

Minutes of the Acton Gardens Community Board Meeting

Monday 21st September 18:00-20:00

Meeting via Microsoft Teams

Present:

Resident Board Members

Natasha Esson (NE) – Chair
Sally Carlton (SC) – Vice Chair
Janet Coker (JC)
Cathyann Thomas (CT)
Kerron Lezama (KL)
Slobodan Vuckovic (SV)
Raymond Charles Moll (RC)
Maria Ashcroft (MA)
Valerie McLean (VM)
Marta Nunes (MN)

Non-Resident Board Members

Cllr Yvonne Johnson (YJ) – Ward Member
Cllr Mik Sabiers (MS) – Ward Member

Non- Board Members

Anna Allan (AA) – L&Q
Serena Mann (SM) – L&Q
Keisha Samuels (KS) – L&Q
John Dakin (JD)- L&Q
Nadine Ofosu- Adjei (NO) – L&Q
Rudy Danso (RD) – L&Q
Christina Coe (CC) – Countryside
Nick Gleave (NG) – Countryside
Colin Brent (CB) – Bollo Brook Youth Centre
Olu Akande (OA) – Catalyst
Keith Mann (KM) – PEP
Mary Whitfield (MW) – Catalyst
Chris McConnachie (CM) - PEP

Apologies:

Resident Board Members

N/A

Non-Resident Board Members

Cllr Josh Blacker (JB) – Ward Member

Non- Board Members

N/A

		Action
1.0	Introductions and Apologies	
1.1	AA welcomed all attendees to the Community Board meeting and delivered apologies.	
1.2	YJ sent apologies for JB who was not able to attend.	
2.0	Minutes of last meeting	
2.1	NE went through previous Board meeting minutes and there were no comments. June 2020 Community Board minutes were approved.	
3.0	Matters arising	
3.1	NE informed the Board that there are no matters arising.	
4.0	Update from Bollo Brook Youth Centre <i>Verbal update presented by Colin Brent (CB)</i>	
4.1	CB provided an update on Bollo Brook Youth Centre still being closed and complying with new regulations to ensure a safe opening.	
4.2	CB explained that the youth centre is working on providing one to one art therapy sessions online and small group work.	
4.3	CB explained that the food distribution point moved back into the youth centre from the community centre over the summer. CB informed the Board that the food distribution point has now stopped and all groups have been referred to food banks and soup kitchens.	
4.4	CB updated the Board that the team have made around 1500 interventions with young people such as phone calls, music sessions and mental health and housing support.	
4.5	CB informed the Board of the successful podcast called Bollo Speaks with the School of Oriental and African Studies (SOAS) which is available on Soundcloud. CP confirmed	

4.6	<p>that a shortened version of the podcast has been sent to MP's and members of the House of Lords.</p> <p>CB discussed the support offered to children and young adults following the death of George Floyd. CB explained that this is a difficult time for young people as they feel angry and distressed and the support offered has helped young people vocalise their concerns.</p>	
5.0	<p>Community Chest applications and update</p> <p><i>Verbal and written update by Keisha Samuels (KS).</i></p> <p>5.1 KS explained that contact has been made with all previous suppliers to inform them that the Community Chest is still open for applications during lockdown. KS confirmed that there is no quarterly deadline for applications at the moment and applications will be reviewed as they are received.</p> <p>5.2 KS confirmed that two projects have been approved since the last Community Board meeting:</p> <ul style="list-style-type: none"> • First Class Learning- online tutoring • Stay Active for life- chair exercises for older adults <p>5.3 KS informed the Board that these projects have been delivered digitally complying with social distancing rules.</p> <p>5.4 KS advised that two new applications were submitted in August 2020 and are pending approval:</p> <ul style="list-style-type: none"> • Bollo Make Fashion • The Great Get Together <p>5.5 KS informed the Board that the funds carried over from last year's allocation was £10,050. The Community Chest fund for 2020/21 therefore currently stands at £60,050.</p>	

