

## Minutes of the Acton Gardens Community Board Annual General Meeting

Monday 12 December 2016 between 18:00-20:00pm

Oaktree Community Centre, Osborne Road

<p><b>Board Member - Present:</b></p> <p><b>Resident Board Members:</b>  Margaret Brown (MB) – Vice Chair  Janet Coker (JC) – South Acton Resident  Helen Julien (HJ) - South Acton Resident  Cath Yann Thomas (CT) – Chair  Marta Nunes (MN) - South Acton Resident  Aisha Bibi (AB) – South Acton Resident  David McKay (DMK) – South Acton Resident  Glen Miller (GM) – South Acton Resident</p> <p><b>Non Resident Board Members:</b>  Revd. Dean Ayre (DA) – Associate Rector of Acton  Cllr Josh Blacker (JB) – Ward Member  Jackie Sear (JS) – Acton Community Forum (ACF)</p> <p><b>Board Members – Apologies:</b>  Tim Ogunlesi (TO) - South Acton Resident  Saeed Oluwadipe (SO) - South Acton Resident  Jason Campbell (JCa) – South Acton Resident  Nathan Lutz (NL) – South Acton Resident  David Colley (DC) – London Borough of Ealing (LBE)  Evonne Clarke (EC) – L&amp;Q  Mike Woolliscroft (MW) - Countryside  Cllr Yvonne Johnson (YJ) – Ward Member  Cllr Mik Sabiers (MS) – Ward Member  Jeremy Hutchings (JH) - L&amp;Q  Paul Sweeney (PS) - Countryside  Lubna Khan (LK) - Berrymead Junior School  Billie Anne Ohene - (BO) – Berrymede Infant School</p>	<p><b>Non Board Members – Present:</b></p> <p><b>Attendants – Present:</b>  Natasha Esson (NE) – Resident  Christopher Smith-Wong – Resident</p> <p>Mark Ludlow (ML) – Countryside  Bianca Goulden (BG) - L&amp;Q  Leon Joseph (LJ) - LBE  Toni Hodson (TH) - L&amp;Q  Suzanne Keys (SK) – L&amp;Q  Keith Mann (KM) – PEP  Warren Baxter (WB) – resident  Agathe Bourgon (ABa) – resident  Esther McDonnell (EM) – resident  Valerie McLean (VM) – resident</p> <p><b>Attendants - Apologies:</b>  Shakira Henry (SH) - L&amp;Q  Amar Sokhi (AS) – LBE  Kuldip Mann (KM) - LBE  Hanna Khan (HK) – L&amp;Q  Alan Llorente (AL) – Catalyst Housing</p>
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		Action
<b>1.0</b>	<b>Introductions and Welcome</b>	
1.1	CT welcomed everyone and introductions were made.	
<b>2.0</b>	<b>Annual Report</b>	
2.1	<p>CT presented this year’s annual report with aid of a PowerPoint presentation.</p> <p><i>Both the report and presentation are available to view at <a href="http://www.yoursouthacton.co.uk">www.yoursouthacton.co.uk</a>.  Paper copies are available on request</i></p> <p>Topics included:</p> <ul style="list-style-type: none"> <li>• <b>Resident Community Board members</b> – existing members and their role</li> <li>• <b>Resident involvement</b> – explanation of this years’ consultation events</li> <li>• <b>Achievements to Date</b> – Phase 3 residents moved in/moving in early 2017, Phase 6 planning application granted, Acton Garden Regeneration Office move</li> </ul>	

