

Minutes of the Acton Gardens Community Board Meeting

Monday 27 March 2017 between 18:00-20:00pm

Berrymede Junior School, Osborne Road

Board Member - Present:

Resident Board Members:

Cathyann Thomas (CAT) – Chair
 Margaret Brown (MB) – Vice Chair
 David McKay (DMK) – South Acton Resident
 Janet Coker (JC) – South Acton Resident
 Marta Nunes (MN) - South Acton Resident
 Natasha Esson (NE) - South Acton Resident
 Aisha Bibi (AB) – South Acton Resident
 Glen Miller (GM) – South Acton Resident

Non Resident Board Members:

David Colley (DC) – London Borough of Ealing (LBE)
 Evonne Clarke (EC) – L&Q
 Mike Woolliscroft (MW) - Countryside
 Cllr Josh Blacker (JB) – Ward Member
 Revd. Dean Ayre (DA) – Associate Rector of Acton
 Jackie Sear (JS) – Acton Community Forum (ACF)

Board Members – Apologies:

Jeremy Hutchings (JH) - L&Q
 Paul Sweeney (PS) – Countryside
 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
 Christopher Smith-Wong (CS) - South Acton Resident
 Helen Julien (HJ) - South Acton Resident
 Tim Ogunlesi (TO) - South Acton Resident
 Jason Campbell (JCa) – South Acton Resident

Non Board Members – Present:

Attendants – Present:

Suzanne Keys (SK) – L&Q
 Sinea Bell-Spencer (SB) – L&Q
 John Dakin (JD) – L&Q
 Keith Mann (KM) – PEP
 Leon Joseph (LJ) - LBE
 Mark Ludlow (ML) – Countryside
 Shakira Henry (SH) - L&Q
 Michael Simms (MS) – Acton Community Forum (ACF)

Attendants - Apologies:

Bianca Goulden (BG) - L&Q
 Toni Hodson (TH) - L&Q
 Amar Sokhi (AS) – LBE
 Kuldip Mann (KM) - LBE
 Rachel Pepper (RP) – ARTification Director
 Alan Llorente (AL) – Catalyst

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| 1.0 | Introductions and Apologies | |
| 1.1 | CAT welcomed everyone and introductions were made. | |
| 2.0 | Minutes of the Last Meeting | |
| 2.1 | All approved. | |
| 3.0 | Matters Arising | |
| | CPZ Parking Consultation Update | |
| 3.1 | SH confirmed that the 21 day notice period has now expired. Discussions with LBE are ongoing and further updates will be provided to residents when available. | |

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| <p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p> <p>4.6</p> | <p>Community Board Annual Quarterly Meetings</p> <p>CAT explained to all that it was originally agreed to hold Community Board meetings 6 times a year as per the Acton Gardens Community Board constitution. As the regeneration project has progressed, there are now numerous ways that people can be involved with and obtain up to date information; through regular resident and sub group meetings, and resident surgeries. The improved and additional ways in which residents and partners can communicate with Acton Gardens is the main reason for the proposal to reduce to amount of Community Board meetings from 6 to 4 meetings per year,</p> <p>MW supported the idea, as the Community Board is invested in communicating the project to all residents and the list of current groups shows how communications have improved. It was agreed that other meetings should be fed back more frequently, if this meeting is due to decrease. It was also agreed that holding meetings quarterly can be reviewed in a years' time to see if working.</p> <p>CAT explained that if people have personal issues about their properties or the regeneration process, they can address these via residents meetings/with Acton Gardens staff directly so that these meetings can dedicate more time relating to the regeneration.</p> <p>DA added that these meetings are a good opportunity to revert to the original aims for setting up the Community Board: to update the board on the regeneration project and to review any related issues.</p> <p>CAT asked for show of hands in approval to decrease number of times to meet. – 16 people agreed. Therefore, the next meeting will be held Monday 19th June. SK to circulate dates of meetings, as well as revised Community Chest application deadline dates. The AGM will still take place in December as normal.</p> <p>DA felt that the Community Board meeting being so close to the AGM duplicated issues discussed. Suzanne advised the Regeneration Team will review this closer to the time. DA suggested that the Board meeting take place before the AGM, holding the Board applicants presentations, votes and annual update after the Board meeting (on the same evening).</p> | <p>SK</p> |
| <p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> | <p>Community Chest Update</p> <p>AB provided an overview of the four applications received:</p> <ul style="list-style-type: none"> • Oaktree Summer Holiday Playscheme by Oaktree Afterschool Club • Acton Older People's Community Project by United Anglo Caribbean Society • Acton Carnival 2017 by ARTi • South Acton Plan by ACF <p>AB advised that the sub group recommended that the Board fund the Acton Older People's Community Project for the full amount of £5,000. This project was approved.</p> <p>JC advised the sub group felt that £5000 was too much for the 10 day play scheme proposed by Oaktree Afterschool Club. JS advised there are not many other options available for after school/summer holiday clubs. JS went on to explain that there have been many cuts in funding that has effected such provisions. Additionally, due to changes in child protection law, a certain amount of staff have to be available per amount of children, resulting in a higher cost of staffing the project.</p> <p>DA suggested that the Board do not know enough about staffing costs to decide that the amount is too high: SK ran through the breakdown of costs from the application. DA advised the costs do not seem to be unreasonable and this seems to be their only source of income.</p> | |