<p>6.0</p>	<p>Regeneration update (Acton Gardens LLP and Ealing Council)</p> <p><i>Verbal update presented by Nick Gleave (NG) and Christina Coe (CC) from Countryside.</i></p>	
<p>6.1</p>	<p>NG confirmed all construction sites have reopened and are working in accordance with government guidance on social distancing. NG informed the Board that all marketing suites and show homes are now open and are by appointment only.</p>	
<p>6.2</p>	<p>NG confirmed that Countryside are regularly reviewing plans for site, marketing suites and show homes to ensure they comply with recent government guidance and legislation. NG informed the board that all construction sites have COVID-19 compliance officers on site to ensure the required standards are maintained.</p>	
	<p><u>Phase 6.1:</u></p>	
<p>6.3</p>	<p>NG informed the Board that the café operator recently pulled out of the corner unit next to the community centre due to concerns of operating in the current economic climate. NG confirmed that a new operator has shown interest, however, negotiations are still at an early stage.</p>	
<p>6.4</p>	<p>NG confirmed that the flexible space unit at phase 6.1 is now let as a barber.</p>	
	<p><u>Phase 6.2</u></p>	
<p>6.5</p>	<p>NG confirmed there are 160 new homes with commercial units on the lower and ground floors.</p>	
<p>6.6</p>	<p>NG informed the Board that negotiations are still ongoing with the doctors' surgery and is progressing well. NG advised a precise date for the opening of the doctors' surgery will be released in 2021.</p>	
<p>6.7</p>	<p>NG informed the Board that the LLP are close to entering a lease with a nursery operator for one of the commercial units and an opening date will likely be released at the next Board meeting.</p>	
<p>6.8</p>	<p>NG advised that marketing will be increased for the office and shop spaces once this phase is completed and will continue until 2021.</p>	
<p>6.9</p>	<p>NG confirmed that the residential blocks started to complete from August 2020 and overall build completion will be by October 2020.</p>	
	<p><u>Phase 7.1</u></p>	
<p>6.10</p>	<p>NG confirmed this phase offers 246 new homes and is now complete and areas have been handed over to L&Q with minor snagging still outstanding. NG informed the Board that all residents have moved into block W4 with L&Q in July. NG advised there are still some plots available for private sale.</p>	
	<p><u>Phase 7.2</u></p>	
<p>6.11</p>	<p>NG informed the Board phase 7.2 (along Avenue Road) will be the latest phase that will come forward as a reserved matters application. Pre-planning design work will begin</p>	

	shortly with a submission date of January 2021. NG confirmed an invite has been sent out by AA to the design subgroup to discuss initial concept designs.	
6.12	NG confirmed phase 7.2 will host the new over 55's accommodation and that effective consultation with existing sheltered residents will start shortly. NG informed the Board of the requirement from the section 106 agreement which states 172 habitable rooms for over 55's accommodation must be provided as part of the total affordable accommodation count at Acton Gardens.	
6.13	NG informed the Board that the energy centre for the district heating network for Acton Gardens will be included in this phase. As other future phases come forward, they will plug into this energy centre which will provide heating and hot water for residents. NG advised that planning is likely to be decided by May 2021, and if granted, demolition would commence in September 2021 and a full commencement on construction would start in 2022.	
6.14	NE asked for clarification if the nursery in phase 6.2 is a new nursery or if it's the existing nursery by the South Acton overground station that is relocating.	
6.15	AA confirmed that the Montessori nursery located near the South Acton overground station is staying there and a new nursery will move into the vacant unit in phase 6.2.	
6.16	NE and SC informed the Board of their concerns around the number of nurseries within the area and their proximity to one another.	
6.17	NE asked for further information on the commercial units and if there are plans for other shops and cafes as currently residents only have a Sainsbury's Local.	
6.18	NG advised that for supermarket shopping Sainsburys is likely to be the only shop for phase 6 which is the commercial hub for this scheme. NG mentioned there is also a GP that will be included in this phase. NG also advised that the aim is to get a café in one of the units.	
6.19	JC asked if there would be a pharmacy in phase 6.2 and if Phase 1 will be plugged into the new energy centre.	
6.20	NG advised that this is still to be decided and will get back with further information about phase 1 being plugged into the energy centre.	NG
6.21	NG advised JC that pharmacy licences are particularly hard to gain and that there is already one close to the vicinity. NG explained that there is certain number of allocated licenses within the area and they are not able to allocate any further licencing. NG advised that based on this information Acton Gardens may not have any pharmacies. NG confirmed this will be looked into for more clarification.	NG
6.22	SC asked if the new nursery has the right amount of intake to be financially sustainable.	
6.23	NG advised that the nursery operators who put in an offer to lease the unit were confident that there is local need.	
6.24	SC raised concern that there are already four nurseries in the area and due to the current climate, parents are not sending their children to nursery.	