	<p>to Enfield Road</p> <ul style="list-style-type: none"> <li>• <b>Community Chest</b> – 11 projects were funded this year, totalling £37,530</li> </ul>	
2.2	BG provided an update on communications provided to residents during 2016.	
2.2.1	<p>Acton Gardens (AG) are currently relaunching a revised phasing plan. This revision has taken some time to finalise but allows the regeneration project to be completed in fewer years. This follows much consultation with residents, who explained that would like to move sooner and to precede the period that there is disruption to the estate.</p> <p>All households will receive a letter explaining when and where they are moving to over the next 4-8 weeks. Updated Community Lettings and Leaseholder guides will be released in the New Year.</p> <p><i>Rephasing handouts were available at the meeting and are available on <a href="http://www.yoursouthacton.co.uk">www.yoursouthacton.co.uk</a></i></p>	
2.2.2	<p>General Communications over 2016 included:</p> <ul style="list-style-type: none"> <li>• <b>Newsletters</b> – posted to everyone on the estate and in the surrounding areas every quarter, providing regeneration and community updates.</li> <li>• <b>Poster campaigns</b> – following the erection of 14 noticeboards around the estate, many poster campaigns have taken place, including information of AG's new office and move date, Housing Surgery dates and L&amp;Q Apprenticeship opportunities.</li> <li>• <b>Frequently Asked Questions (FAQs)</b> were released, providing tailored information for tenants, leaseholders and sheltered housing residents.</li> </ul>	
2.2.3	The 'Your South Acton' website continues to provide regularly updated information, following its relaunch in 2015. 2016 saw interactive tours of new homes becoming available, electronic copies of all publications and will soon feature details of the new phasing plans with an interactive map.	
2.3	ML provided a development update on behalf of Countryside	
2.3.1	<p>Phase 3.1, situated next to South Acton Overground station, is now largely complete with all new homes to be occupied before Christmas. There are road works which will be completed by February.</p> <p>Station Square will soon be open, providing a small retail unit (provider to be confirmed). This will be let on a short term lease, until the larger retail unit opens in Phase 6. The unit within Phase 3.2 will then become a café, adding vibrancy and facilities to train traffic.</p>	
2.3.2	<p>Phase 3.2 is mostly complete, providing a mansion block and town houses. Two of the three cores are now occupied by private residents, with affordable households moving into the third block early in the New Year. Four of the townhouses are occupied by affordable rent families, with the remaining properties being sold on the open market.</p> <p>Once fully occupied, the new road, Rosenberg Road (connecting Bollo Bridge Road and Osborne Road) will be opened and offered for LBE adoption. The remaining hoarding will also be removed at this time.</p>	
2.3.3	<p>Phase 4 will provide 107 units over three cores, providing homes for private sale, shared ownership and affordable rent for existing residents. The phase will also provide the new West Park situated between Phases 3.2 and 4. The build is on schedule, with the scaffolding currently being removed on the first core.</p> <p>Phase 5 is AG's largest phase in the regeneration to date, with 271 units built around a central courtyard. The concrete frames are currently at seven stories high and the phase is on course for the first completion in Autumn/winter 2017, with residents moving</p>	

	<p>in during Spring 2018</p> <p>2.3.4 Phase 6 will provide residential and retail units, as well as community amenities. The phase will be built in two sub-phases so to allow continuity of use of the Oaktree Community Centre.</p> <p>2.3.5 The hoarding around Hardy Court, the future site of Phase 6.1, is now in place, with demolition contractors on site carrying out a 'soft strip': The initial stage of the process, whereby furniture and fixtures will be removed. This process also includes the removal of asbestos in a controlled process.</p> <p>2.3.6 The ground floor of Phase 6.1 will provide many community uses including a café, community centre, youth club (providing space for Bollo Youth Club) and a large retail unit (replacing the small unit in Phase 3.1). There is also provision for a dental surgery and office space for L&amp;Q and community groups.</p> <p>2.3.7 Phase 6.2 will provide a Sure Start/Children's centre nursery, a doctors surgery, flexible office space and possibly a pharmacy. Phases 6.1 and 6.2 will surround Central Plaza, which will provide a refurbishment of the outdoor space.</p> <p>2.3.8 Phase 7.1, to the north of the estate will begin to be built in Autumn 2017, following the demolition work and soft strip which will begin in summer 2017. The phase has been brought forward to facilitate residents that want to continue residing within the north of the estate.</p> <p>2.3.9 Other developments over the course of 2016 have included:</p> <ul style="list-style-type: none"> <li>• The early demolition of Caine House due to its poor condition.</li> <li>• A temporary Bollo Bridge Youth Club was erected on its site, with a temporary open space built next to the building which provides play equipment including table tennis. This area was brought forward to provide a play area for residents during the regeneration project.</li> <li>• New offices, situated on Enfield Road, are now occupied by Countryside, L&amp;Q and the Acton Gardens Regeneration Team. There is also a new Sales and Marketing Suite on site, which includes a two bedroom show flat and a large model of the estate.</li> </ul>	
<p><b>3.0</b></p> <p>3.1</p> <p>3.2</p>	<p><b>Short presentation by Board members nominees</b></p> <p>Due to six resident Board members three year term coming to end, and a casual vacancy, there were seven positions available.</p> <p>Seven 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 applicants statements</i></p> <p>The seven residents were:</p> <ul style="list-style-type: none"> <li>• David McKay</li> <li>• Helen Julien</li> <li>• Margaret Brown</li> <li>• Janet Coker</li> <li>• Cathyann Thomas</li> <li>• Natasha Esson</li> <li>• Chris Wong-Smith</li> </ul>	