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| <p>5.5</p> <p>5.6</p> <p>5.7</p> <p>5.8</p> | <p>JB suggested that the Board should review the value of this project rather than focus on costs. JS advised this project could also be positive for children that require the respite due to their vulnerabilities.</p> <p>DA proposed we take a vote to support it and provide feedback to the project. CAT held a vote – 10 people approved with 3 declines and therefore the project was approved.</p> <p>The sub group did not recommend either the Acton Carnival 2017 or the South Acton Plan and therefore the projects were not funded on this occasion.</p> <p>MW asked if remaining Community Chest funds from 2016/2017 will roll over into to the next financial year. EC confirmed they do.</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>6.9</p> <p>6.10</p> <p>6.11</p> | <p>Regeneration Updates</p> <p>Updates by Acton Gardens – Mark Ludlow</p> <p>Advised Sainsbury’s will move into Phase 3.1 in June/July. AB enquired whether this will be an ‘express’ sized store. ML confirmed it will be, with a larger supermarket store occupying the large retail unit in Phase 6.</p> <p>The courtyard area is currently being completed between Phase 3.2 and 4.</p> <p>Phase 4 – the first private core has now been handed over from Countryside to L&Q.</p> <p>Phase 7.1 - ground inspections have been completed and Countryside are on target to start with demolition shortly.</p> <p>Phase 9.1 (the area north of Osbourne Road/Enfield Road): planning design is being brought forward, and architects have been appointed (Allied and Morrison).</p> <p>Updates by Acton Gardens – Suzanne Keys</p> <p>The resident Community Board was recently given a tour of a variety of properties in Phase 3.2, prior to residents moving in.</p> <p>30 residents moved in to their new properties in Phase 3.2 over March. SK advised that L&Q will be carrying out follow up surveys and home visits to ensure residents are settling into their new homes and are aware of the services that L&Q offer.</p> <p>Phase 4 has been fully allocated and the team are currently allocating for Phase 5.</p> <p>Following on from the revised phasing plan, released at the beginning of the year, LBE residents were sent letters inviting them to come into the office to discuss their future moves. Weekly surgeries were held and were very well attended.</p> <p>The Board were provided with draft copies of the revised Community Lettings plan and Leaseholder Guides: it was requested that any feedback be provided to the Regeneration Team by 3 April.</p> <p>Updates by Ealing Council – Leon Joseph</p> <p>The majority of residents have now moved from Charles Hocking House and the Phase 7.1 area. Remaining residents residing in Phase 7.1 have been made direct offers and should be moving shortly.</p> | |

