

**Acton Gardens Community Board Minutes**  
**Monday 12<sup>th</sup> September 2023 (6pm-8:15pm)**  
**Acton Gardens Community Centre**

**Attendees:**

Present	Apologies
<b>Resident Board Members</b> Natasha Esson (NE) – Chair Sally Carlton (SC) – Vice Chair Slobodan Vuckovic (SV) Matthew Hemes (MH) Janet Coker (JC) Cathyann Thomas (CT) Ali Abdullahi (AAb) Natalie Russell-Wall (NRW) Ian Gallosi (IG)	<b>Resident Board Members</b> Raymond Moll (RM) Marta Nunes (MN) Untza Sale (US)
<b>Non- Board Members</b> Emily Macpherson Smith (EMS)– L&Q Nadine Ofosu- Adjei (NOA) – L&Q Shakira Henry (SH) – L&Q Kourtnie Atkinson (KA) – L&Q Frank Baker (FB) – L&Q Jamie Wilding (JW) – Countryside Christina Coe (CC) – Countryside Emmanuel Wachukwu (EW) – AGCC Cllr Callum Anderson (CA) – Ealing Council	<b>Non-Board Members</b> Percy Mullany (PM)- Countryside Catrin Andrews (CA) – Countryside Guy Balmford – Countryside Raffles Fulton (RF) – Countryside Leon Joseph (LJ)-Ealing Council Chris McConnachie (CM) – PEP Colin Brent (CB) – Bollo Brook Youth Centre Tom Devine (TD) – L&Q Simon Donovan (SD) -AGCC Cllr Yvonne Johnson (YJ) Cllr Mik Sabiers (MS) David Colley (DC) – Ealing Council Olu Akande (OA) – Catalyst Sahira Khan (SK) – Bollo Brook Youth Centre Sergeant Matthew Buckland (MB) -Safer Neighbourhood Team

## **1.0 Regeneration Report**

- 1.1 NE opened the meeting, and all gave their introductions.
- 1.2 NE gave a staffing update. SM replaces Eve Mouser Smith as Regeneration Manager and SH replaces Natasha Patel as Area Housing Manager.
- 1.3 No comments on the minutes from the previous meeting.
- 1.4 SV asked for clarification regarding colour choices. NE described the colour choice process, which is only applicable for affordable rent tenures.
- 1.5 SC delivered an update on the summer event hosted on 30/07/22. Hosted by the resident board members with support from the Acton Gardens LLP, stall holders and Acton Gardens Schools. £650 was raised for the local foodbank through donations, activities, and the raffle.
- 1.6 MH asked for an update regarding the Central Plaza artwork. EMS clarified that a second workshop will shortly be delivered in partnership with the primary school, youth centre and the Community Board. SC commented that she was disappointed by the first workshop as she felt that it needed a larger practical element, and CAT agreed. EMS added that she and Ade had collected feedback and were in discussion about how to improve things in the future. MH asked for further clarification regarding the park. CC provided updates about the phasing plan and when the park would be delivered.
- 1.7 CAT queried that she had remembered a water feature being present on early plans for the park outside the Community Centre. CC responded that the plans have since changed and a water feature will no longer be delivered.
- 1.8 No further comments on the regeneration report.

## **2.0 Countryside Update**

- 2.1 CAT asked for clarification over what the Early Start learning centre is. FB updated that Cybertots had taken over both units, and it was up to them what they decided to do with the space. Countryside to find out more about their plans for the unit.
- 2.2 No further comments on the Countryside Report

## **3.0 LBE Report**

- 3.1 IG offered an observation over the point stating that people are choosing to move away from the area due to the increased price of rent. NOA asked for any specifics to be sent to her via email

- 3.2 NE asked for clarification regarding the houses on Enfield Road, specifically whether the residents would like to stay or if they can be decanted. JW added that consultation with residents is just beginning, and that there is a bespoke plan of action for each of the properties.
- 3.3 SC added to IG that the cost of living has been brought up multiple times in the meeting, and that rent is set by the GLA. FB clarified that the rent is set at London Affordable Rent.
- 3.4 NE asked for clarification on why rents are different for new phases coming forward, compared to previous blocks. FB confirmed that the rents are entirely controlled by the GLA. NE and CAT added that they feel as though how the rents are set for each phase is unfair, and they lament that people who wish they could stay are now being forced to leave the area.
- 3.5 JW added that DC is seeing the trend across the borough and is not limited to the South Acton estate.
- 3.6 JC asked if service charges were also going up regularly. NE added that the service charges are now becoming unaffordable, and that the extra charges are really hitting people.
- 3.7 MH asked if there was anything L&Q could do to speak to the GLA about controlling the rent. FB responded that L&Q do have strategic conversations regarding the rent.
- 3.8 L&Q to seek answers with the service charge team.
- 3.9 No further comments on the LBE report.

