

# Minutes of the Acton Gardens Community Board Meeting

Monday 15<sup>th</sup> May 18:00-19:30pm

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)

### Non-Resident Board Members

Jeremy Hutchings (JH) – L&Q  
Tom Brosnan (TB) – Countryside  
Cllr Josh Blacker (JB) – Ward Member  
Cllr Yvonne Johnson (YJ) – Ward Member  
Cllr Mik Sabiers (MS) – Ward Member

### Non- Board Members

Anna Allan (AA) – L&Q  
Leon Joseph (LJ) – LBE  
Serena Mann (SM) – L&Q  
Keisha Samuels (KS) – L&Q  
John Dakin (JD)- L&Q  
Nadine Ofosu- Adjei (NO) – L&Q  
Domenic Joseph (DJ) – L&Q  
Emmanuel Wachukwu (EW) - MHDT  
Christina Coe (CC) – Countryside  
Daniel King (DK) - Countryside  
Joana Rushton (JR) – Countryside  
Nick Gleave (NG) – Countryside  
Frank Baker (FB) – L&Q  
Colin Brent (CB) – Bollo Brook Youth Centre  
Olu Akande (OA) – Catalyst

## Apologies:

### Resident Board Members

Valerie McLean (VM)  
Marta Nunes (MN)

### Non-Resident Board Members

### Non- Board Members

Simon Donovan (SD) – MHDT  
Keith Mann (KM) – PEP

		<b>Action</b>
<b>1.0</b>	<b>Introductions and Apologies</b>	
<b>1.1</b>	NE welcomed all attendees to the Community Board meeting.	
<b>1.2</b>	AA went through the attendee list and asked each member to introduce themselves	
<b>1.3</b>	SM sent apologies for those board members who were not able to attend.	
<b>2.0</b>	<b>Minutes of last meeting</b>	
<b>2.1</b>	NE went through previous board meeting minutes. December 2020 Community Board minutes were approved.	
<b>3.0</b>	<b>Matters arising</b>	
<b>3.1</b>	NE informed the Board that Mike Woolliscroft from Countryside has stepped down from his position as an Acton Gardens Community Board member.	
<b>3.2</b>	DK confirmed that TB from Countryside will be stepping up for the board member position.	

<p><b>4.0</b></p> <p><b>4.1</b></p> <p><b>4.2</b></p> <p><b>4.3</b></p> <p><b>4.4</b></p> <p><b>4.5</b></p>	<p><b>Update from Bollo Brook Youth Centre</b></p> <p>Verbal update from Colin Brent</p> <p>CB informed the board that Bollo Brook Youth Centre hosted an event on the 4<sup>th</sup> floor in Tate Modern on 28<sup>th</sup> February. CB explained the event allowed young people to present their high-quality work on exploring attitudes and experiences of racism.</p> <p>CB informed residents that Bollo Brook Youth Centre closed its doors on March 23<sup>rd</sup> due to Coronavirus.</p> <p>CB has been working with residents, mutual aid groups and local community groups to start and distribute essentials as a direct response to Coronavirus. CB explained that a team of local volunteers have been helping them distribute to over 450 residents every Tuesday and Thursday.</p> <p>CB informed the board that since the first day of the lockdown all services had been moved online such as music production, vocal coaches, art therapy sessions and podcasts with SOAS University.</p> <p>CB updated the board on the rise of youth violence in West London.</p>	
<p><b>5.0</b></p> <p><b>5.1</b></p> <p><b>5.2</b></p> <p><b>5.3</b></p> <p><b>5.4</b></p>	<p><b>Community Chest applications and update</b></p> <p>Verbal and written update by Keisha Samuels</p> <p>KS explained that the Community Chest subgroup meeting was cancelled due to COVID -19.</p> <p>KS advised that all previous suppliers have been contacted to inform them that the Community Chest is open to apply. KS confirmed that there is no deadline for applications, and they will be reviewed as they are received.</p> <p>KS explained that three new applications have been received and that the following providers were approved at the March Community Chest Subgroup meeting</p> <ul style="list-style-type: none"> <li>• First Class Learning</li> <li>• Angela Grant School of Dance</li> <li>• Stay Active for life</li> </ul> <p>These projects will now be delivered complying with social distancing or done online.</p>	