<p><b>4.0</b></p>	<p><b>Voting for the new Board members</b></p> <p>Within the terms of the constitution, residents would normally be asked to vote by ballot for the candidates they feel are best suited to the position of resident Board members. With there being seven vacancies and seven applicants this year, residents were asked if they were happy to assign the applicants to the available vacancies. All agreed and therefore the above residents filled the positions.</p>	
<p><b>5.0</b></p>	<p><b>Announcements of results</b></p> <p>Congratulations were passed onto candidates by CT and BG and new members will be invited to attend an induction to the role with AG staff in the New Year.</p>	<p>SK</p>
<p><b>6.0</b></p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p>	<p><b>Questions and Answers</b></p> <p>CWS enquired as to what will happen after the regeneration project is completed and whether it would be expanded in capacity or continually managed.</p> <p>ML explained that the ‘red line’ boundaries of the regeneration, set out within the masterplan, sets out what Acton Gardens will be developing. up until completion during 2027. There aren’t currently any plans to expand this area, but possibilities will be discussed with LBE in due course in respect to the Church Road area in the North of the Estate</p> <p>BG explained that L&amp;Q will manage the properties and estate. Caretaking and L&amp;Q officers will occupy an office within Phase 6, providing a long term presence.</p> <p>AB asked why there are more building names allocated than actual buildings within Phase 5. ML explained that the phase consists of numerous cores, which have separate blocks with their own access. Each block will be given a different name.</p> <p>GM explained that tenants are concerned about their children’s position and rights with regards to tenancy succession. LJ explained that, under the Housing Act 1985, succession can only occur once, which is the same standpoint whether council or housing association tenants.</p> <p>KM went on to explain that the Localism Act 2011 restricted the right to succession after April 2012, in that in the instance of a death of a named tenant, only a partner could succeed the tenancy. KM continued that the Housing and Planning Act 2016 will become live next year, which will put restrictions in place for secure tenancies, pre and post April 2012, therefore only allowing partners to succeed in the event of death. LBE and L&amp;Q are bound by these laws.</p> <p>KM explained that there is no date for the legislation set out in the Housing and Planning Act 2016 to come into play, and this will be better revisited once parliament releases more information. Legislation will vary for every local authority and more clarity will be provided in due course, in terms of Ealing residents.</p> <p>LJ explained that strategic discussions will occur in house within the council and LBE in regards to the above changes to housing law.. Residents are given the choice whether to remain with LBE or L&amp;Q and can decide which tenancy best suits their household requirements.</p> <p>GM claimed that residents are not being provided with the correct information about their position within the regeneration and that the attitudes of AG officers are not reassuring them. BG explained that officers are sensitive to all households and their circumstances. If this is not the case, residents should raise this issue and lodge a</p>	

	complaint. KM explained that training is imperative to staff, which both L&Q and LBE staff are provided with.	
6.5	GM explained that he visited a resident in Phase 3.1 after they raised concerns regarding sound proofing and reported that the neighbours above could clearly be heard. Phase 1 resident, MN, explained that she does not hear her neighbours; however, CWS explained that whilst the soundproofing isn't a substantial problem, he has suffered problems in the past with his neighbours, which was resolved amicably through the two households involved.	
6.6	ML went on to explain that new homes are built to meet standard criteria in sound reduction. Properties will not be fully soundproofed, but they should deliver a high level of reduction. Properties are inspected by an independent external source prior to households moving in, and all phases have passed this inspection. ML asked that if there are any specific issues, AG can investigate this and endeavour to resolve.	
6.7	ML enquired whether there is any security provided on the building sites: ML assured residents that there is security in place.	
	<i>CT thanked all residents, applicants and officers for attending and wished all a Merry Christmas and a Happy New Year.</i>	
	The next meeting will be held on Monday 23 January 2017 between 18:00 to 20:00pm at the Berrymede Junior School, Osborne Road, South Acton	