

Minutes of the Acton Gardens Community Board Annual General Meeting

Monday 4 December 2017 between 18:00-20:00pm

Community Centre, Hanbury Road

Board Member - Present:

Resident Board Members:

Cathyann Thomas (CT) – Chair
 Glen Miller (GM) – South Acton Resident
 Helen Julien (HJ) - South Acton Resident
 Marta Nunes (MN) - South Acton Resident
 Natasha Esson (NE) – South Acton Resident

Non Resident Board Members:

David Colley (DC) – London Borough of Ealing (LBE)
 Jeremy Hutchings (JH) - L&Q
 Michael Simms (MSi) – ACF

Board Members – Apologies:

Aisha Bibi (AB) – South Acton Resident
 Christopher Smith-Wong (CS) – Resident
 Cllr Josh Blacker (JB) – Ward Member
 David McKay (DM) – South Acton Resident
 Janet Coker (JC) – South Acton Resident
 Margaret Brown (MB) – Vice Chair
 Mike Woolliscroft (MW) - Countryside
 Tim Ogunlesi (TO) - South Acton Resident
 Cllr Yvonne Johnson (YJ) – Ward Member
 Cllr Mik Sabiers (MS) – Ward Member
 Lubna Khan (LK) - Berrymead Junior School
 Billie Anne Ohene - (BO) – Berrymede Infant School
 Revd. Dean Ayre (DA) – Associate Rector of Acton

Non Board Members – Present:

Attendants – Present:

Alan Llorente (AL) – Catalyst Housing
 Mark Ludlow (ML) – Countryside
 Toni Hodson (TH) - L&Q
 Suzanne Keys (SK) – L&Q
 Keith Mann (KM) – PEP
 John Swan – United Anglo Caribbean Society
 Sally Carlton – South Acton Resident
 Shuaib Abdille – South Acton Resident
 Tina Halpin – South Acton Resident
 Clare McKenna – South Acton Resident
 Abdiaziz Roble – South Acton Resident
 Valerie McLean – South Acton Resident
 Abdullahi Ali – South Acton Resident
 Jameelah Mohamuud – South Acton Resident
 Adna Mahmoud – South Acton Resident
 Sahra Awes – South Acton Resident
 Esther McDonnell – South Acton Resident
 Stella Idjai – South Acton Resident
 Farhiyo Hassan – South Acton Resident
 Iman Hirsi – South Acton Resident
 Hussein Mohamed – South Acton Resident
 14 x South Acton Residents

Attendants - Apologies:

Bianca Goulden (BG) - L&Q
 Leon Joseph (LJ) – LBE

1.0	Introductions and Welcome
1.1	JH welcomed everyone and introductions were made.
2.0	Annual Report
	<i>Both the report and presentation are available to view at www.yoursouthacton.co.uk with paper copies available on request, please email yoursouthacton@lqgroup.org.uk</i>
2.1	SK, TH & ML presented the annual report via PowerPoint presentation, topics included:
2.2	Resident Involvement – An overview of the meetings, housing surgeries, consultations events, tours and training provided to residents over the year.
2.3	Overview of New Homes – SK explained that the number of new homes built per phase is as follows. Phase 3.2 (March): 34 affordable, 23 shared ownership & 59 private homes. Phase 4 (June): 37 affordable, 16 shared ownership & 54 private homes. Phase 5.1 (November): 31 affordable & 25 shared ownership homes.