<p>5.5</p> <p>5.6</p>	<p>KS informed the board that the funds carried over from last year's financial budget was £10,050.</p> <p>The new annual budget is £50,000 so there is now a total of £60,050 available for 2020/2021.</p>	
<p>6.0</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p> <p>6.7</p> <p>6.8</p>	<p><b>Regeneration update (Ealing Council &amp; Acton Gardens)</b></p> <p>Verbal update presented by Tom Brosnan, Nick Gleave, Christina Coe and Joanna Rushton from Countryside.</p> <p>TB explained that construction in Acton Gardens was suspended from 23<sup>rd</sup> March due to Coronavirus. TB confirmed that Countryside reevaluated how they work and reopened sites on 11<sup>th</sup> May with reduced staff and social distancing in place.</p> <p>TB explained Countryside are continuing to safely increase the capacity of sites to recover as much time as possible.</p> <p>TB informed the board that Countryside's Marketing Suites have reopened with social distancing plans in place.</p> <p>NG informed the board that Countryside have donated over £15,000 to Acton Gardens.</p> <p>NG explained that £14,215 committed funding has been allocated to the Acton Gardens Community Centre to support residents as a direct response to COVID-19. This donation will cover food for the food bank, activity packs for kids and a community kitchen.</p> <p>NG explained there is an additional £1000 funding for food orders to contribute to the Acton Gardens Food Bank.</p> <p>NG confirmed that Countryside will be donating this over the next 3 months and will review it again.</p> <p>TB informed the board that the flexible unit in Phase 6.1 has been let as a barber shop and are awaiting government guidance before opening.</p>	