Phase 8.2

- 6.25** CC confirmed that planning was approved on 17th June 2020 for phases 8.1 and 8.2.
- 6.26** CC informed the Board that the planning reference number is available on request.
- 6.27** CC confirmed that demolition will take place early next year and this phase offers 175 new homes.

Phase 8.1

- 6.28** CC informed the Board that this phase will offer 161 new homes.
- 6.29** CC confirmed that both phases 8.1 and 8.2 will offer new infrastructure such as new roads to connect the north and south of the estate.
- 6.30** SB asked if there is any further update on relocating the Working Men's Club and if this will have any delay on the demolition dates.
- 6.31** CC advised that Ealing Council has come to an agreement with the Working Men's Club and confirmed this will not affect the demolition date.
- 6.32** SV asked for confirmation on when Phase 8.1 will be delivered.
- 6.33** CC confirmed that phase 8.1 is due to start works in September 2022 and will be delivered towards the end of 2025.

Phase 9.2

- 6.34** NG informed the Board that this phase is progressing well and the construction programme is on target. NG confirmed this phase will offer 203 new homes and a small commercial unit facing West Park. The first block is scheduled for handover in June 2021 and the last handover is in March 2022.

Phase 9.4

- 6.35** NG confirmed that planning for this phase was approved last September and demolition is underway with construction starting in October 2020. This phase will offer 209 homes and will be complete by November 2022.
- 6.36** KL raised concern around the lack of amenities and suggested that a pharmacy or shop is needed in the commercial unit.
- 6.37** SC agreed and suggested that a corner shop could benefit the community and explained the historic support offered to residents from local shop keepers.
- 6.38** NE suggested that the community would benefit from having a smaller local shop rather than large brand chains.
- 6.39** MN raised concern that Board members are not informed on decisions regarding the commercial units.

6.40	AA suggested that further information can be requested from Countryside's commercial team on what they look for and the requirements for the commercial units. AA advised that a separate session can be set up with the commercial team to gain a clearer understanding and learn how the selection process works. AA explained the Community Centre are also working on a plan for a community café.	AA
6.41	NG confirmed that throughout the planning process for each phase, consultation on the commercial units was delivered. NG explained offering a new nursery has been raised by residents during previous consultations and has been noted in previous Community Board meetings.	
6.42	SC raised concern that there are currently six nurseries in the area and that residents are not being included in suggestions for the commercial units. SC suggested that surveys should be sent to each resident for ideas and to understand what the residents needs are for the community.	
6.43	AA advised this issue can be taken to the commercial session to discuss further.	
6.44	MN asked if the new parks at Acton Gardens will have disabled play equipment and if any adaptations will be made to the existing parks for disabled residents.	
6.45	NG advised that Ealing Council are due to upgrade Avenue Road park within the next few months. NG informed residents that Ealing have had consultations with residents on requirements for the park.	
6.46	MN advised that residents have not been included in the consultation process for Avenue Road Park.	
6.47	CC confirmed there was a resident consultation process for Avenue Road park and that Countryside are currently in conversation with Ealing parks department and will raise this issue with them directly for a response. CC confirmed there is a disabled equipment allowance and Ealing are currently looking at various options for the new Avenue Road park.	CC
6.48	CT informed the Board that there was a resident consultation event for Avenue Road park and she raised the issue of disabled play equipment provision.	
	<i>Written and verbal update presented by Anna Allan from L&Q</i>	
6.49	AA confirmed all 42 residents have moved into their new homes in phase 7.1. AA explained that socially distanced sign ups began on 14th July and were completed over a 5-week period. AA informed the Board that residents were able to sign their tenancies online for the first time and attended 5-minute appointments to collect their keys. This was followed by their home induction and welcome to L&Q which was completed with residents via telephone.	
6.50	AA informed the Board that residents are moving into Phase 6.2 from early October 2020.	
6.51	AA explained that 42 nominations have been received from LBE for phase 9.2. AA confirmed this phase will offer 63 affordable units.	