<p>2.4</p> <p>2.5</p> <p>2.6</p> <p>2.7</p> <p>2.8</p> <p>2.9</p> <p>2.10</p> <p>2.11</p> <p>2.12</p> <p>2.13</p>	<p>Working with the Community – SK explained how Acton Gardens have worked with the community, including projects with Cultivate London and Berrymede School, Community Chest funding, apprenticeships within L&Q and Countryside and the formation of sub-groups to aid the regeneration project.</p> <p>Art Work on Phase 3.1 – TH explained that a mosaic art piece delivered by local artist Carrie reichart and the Treatment Rooms had been created and installed to the public realm within Phase 3.1’s Station Square. A launch event had taken place in September which involved all the local community groups who helped shape the art work.</p> <p>West Park – ML explained that the public park space located between Phase 4 and 5 was opened in the summer, with a playground, seating and landscaping. The full park will be open by the end of next year.</p> <p>Social Life Study – SK explained that Acton Gardens are reconducting the previously commissioned research on social sustainability on the estate, through 500 face-to-face and in depth interviews with residents and community groups.</p> <p>One Goal Project – SK explained that football sessions through Charlton Athletic and QPR, funded by L&Q and Acton Gardens had taken place during each of the school holidays.</p> <p>Communications – TH explained that Acton Gardens are committed to regularly communicating with residents and stakeholders, and have done so over the year through newsletters, posters, new tenant and leaseholder guides and through updating their website.</p> <p>Development Update on behalf of Countryside Properties by Mark Ludlow</p> <p>Phase 5 – ML explained that the final handover of all buildings within phase 5 will take place in August. The remaining blocks will provide an additional 51 affordable, 72 private rent, 70 private ownership and 22 shared ownership home all arranged around an internal landscaped courtyard.</p> <p>Phase 6.1 & 6.2 - Continuing to be developed over 2018, the first phase will be completing early in 2019, and will deliver 148 new homes, supermarket, community centre, café, youth club, neighbourhood office and other local amenities (to be confirmed). 6.2, completing in early 2021, will deliver 160 new homes, a nursery, a GP (to be confirmed), retail units and start up office spaces.</p> <p>Phase 7.1 - Demolition commenced in August and works are forecast to be completed in 2020. The phase at the north of the estate, will deliver 246 new homes.</p> <p>Phase 9.1 - Planning permission was granted in November for phase 9.1: the phase will be located on the land of the current Webb & Bennett Court. The phase will provide 68 new homes, landscaped garden and parking area.</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>Short Presentation by Board Members Nominees</p> <p>KM explained that 4 current resident board members have been invited to re-stand due to their 3 year term coming to an end. Then confirmed the role of resident Board members and the duties that they carry out over the term of their position.</p> <p>Eight residents gave a short speech explaining why they want to join the Board and why they believe they would make good members. <i>Please see voting papers for applicant’s statement.</i> The nominees were: Malcolm Ritchie (video presentation), Tina Halpin, Glen Miller, Marta Nunes, Sally Carlton, Clare McKenna, Valerie McLean and Shuaib Abdille.</p>

<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>Voting for the New Board Members & Announcements of results</p> <p>All resident attendees were asked to use the voting forms to select up to four candidates that they would like to vote to be a community board member.</p> <p>KM counted and verified the votes. With majority votes, the four new board members are:</p> <ul style="list-style-type: none"> • Glen Miller • Sally Carlton • Valerie McLean • Shuaib Abdille <p>Congratulations were passed onto voted candidates by KM; all candidates were thanked for standing forward.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p> <p>5.6</p> <p>5.7</p> <p>5.8</p> <p>5.9</p>	<p>Attendees Questions and Answers</p> <p>Why has Phase 8 been missed out of the programme in order of redevelopment? ML explained that in total there over 20 phases to the regeneration of South Acton. These are not always in number sequence as activity is taking place in multiple areas of the estate at any time.</p> <p>Will Sainsbury's remain in Phase 3.1 as well as the larger store built into Phase 6.1? ML confirmed that Sainsbury's are due to move into the larger store space being built in Phase 6.1 and explained that it hasn't been confirmed what will happen to the store space in Phase 3.1. ML explained it would be for Sainsbury's to consider whether they could operate two stores in close proximity.</p> <p>GM - It was asked whether there could be a better deal for social tenants in having the best views from the new homes. JH replied where possible residents are offered homes with the best views, however explained to residents that ultimately there is a need to sell the homes as this funds the regeneration project.</p> <p>NE – Will the Phase 3.1 Sainsbury's store be another store of café in the future? ML responded that this hasn't been determined yet; it might be attractive to be a café space for the commuters.</p> <p>With the play equipment being relocated from Avenue Road park and park size being reduced will there be reprovision of play equipment and space? ML explained that Avenue Road park is part of Phase 7.1. A new park will be created in the northern area of the estate to be known as North Park as well as refurbishment of Avenue Road Park. GM asked the parks slide to be kept; residents agreed this had sentimental values. ML agreed he would inform Ealing Councils Parks Team of this.</p> <p>VM – Could the Paypoint System be included within the new Sainsbury's? VM explained residents require this service to top up their heating and hot water systems, so requested this be a service provided in the new store.</p> <p>VM – Will there be a new road from the high street into the estate? ML confirmed that within the masterplan there is consent for a road to be extended between Strafford Road to Avenue Road which will provide a vital access link between the areas.</p> <p>Will TfL introduce more services into the estate? ML explained that Acton Gardens are currently in discussions with TfL regarding bringing the 440 bus through the estate and whether new services could be introduced to this route.</p> <p>Residents expressed their problems with parking & asked whether this will continue? ML explained that the estate is a designated low parking zone due to the good transport links. A CPZ (Controlled Parking Zone) has been implemented into the southern parts of the estate which will be rolled out into future completed phases. ML reminded residents that new Acton Gardens</p>