<p><b>6.9</b></p> <p><b>6.10</b></p> <p><b>6.11</b></p> <p><b>6.12</b></p> <p><b>6.13</b></p> <p><b>6.14</b></p> <p><b>6.15</b></p> <p><b>6.16</b></p> <p><b>6.17</b></p> <p><b>6.18</b></p> <p><b>6.19</b></p> <p><b>6.20</b></p>	<p>TB advised that the other vacant unit in Phase 6.1 is a café but is awaiting further info.</p> <p>TB confirmed that Phase 6.2 offers 160 new homes and will also include a GP surgery and nursery but currently delayed due to COVID. TB explained that this phase will also include offices and shops space which will be occupied next year. TB confirmed that the blocks should be completed as early as July/August. TB confirmed that Countryside staff are back and running in phase 6.2.</p> <p>KL asked if the coffee shop will be run by a big chain such as Costa or a smaller company.</p> <p>TB explained that Countryside are liaising with medium size chains that can offer something different. TB informed the board that the reason why has it hasn't progressed is because it has taken some time due to COVID-19. TB suggested this is better suited as it is a high-quality independent chain.</p> <p>SC thanked Countryside for their assistance and additional support throughout the pandemic as it has made a huge difference and will continue to make a difference to residents' lives.</p> <p>NG added that Countryside are working with Cultivate London to start a 'Grow Your Own' project. This offers grow packs of difference vegetables along with pots and soil.</p> <p>NG explained that Phase 9.2 consists of 203 new homes mixture of private and affordable and that it should be completed by September 2021.</p> <p>NG informed the board that Block W4 Lancastrian House was initially to be handed over in April but delayed due to COVID-19. This will now be handed over in July.</p> <p>NG explained that Blocks W1 and W2 was due to be handed over in May but will now be handed over to L&amp;Q this month.</p> <p>NG discussed the improvement work to Avenue park and refurbishment to the existing play equipment that was completed in January 2020. NG confirmed that further works to this park will be completed towards the end of 2020 by Ealing Council.</p> <p>NE asked if any other local shops/supermarkets will be available for residents within Acton Gardens. NE explained residents use top ups and would benefit from a local shop in the new units.</p> <p>TB explained these units will be advertised once the block is completed. TB also advised that due to the dramatic changes in the last couple of months the demand can potentially change what residents required a few months ago.</p>	
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<p>6.21</p> <p>6.22</p> <p>6.23</p> <p>6.24</p> <p>6.25</p> <p>6.26</p> <p>6.27</p> <p>6.28</p> <p>6.29</p> <p>6.30</p> <p>6.31</p> <p>6.32</p> <p>6.33</p>	<p>CC confirmed that both Phase 8.1 and 8.2 went in for a joined planning application in December and is due to go to the planning committee this Wednesday.</p> <p>CC asked board members to visit the Ealing Council website or contact her for the link to attend the planning committee.</p> <p>JR explained that Phase 9.4 started demolition a few months ago but it was paused due to COVID. JR confirmed this has now recommenced but due to fully start on site officially in October.</p> <p>YJ asked if the issues with the Working Men’s Club had been resolved and if they had been offered an alternative location within Acton Gardens.</p> <p>CC explained that this is an ongoing matter and discussions are still taking place to move forward with finding a suitable location.</p> <p>AA explained that this was a joint approach involving L&amp;Q, MHDT and Countryside and that previous discussions were had regarding using the Community Centre and adaptations that could be put in place such as temporary bar, additional equipment, darts board and pool table.</p> <p>JB informed the board that a planning application had been recently put in for Stanley Road for a twenty-story tower block. JB explained that residents were concerned about this and have objected to it. JB explained the application has come back with revisions and will be attending a meeting on Friday to hear the changes.</p> <p>Written and verbal update presented by Anna Allan from L&amp;Q</p> <p>AA explained that Phase 6.2 has had delays as handovers were scheduled for August 2020, but L&amp;Q are now doing viewings in August with social distancing in place.</p> <p>AA explained that Phase 7.1 is also delayed but L&amp;Q are planning to do signups and move ins over July. L&amp;Q have a new social distancing method in place to keep residents safe whilst moving into their new home.</p> <p>AA confirmed that Phase 9.2 consists of 63 affordable homes and currently has 42 nominations to date.</p> <p><b>Community Events</b></p> <p>AA informed the board that the Easter event, Bingo event, Board Members trip to Parliament and Summer BBQ have been cancelled due to Coronavirus. AA explained that all events will be reviewed based on the latest government guidance.</p> <p>AA explained that L&amp;Q are currently looking into alternative social distancing or digital events.</p>	
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6.34	<p><b>Community Board</b></p>	
6.35	<p>AA explained that the Community Board members were invited to watch their first live coronacast Q&amp;A sessions with the L&amp;Q executive team.</p>	
6.36	<p>AA informed the board that the Community Board have recently set new aims and objectives for 2020 and that these can all be achieved through virtual sessions.</p>	
6.37	<p><b>Visits and Tours</b></p>	
6.38	<p>AA informed the board that Acton Gardens presented at a Big local event on housing regeneration and thanked resident board member Raymond Moll for also attending the event.</p>	
6.39	<p>AA explained that Acton Gardens are still due to take part in Open House 2020.</p>	
6.40	<p><b>Social Life Study</b></p>	
6.41	<p>AA explained that the LLP are now working with Social Life to look at the social impact of the regeneration. AA informed the board that this will no longer be doorstep interviews and will alternatively be doing online surveys and telephone interviews.</p>	
6.42	<p>AA suggested that the Community Board will be asked to test this out to provide feedback on the survey.</p>	
6.43	<p><b>Over 55's in Acton Gardens</b></p>	
6.45	<p>AA explained L&amp;Q are working with Ealing Council on a full consultation plan for a new block/core for the over 55 residents. AA confirmed that this has currently been put on hold due to coronavirus. AA explained that L&amp;Q and Ealing Council are looking at alternative ways to engage with the over 55's without physically visiting them.</p>	
6.46	<p>AA asked all board members to get in contact with L&amp;Q to share any ideas or to get involved.</p>	
6.47	<p><b>Coronavirus Response</b></p>	
6.48	<p>AA explained that all L&amp;Q staff have been participating in 'Welfare Calls' for residents over 70 and other vulnerable groups in Acton Gardens.</p>	
6.49	<p>SC asked AA if L&amp;Q have access to information on residents over 70 that are shielding and if they have been contacted.</p>	

<p><b>6.50</b></p> <p><b>6.51</b></p> <p><b>6.52</b></p> <p><b>6.53</b></p> <p><b>6.54</b></p>	<p>AA informed SC that L&amp;Q are working through a list of residents. AA asked SC to let us know if anyone needs help.</p> <p>JB informed SC that all shielding residents have been contacted from Ealing Council.</p> <p>JH confirmed that over 70's and vulnerable residents within Acton Gardens have been contacted.</p> <p>Leon Joseph from Ealing Council presented a written and verbal update</p> <p>LJ informed the board that the numbers have not changed from the 'Summary Report of Decant properties' since December. LJ confirmed to the board that Brouncker Road, Carisbrooke Court and Barwick House all have vacant possession. LJ mentioned that there is only 1 freeholder left in Bollo Lane.</p> <p>LJ explained that due to COVID-19 the Council changed their priorities from March - April to dealing with homelessness and finding housing them accordingly. LJ advised there are only 1-bedroom properties available on Locata and 2,3- and 4-bedroom properties are direct offers to only those in desperate need.</p>	
<p><b>7.0</b></p> <p><b>7.1</b></p> <p><b>7.2</b></p> <p><b>7.3</b></p> <p><b>7.4</b></p> <p><b>7.5</b></p>	<p><b>Neighbourhood update</b></p> <p>Verbal update presented by Nadine Ofosu-Adjei, Dominic Joseph and John Dakin</p> <p>NO informed the board that during the lockdown L&amp;Q only focused on emergency work such as repairs, defects and external work such as changing lights and jet washing to remove graffiti.</p> <p>NO confirmed that contractors and PC have now returned to site last week. NO confirmed that Countryside will start to deal with non-emergency issues from next week.</p> <p>NO explained that caretakers initially changed their hours as a direct response to Coronavirus. NO confirmed caretakers' hours are now back to normal, so they are now more visible around site.</p> <p>DJ confirmed that grounds maintenance is now completed by New Green who are back on Phases 1, 2, 3.2 and 4 on a two-week schedule.</p> <p>JD explained that there was a period where several phases were not receiving full grounds maintenance.</p>	



