Countryside/Vistry) • Phasing update (see pack) • Phase 9.3: Landscaping pending; completion expected by year-end. • Phase 9.5: Brickwork starting; anticipating affordable homes ready early 2026. Progressing to internal works will see less disruption for residents. • Phase 9.6: Brickwork complete. • Phase 8.1: Final resident moved out; progress of demolition imminent.	DN to forward information to RM RM to look into DN fire sprinkler issue

	- Phase 7.2: Next phase to be delivered in line with the Masterplan. Reiterated as phase close to the Micheal Flanders Centre. Resident Concerns: - AA raised resident concerns about tenure mix and impact on leaseholder property value due to Ealing Council's proposed purchase of all homes in new phases being built. - NC clarified this was phase 9.5. - NC explained that hasn't yet occurred. Cannot offer too much information at present, although confirmed Ealing had proposed purchasing the units. - AA highlighted discrepancy from original 50/50 (50 per cent affordable/social tenure) tenure expectations. Queried if this will now be 100 per cent affordable. - FB clarified- LBE ownership of units does not contradict original planning commitments. - AA shared that this caused resident concern from private owners regarding impact on property values. - NC and FB clarified that planning commitments remain intact. - NC explained importance of addressing affordable housing shortage. Areas require regeneration, role of Joint Venture in AG. - The estate is mixed tenure, and reducing housing waiting lists is a positive outcome. - Fire Safety: DN raised missed sprinkler visits. - AA raised concerns about vacant buildings near 'Book Binder' (not on Acton Gardens land), and safety compliance. - NC confirmed Vistry's compliance with building safety regulations, supported by a dedicated Building Safety Regulator, Estate Managers, and full documentation. - Future approach to vacant buildings will follow regulatory best practices. - NRW queried future consultation with residents regarding phases 7.1 and 7.2. - NC responded-Resident consultation planned, though no timeline is confirmed.	
7.	LBE Update – Lisa Tagore (LT) – LBE - See report for full phase-by-phase update - Avenue Road is now empty, block being decommissioned. - Belgrave Close has some remaining residents to be moved - Harleyford Manor and Barrington Court is now being decanted - Ludlow Court is now empty	

	- Vacant Possession (VP) updates: - Phase 7.2 and 7.4.1 now overdue - Phase 7.4 and 7.5 targeted for winter 2026 - Phase 8.1, 9.5, 9.6 VP agreed	
8.	Community Chest Update – Nell Maguire (NM) - Subgroup: NRW and KS; vacancy due to MH departure. Recent Grants: Two projects funded in June round- Yardo's Flourish Forum – £5,000, Stay Active4Life – £5,000 - Rejected Application: Energy Garden's Urban Food Growing Project (to avoid overlap with Cultivate). - September funding round- One application, awaiting review by the subgroup for review. - Funding Total: Over £700,000 since 2011. - AA asked about commencement of above running total. - NM & FB responded-since 2011. - FB Provided clarity on LLP financial year. The first quarter (Q1) begins in September.	
9.	Housing Management (HM) Update – Shakira Henry (SH) - HM Sub-Group Meeting on 1 September 2025 - Lift in Warton Court, carpark gates in phases 3.1 and 4 are back in operation. - Gate for phase 9.1 scheduled for servicing this week. - Phase 1 gate has had some electrical delays. - SH offered insight into the meeting held between Board members and L&Q Energy on 9 September 2025. - Next subgroup meeting is 24 November 2025. - Play Structure Issue: NRW raised concerns about unrequested installation. - RM explained it was due to H&S concerns and building height, letter sent with a message from Estate Services. - NRW requested relocation; FB noted planning constraints. - NRW asked for this to be investigated further and moved the dedicated play area. Petition was signed by residents. - FB explained there is a quota of play areas to be delivered, so NRW's request would cause a breach of planning.	- SH: Update tracker to be sent out at end of week. - SH: To provide repair history trackers in updates sent out. - SH: Actions from L&Q Energy meeting to be shared and follow up meeting to be scheduled.
10.	Peabody Introduction – Michelle Halley (MH) Carena Wallace (CW) - MH and CW introduced themselves. - Small footprint on the estate compared to L&Qs, particularly close to South Acton Station.	- AA to share information about bike stores to MH/CW - MH/CW to arrange a walkabout with NM