	Shared Equity	
6.52	AA explained there has been one shared equity reservation for phase 6.2. AA confirmed that two further leaseholders are completing application forms and have shown interest for phase 6.2.	
	Community Events	
6.53	AA informed the Board that the Acton Gardens events plan remains on hold due to the latest government guidance. AA confirmed that the LLP will await further government advice before setting up future events.	
6.54	AA explained that Acton Gardens had put together and distributed goody bags for young children and sheltered accommodation residents living in the estate. AA informed the Board that the goody bags included a range of gifts such as activity packs, sweets, toys, face masks, biscuits, jams and mugs.	
6.55	AA confirmed that Acton Gardens will be holding an open-air arts exhibition in September to celebrate artwork created by residents during lockdown. AA explained that the exhibition will be displayed at Central Plaza and that residents can visit the works in their own time in a socially distanced manner.	
	Website	
6.56	AA explained that the traffic on the website is starting to pick up with increased resident interaction since lockdown.	
	Social Life Study	
6.57	AA confirmed that the 2020 Social Life Study is now live, and respondents have been returning their responses via the online survey. AA explained that researchers are also on the estate this week and are conducting socially distanced interviews with residents to boost the response rate.	
	Over 55's offer at Acton Gardens	
6.58	AA explained that Acton Gardens have been working with Ealing on the future L&Q offer for sheltered accommodation residents living in South Acton. AA confirmed that a consultation plan has been agreed with the LLP, Ealing and L&Q Living and that consultation with the residents will start in the coming months.	
	New Independent Advisor Procurement with Ealing	
6.59	AA informed the board that Ealing Council will be starting a procurement process to find a new Independent Advisor to replace PEP. AA advised that Ealing would like the Community Board to be involved in the selection process and will be looking for members that would like to sit on the panel.	
6.60	SV asked for information about the agency managing the empty properties at Cheltenham Place.	
6.61	AA advised that a guardian company has been procured by Ealing Council to manage some of the empty units at Cheltenham Place. AA agreed to get details of the company for SV.	AA
6.62	KM raised concern as Ealing Council were not in attendance for the meeting. KM informed the Board of the lack of properties available on Locata for residents that wanted to remain with the council. KM explained that Council staff are having to	

prioritise rough sleepers during the pandemic which is making it difficult for South Acton residents to find homes away from the estate with the Council.

Written update provided post meeting by David Colley from Ealing Council.

6.63

Summary of properties currently being actively decanted by Phase:

	Secure Tenants	Lease/Freeholders	Total
Phase 7.2 Avenue Road, Belgrave Close, Buckland Walk, Cheltenham Place blks 6&8, Frampton Court	110	37	147
Phase 7.4 Buckland Walk, Cheltenham Place blk 9	39	16	55
Barrington Court 7.5 Barrington Court	59	4	63
Phase 8.1 Ludlow Court	48	6	54
Phase 8.2 Barwick House, Brouncker Road, Carisbrook Court, Working Men's Club	129	32	161
Phase 9.4 Bollo Lane, Osborne Hotel	2	6	8
Phase 9.5 Jerome Tower	88	9	97
Phase 9.6 Doyle House, 32 Osborne Road (12 x private flats)	11	16	27
Total	486	126	612

6.64

Dates for Vacant Possession by phase:

- Phase 7.2 – Vacant possession required Spring/Summer 2020
- Phase 7.4 – Vacant possession required Spring 2021
- Phase 7.5 – Vacant possession required Winter 2022
- Phase 8.1 – Vacant possession required Summer 2020
- Phase 8.2 – Vacant possession required Summer 2019
- Phase 9.4 – Vacant possession required Summer 2019
- Phase 9.5 – Vacant possession required Winter 2021
- Phase 9.6 – Vacant possession required April 2021

6.65

Progress to Date:

The table below shows progress moving secure tenants to new homes (or another council property if they have chosen to move away from South Acton) and leasehold/freehold buy backs:

Tenants	Remaining	Free/Leaseholders Remaining [^]	Void %
Phase 7.2 Avenue Road, Belgrave Close, Buckland Walk, Cheltenham Place blks 6&8, Frampton Court	18	6	83%
Phase 7.4 Buckland Walk, Cheltenham Place blk 9	2	5	88%
Phase 7.5 Barrington Court	51	4	13%
Phase 8.1 Ludlow Court	10	1	80%
Phase 8.2 Barwick House, Carisbrook Court & Brouncker Road	5	5	94%
Phase 9.4 Bollo Lane houses, Osborne Hotel	0	1	87.5%
Phase 9.5 Jerome Tower	40	4	55%
Phase 9.6 Doyle House, 32 Osborne Road	6	4	62.5%

[^] This figure includes home owners who have agreed values with the Council but have yet to move away.