	tenants and homeowners benefit from a free three year membership with Zipcars.
5.10	<p>Residents asked what Hope Gardens was? DC explained these are modular housing to provide temporary homes for Ealing Councils emergency accommodation team.</p>
5.11	<p>It was asked whether a basketball court or similar provisions could be built into future park and outside designs. ML explained that there is to be a MUGA (Multi Use Games Area) in the green located between Charles Hocking House and Berrymede Junior School. Acton Gardens have provided funds for this space which is designed by Ealing Council where the plans to date show an astro-turf style five aside football court, a basketball court and a running track.</p>
5.12	<p>It was asked what time the parks in these areas will be open until? The timings are not determined by Acton Gardens however it will be noted that the timing are mindful of the new residents living nearby.</p>
5.13	<p>GM – How are the new blocks being maintained, GM feedback that there are already wear and tear marks within the new buildings communal areas. NE responded as a new resident of Phase 3.2 she explained that wear and tear marks are due to residents neglect. She mentioned finger marks on the walls and graffiti in her block purposefully done by residents. NE advocated for residents to be more respectful to their new homes and that maintenance and upkeep of the new homes is a joint effort between residents and L&Q. JH reminded any L&Q residents to report communal repairs using the correct channel and notifying the property manager of any anti social behaviour of damage being purposefully made to the building.</p>
5.14	<p>Residents asked what fire safety changes are being made to the new buildings post Grenfell? ML confirmed that fire safety remains a top agenda item in terms of building regulations being updated and ensuring future homes are compliant with any new legislation. ML explained that compartmentalisation is in place, where each unit is self contained and in the instance of a fire taking place within a home would be fire proof from spreading for at least 60 mins. A stay put policy is currently in place. ML confirmed that any buildings over 18m/6 storeys require sprinklers. Residents discussed being more aware of their buildings fire safety features including AOV's and not vandalising these or holding fire doors open. SC mentioned the removal companies are holding fire doors open for convenience. NE confirmed L&Q have sent out literature to provide reassurances to their residents. JH confirmed that L&Q will follow any future recommendations made from fire services.</p>
5.15	<p>GM asked for an initiative to be created for every block to have a representative. JH responded that everyone has an opportunity to be involved and represented as much as they want to do so without being forced. The AGM is an opportunity for those wishing to be involved to do so; other opportunities to be involved with regeneration matters are always taking place – sub groups, consultation events, competitions and meetings.</p>
5.16	<p>GM asked that Acton Gardens do more to for the local community? SA responded that L&Q and Acton Gardens had done tonnes to help their local organisation in funding and developing more opportunities for the young people of South Acton. Other agreed that training opportunities such as first aid had taken place fully funded by Acton Gardens and L&Q. SA informed the meeting that he had received a football coaching qualification and was grateful for the opportunity.</p>