<p>7.6</p> <p>7.7</p> <p>7.8</p> <p>7.9</p> <p>7.10</p> <p>7.11</p> <p>7.12</p>	<p>JD confirmed that New Green will be on site from 16<sup>th</sup> June with ten staff members to pick up on areas and complete rejuvenation work. JD confirmed this will not be charged to residents as all costs will be covered by L&amp;Q.</p> <p>NE informed DJ that one of the lifts in Auden Court has been out for a few months.</p> <p>DJ confirmed this will be investigated and an update will be provided.</p> <p>NE informed DJ of potential ASB issues on the top floor of Auden Court.</p> <p>DJ confirmed that the caretakers will be informed about the issue.</p> <p>KL suggested that residents should be mindful of who they are letting into their property due to a recent incident.</p> <p>JD agreed and confirmed that if the incident has been captured by the police they will be in contact with NO or DJ.</p>	<p></p> <p>DJ</p> <p></p> <p>DJ</p> <p></p>
<p>8.0</p> <p>8.1</p> <p>8.2</p> <p>8.3</p> <p>8.4</p> <p>8.5</p>	<p><b>Community Centre Update</b></p> <p>Verbal update presented by Emmanuel Wachukwu from MHDT</p> <p>EW confirmed that MHDT's bid for the Countryside COVID-19 funding was successful.</p> <p>EW explained MHDT have been involved in a variety of projects with Countryside, CB and the Acton Gardens mutual aid group since the closing of the Acton Gardens Community Centre due to Coronavirus.</p> <p>EW explained that the funding will provide residents with art packs, digital inclusion project, masks, cooking meals and weekly supplies of essential goods.</p> <p>EW informed the board that MHTD are currently testing an 'Online Community Centre' and will move activities online such as fitness/cooking projects. EW confirmed MHDT are already working with a local dancing provider Elevate Us UK for local children to participate in online dancing lessons.</p> <p>EW explained that all events have been postponed until further government guidance.</p>	<p></p>

<p><b>8.6</b></p> <p><b>8.7</b></p>	<p>EW informed the board of the recent Community Centre vandalism. EW confirmed this incident has been reported to the police and L&amp;Q are fully involved to follow up on the case.</p> <p>EW advised that the Acton Gardens Community Centre is scheduled to reopen on Saturday 4<sup>th</sup> July.</p>	
<p><b>9.0</b></p> <p><b>9.1</b></p> <p><b>9.2</b></p> <p><b>9.3</b></p> <p><b>9.4</b></p>	<p><b>ITA Update (PEP)</b></p> <p>Written update by Keith Mann from PEP</p> <p>AA sends KM apologies.</p> <p>AA advised board members to read through KM report and to contact him regarding any further information.</p> <p>AA informed board members that Keith Mann will be retiring in September from PEP.</p> <p>AA highlighted agenda 9.3 'Revising Community Board Constitution' to inform Board Members that the Constitution has been updated and Board Members now need to sign a code of conduct.</p>	

10.0	<b>AOB</b>	
10.1	OA from Catalyst introduced herself to the Board. OA confirmed her new position and is picking up from Serena Watson.	
10.2	RM suggested a proposal for an open-air arts park/area to be created behind the Community Centre for local schools, groups and residents to display arts and crafts through a series of open-air exhibitions.	<b>AA/RM /EW</b>
10.3	EW advised that residents have received art packs which include a QR code to scan back their artwork. EW confirmed once the Community Centre re opens they will plan an exhibition to display the communities art.	
10.4	Meeting closed at 19.30PM.	