#### **4.0 Community Chest Updates**

- 4.1 SC delivered the update on the Community Chest and provided information about the rejected bids.
- 4.2 The underspend has been reduced significantly, and now equates to six further projects approved in the financial year.
- 4.3 There are now no empty seats on the subgroup.
- 4.4 EMS to distribute the Community Chest yearly roundup to Board members to demonstrate the positive effect on the funding.

#### **5.0 Community Centre Updates**

- 5.1 SC raised a question about the Community foodbank. EW to send update to SC regarding the foodbank information.

5.2 SC asked for clarification regarding the stay and play at the Community Centre, and why the AGCC are replicating a service held at the Children's Centre. EW provided a description of the stay and play service.

5.3 No further comments on the Community Centre Report.

## **6.0 Regeneration Action Tracker**

6.1 NOA provided updates on the Community Board Aims and Objectives. Previous mental health provision had fallen through, and now an alternate service provider is being sought out.

6.2 JW updated that a commercial café operator is currently going through legal with Countryside. Discussion is still ongoing with the Community Café, with a meeting scheduled on 20/09/22. CAT asked for further detail. JW responded that there could be alternate provision for a café elsewhere on the estate.

6.3 JW gave updates on the other vacant commercial units. The team are still seeking out a pharmacy provider, but the NHS are not allowing more pharmacy licences.

6.4 IG asked why Countryside have struggled to sign up commercial units. JW responded that since the pandemic it has been a struggle to find good commercial bids, although this shows signs of changing.

6.5 MH requested an update on the gym provision. JW provided an update that it was still being worked on, due to issues on the planning side.

6.6 NE stated that a supermarket/newsagent/corner shop is still needed on the estate. JW added that there has been interest in the vacant unit at Phase 9.2.

6.7 JC said that she had heard that there would be a post/banking hub coming to the local area. CA responded that this is still in process and will hopefully be coming soon.

6.8 MH asked for an update on the broken corner of the café unit. FB & JW responded that the part has been ordered but is taking some time to be delivered.

6.9 JW updated that signage will soon be arriving. NE provided further clarification over the difficulty residents have with reading the signage. JW to contact consultancy to update them.

6.10 NOA updated that the volunteer speed watch programme has been put on hold due to the police being busy with other projects. NOA to feedback to the police about the volunteers.

6.11 EMS provided an update on the bike marking. 40-50 bikes were marked at the summer event, with more events planned in the future.

6.12 NOA updated that the news about the updated constitution will be distributed closer to the time.

6.13 JW updated that the parking enforcement will be taken up.

6.14 MH asked why the bollards are being abused by residents, that people continue to take them down to park in a pedestrianised area. SH explained that they need to liaise with the refuse team to ensure that they have the right keys to take them up and down. EW added clarification that groups currently have to seek permission for them to come up and down. NOA also added that the area is patrolled by PCM and that tickets are given to cars in the area. Furthermore, once the keys have been distributed, a better understanding of who abusing the system. Natasha Patel was previously looking into it, but it will be picked up.

6.15 FB had been looking into installing Amazon lockers into Phase 5 of Acton Gardens. There is an estimated cost of £2000 for running the Amazon lockers, which would be transferred back to the residents, and therefore unjustifiable. NE asked about alternate providers. Planning Officers has refused permission for an Amazon Locker at the hub site. FB to approach new planning officer to request lockers at Phase 6.2.

6.16 SC added that the waste issues at West Park have got worse, especially at the sand pit. NOA explained that the park sits underneath Ealing Council, and that they are responsible for managing it. Therefore, queries should be directed towards LBE, although they can be sent through to the Regeneration Team.

6.17 No further comments on the regeneration action tracker.

7.0 Housing Management took over the meeting to deliver an update on the management action tracker.