6.66

Summary this reporting period:

Progress moving residents and leaseholders has been difficult since March for a number of reasons, mainly connected with the Coronavirus lock-down and social distancing regulations. Issues have included:

- A very low number of properties becoming available for secure tenants who have chosen to move away from South Acton. Existing Council tenants are reluctant to move away, and homeless households and individuals are being prioritised.
- There are also issues in relation to turning around empty properties once they become available, partly caused by the need for social distancing of the labour force.
- Where multiple offers of suitable accommodation to a secure tenant have been refused, the Council would normally make a direct offer and enforce this via a County Court Order. Currently, Notices Seeking Possession that would usually have a 28-day expiry now have a six month expiry before court proceedings can commence. All

<p>6.67</p>	<p>possession proceedings are being stayed by the County Court, and bailiffs are not permitted to carry-out evictions.</p> <ul style="list-style-type: none"> • In relation to leaseholders/freeholders, there are a number of properties where landlords have agreed values with the Council but have been unable to complete transactions because either their tenants are shielding or because the landlord is currently unable to enforce an eviction order. • Where negotiations with leaseholders/freeholders have reached a standstill, the Council will sponsor a Compulsory Purchase Order (CPO) in order to ensure the scheme can continue in a timely way. Ealing Council generally ceased the progression of all CPOs when the Covid-19 lock down commenced. Although individual CPOs are now being progressed this is only following an audit to ensure none of the affected parties are potentially vulnerable to Covid effects. This has served to slow the progress of a number of phases of decanting. <p>Phases 7.2, 8.2 and 9.4 have all been subject to delay that has taken the date of vacant possession beyond the date scheduled. Regeneration Officers are working hard to assist the remaining tenants and leaseholders to move away in the difficult circumstances outlined.</p> <p>Decanting progress going forward will be strongly impacted should further Covid-19 restrictions be required.</p> <p>Antisocial Behaviour/Crime:</p> <p>The current situation has left a number of phases almost empty apart from a very few households. There have been many reported cases of fly-tipping, antisocial behaviour and squatting in some blocks. The Regeneration Team are working closely with the Safer Ealing team and the Police to ensure:</p> <ul style="list-style-type: none"> • 'Hot spots' are identified and monitored. • Extra security has been added in some blocks to barrier access to landings or lift lobbys on floors where all residents have moved away. • 'Property Guardians' are being used strategically to provide 'eyes on the streets' and deter antisocial behaviour and crime. • In blocks where crime and antisocial behaviour is at its worst, security guards have been employed to patrol during night-time hours. 	
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p> <p>7.5</p>	<p>Neighbourhood update</p> <p><i>Verbal update presented by Nadine Ofosu-Adjei (NOA) from L&Q</i></p> <p>NOA informed the Board that new staff have recently joined the Acton Gardens team. NOA confirmed that two new caretakers have joined the team and introduced the new property Manager, RD. RD introduced herself to the Board.</p> <p>NOA confirmed that handover has been taken for phase 7.1.</p> <p>NOA informed the Board that there has been an increase in ASB since lockdown including parcels being stolen. NOA confirmed these issues are being investigated with the police.</p> <p>KL asked if there have been any reports of oversized items being left in the bin rooms.</p> <p>NOA suggested there are no issues raised on bulk items however letters have been sent out to residents to ensure the bin areas are used correctly and to advise alternative</p>	