	▪ Mixture of tenures. ▪ AA raised resident concern around bike stores being labelled as it can lead to theft. ▪ ASB issues related to lack of space for youths. ▪ SH agreed this is similar to L&Q's. ▪ FB enquired about external CCTV. ▪ MH-most cameras only operate indoors ▪ FB-L&Q exploring external options for future phases.	
11.	AGCC Update – Simon Donovan (LDT), SD ▪ Summer Activities: Coding, dance, photography, early years music, yoga, karate. ▪ Usage: Open 7 days/week, Centre well utilised. ▪ AA- queried lower weekend Usage ▪ SD responded-Lower due to term-time scheduling and regular classes being in the week. ▪ FB asked if reduced hours impacted income to the Centre. ▪ SD confirmed reduced hours have minimal financial impact and supports sustainability approach of Centre operation. ▪ Rolladome, Acton Youth Association, and Descendants continue to occupy the office space upstairs. ▪ Bookings: Confirmed party booking extended to 9pm. ▪ SD apologised for not bringing this amendment to the Board beforehand and happy to reduce it back to 7pm at Board's discretion. ▪ Board agreed they are happy with 9pm, providing necessary vetting processes take place ▪ NRW-Queried actions in place to prevent similar occurrence from Halloween 2025. ▪ SD- Measure implemented include-staff training improved, stricter booking checks to include enhanced vetting process- an interview, local address, card holding details, and second checker of bookings. ▪ AA queried Security presence at parties ▪ SD: SIA guards used, but limited effectiveness due to zoning- will not leave their zones even if altercation taking place close by ▪ Issues with speaker system: LDT Currently borrowing from Youth Centre.	
12.	Bollo Youth Centre Update – Colin Brent, CB ▪ Summer Programmes included: holiday activities and food (HAF) programme for children accessing free school meals, Kitchen Social Project, food bank support, L&Q Summer event. ▪ Resident Complaints: Spike around 8pm closing time.	

	▪ Promotion: Keen to share positive impact of Youth Centre more widely.	
13.	Reminder of Chris McConnachie's Services – CM ▪ Summer had been positive. ▪ Reminded Board members of her services and support available.	
14.	AOB – ALL ▪ NRW- In MH's absence-raised issue on empty play park in phase 7.2 and if there is funding available to improve these spaces. ▪ NM/RZ/FB established this is relating to Section 106 funding and the walkabout which took place earlier this year. The team are exploring this with LBE. ▪ RZ updated Communities team's approach to diversifying Board representation for a balanced mix of tenures: ▪ CM mentioned that as the board was initially set up with LBE, it board positions can be open to Ealing residents as well L&Q residents. ▪ Vacancies to be shared in the newsletter, website, Mailchimp, block noticeboards and local hubs. ▪ AA suggested to include Peabody residents. ▪ AA shared Montessori Nursery Petition now has 55+ signatures regarding outdoor space removal. ▪ AA advised L&Q to see the situation from both sides. ▪ FB- Nursery to be signposted, advised to approach the L&Q Commercial team on this issue. ▪ DN – Asked if there had been an update on the ongoing situation of Mint Café's outdoor area. ▪ SH- No update since the last meeting. Monthly Housing Management updates shared with residents.	▪ MM to engage wider colleagues to explore potential improvements to Ealing Park in phase 7.2 ▪ RZ & CB to engage Board with reviewing constitution and membership. ▪ NM/RZ to share Board recruitment materials with Peabody if criteria expands. ▪ NM to share L&Q Commercial Team contact with AA to forward to Nursery. ▪ SH to continue monthly updates, next one scheduled on the 25 September 2025.

[End of meeting 20:00 – Duration 2 Hours]