	areas to put bulk items for removal. NOA suggested that posters can be put up to avoid this issue reoccurring.	
7.6	NE advised that the bin room in phase 3.2 (Auden Court) has not had a lock on it for over three months. NE asked for confirmation if Auden Court has a caretaker. NOA confirmed that the property manager RD will investigate this issue.	RD
7.7	NE informed the Board that there are reoccurring issues in Auden Court with the lifts. NE also raised concern that the 6 th floor in Auden Court is not being cleaned by the caretaker.	
7.8	NAO has confirmed this issue will be investigated and will make contact with NE with an update.	NOA
7.9	MN asked for further information on why workmen are looking into fire issues in phase 1 Beeching Court.	
7.10	NOA advised that any work done in the communal areas are for the benefit of our residents. NOA explained after Grenfell there are regulations that have been put in place which require L&Q to ensure their buildings are safe.	
7.11	MN suggested that caretakers have not cleaned certain areas such as mirrors in lifts and rail handles. MN also raised concern that contractors are not wearing appropriate masks whilst in the building.	
7.12	RM enquired why some buildings wait up to three months for a repair whilst other buildings issues are dealt with immediately.	
7.13	JD confirmed that all blocks across all phases have the exact same response time for lifts and residents are paying the same service charge and receiving the same service when it comes to lifts.	
7.14	JD advised that NAO and RD will liaise with building services who manage the lift contract to investigate if there is an issue with the lift in Auden Court.	NOA/ RD
7.15	VM raised concern that there are ongoing issues with bulk items being dumped into the bin room which hasn't been locked for months. VM requested further information on how much residents are being charged due to people dumping their rubbish in the bin room.	
7.16	RM requested for information on charges for removing bulk items. NAO suggested this information can be requested from the service charge team.	
8.0	Community Centre Update <i>Written update provided post meeting by Simon Donovan from MHDT</i>	
8.1	DELIVERY OF COVID-19 ACTIVITIES Since the last Board meeting, the Community Centre has continued to play an active role in the community, and we did so by continuing to support local residents with essential food/grocery supplies, electronic tablets to help foster greater digital inclusion, art packs,	

	<p>ready meals, mask production etc. Through such a difficult time it was important that members of the community remained engaged and were able to be part of the community's recovery process. This was demonstrated by the fact that a local workforce cooked the ready meals distributed to those in need and the masks were manufactured by a local community group volunteering their time and resources.</p> <p>8.2 This was especially important as it showed the community spirit here in Acton Gardens and highlighted the value of good community collaboration. Many thanks to Colin Brent and the Acton Mutual Aid Group who played a big part in the delivery of the overall Covid-19 programme to the community.</p> <p>Delivery of Remote Activities</p> <p>8.3 As well as on the ground activities, the Community Centre led by MHDT London engaged the services of a number of local service/activities providers, who we commissioned to deliver a series of online activities available to the residents. We had weekly Alternative/Street dance classes, Ballet classes, Health & fitness expert workshops etc - all delivered remotely via Zoom. All of these were put in place to help residents keep engaged, build community communication, ensure great community support system and reduce period of isolation and the subsequent effects on one's mental health.</p> <p>RE-OPENING OF THE CENTRE</p> <p>8.4 Taking into account the Public Health events of the last few months and the challenges it has raises for us, the centre team have been working tirelessly to ensure the facility is Covid-19 secure and any risks are reduced. We have updated our terms and conditions to reflect government advice, installed sanitising units throughout the centre, staggered user timings and limiting the number of persons that can be in the centre at any one time. We will continue to monitor and follow the latest guidance available and also apply discretion where possible.</p> <p>8.5 As we continue the process of re-opening, we will carry on engaging with local stakeholders. To kick-start the 'in person project' activities – we will be partnering with the Jason Roberts Foundation who will be delivering a Community Table Tennis project starting Thursday 24th September from 5 – 7pm (provisionally) and is free to local residents. We would encourage members to spread the word and come along, as it promises to be fun.</p>	
<p>9.0</p> <p>9.1</p> <p>9.2</p> <p>9.3</p>	<p>ITA Update (PEP)</p> <p><i>Written and verbal update by Keith Mann from PEP</i></p> <p>KM informed the Board this would be his last report from PEP as he is retiring from South Acton after 12 years.</p> <p>KM advised that the level of service and advice offered has picked up since the lockdown started in March 2020.</p> <p>KM advised that the current priority is with the remaining residents in Barwick House and Carisbrooke Court as they are due for demolition.</p>	

<p>9.4</p> <p>9.5</p> <p>9.6</p> <p>9.7</p>	<p>KM raised concern around the lack of 4-bedroom properties for South Acton residents with larger families as Ealing have confirmed there are currently none available on Locata.</p> <p>KM informed the Board that he has been working with L&Q to ensure resident moves into phase 7.1 are done safely and comply with social distancing rules.</p> <p>KM informed the Board that the council plan to procure a replacement ITA service in early 2021. KM advised that PEP has agreed to continue in its role but through one of their associates Christine McConnachie (CM) for a further 3 months.</p> <p>CM introduced herself to board members.</p>	
<p>10.0</p> <p>10.1</p> <p>10.2</p>	<p>AOB</p> <p>AA presented individual farewell messages and photos from the Acton Gardens team to Keith Mann. Resident Board members also delivered farewell messages to KM.</p> <p>Meeting closed at 20:00</p>	