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| <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>7.6</p> <p>7.7</p> | <p>L&Q Housing Services Update – Shakira Henry</p> <p>SH advised that a residents meeting was recently held for Phase 1 and 2 residents. Issues such as problems with hot water in Phase 1 and mice were discussed. The hot water issue is now resolved, following a flush of the system. A treatment programme has taken place with regards to the mice infestation, locating and treating effected areas. Communications with residents are ongoing to ensure the infestation is resolved.</p> <p>KM enquired whether anything can be done for Charles Hocking House regarding mice once they have moved out. DC advised Ealing Council would be able to assist with this.</p> <p>NE asked if Phase 3 would be invited to future resident meetings. SH advised that due to number of items already on the agenda, it may not be an option but can put this forward to the residents for their feedback.</p> <p>JC thanked L&Q for the artwork and plants in the communal areas. SH gave background on the install and confirmed that fencing will also be installed around the perimeter.</p> <p>MW asked if any future communal area grounds work will involve Cultivate London which SH confirmed. MW requested, as the project expands, if cultivate London could continue to be used.</p> <p>Catalyst Housing Services Update – Suzanne Keys on behalf of Alan Llorente</p> <p>Catalyst have completed four rounds of pest control in individual flats within Chaplin House, meaning that 25/43 flats have been inspected for reported rodent activity. Reports show a low level of activity within the flats, however, a door knocking exercise will now be completed to ensure no more residents are affected.</p> <p>The baiting programme is proving successful, with further proofing works due to take place in the communal areas as well as improvements to the communal riser cupboards. It is anticipated that both of these works will impact the rodents. Further precautionary works will shortly take place in Lowry House.</p> <p>Catalyst are hoping to circulate newsletters, to provide updates to residents on a regular basis.</p> | <p>DC</p> |
| <p>8.0</p> <p>8.1</p> <p>8.2</p> <p>8.3</p> <p>8.4</p> | <p>ITA Update (PEP) - Update by Keith Mann</p> <p>KM – Apologies for Appendix 1, as it was not up to date at the time of circulating papers.</p> <p>KM explained that his workload is expanding to Carisbrooke Court and Buchan House, following recent correspondence to the block from the Regeneration Team with regards to Housing Needs surveys and subsequent allocations.</p> <p>GM sent an email to KM and various other members of Acton Gardens with approximately 16 questions. BG co-ordinated a response to all questions. Copies were made available for Board members to take. KM asked for responses to be issued to Glen Miller.</p> <p>KM updated the Board on Right to Buy for housing association residents.</p> <p>The Housing & Planning Act 2016 has implemented new law surrounding Right to Buy; however, there is a time lapse between passing legislation and implementing it. There does not appear to be any evidence of the changes being implemented as yet.</p> | <p>SK</p> |

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| 8.5 | DC explained that Right To Buy is now on second year of pilots for Housing Association tenants in some London boroughs, which has had minimal uptake. There has been no new information from government to suggest it is near permanent implementation. | |
| 8.6 | KM explained that the Localism Act 2011 has made changes to Succession Rights: meaning that the only person with a right to succeed is a spouse. Legislation applies to secure tenancies only, which causes a difference with those who have an assured tenancy. However, landlords are still waiting for implementation dates from May last year. | |
| 9.0 | AOB | |
| 9.1 | JS is leaving ACF as her contract was for a year. Her replacement is Michael Simms, who CAT welcomed on behalf of the Board. | |
| 9.2 | DA asked about traffic in the area. ML agreed to look into this. NE advised on Rosenberg Road, the pavements blend into the road and drivers practically end up turning on to the other side when pulling out of the road as paving so quite far out. ML – advised all checks are made to ensure the safety of drivers. | ML |
| 9.3 | JC enquired as to whether residents are allowed to park against the hoarding on Strafford Road. ML advised not to, due to double yellow lines. ML advised that hopefully CPZ parking regulations will ease the issues to date and would not recommend parking by the hoarding also due to large vehicles requiring access – this may cause damage to vehicles. | |
| 9.4 | NE enquired whether parking in the bays near Phases 3.2 and 4 were still controlled parking, as signage is still cleared. ML advised it should be under the same restrictions as previously. | |
| 9.5 | GM (attended meeting at 7.00pm) and explained that he and other residents felt that Phase 7.2 and 7.3 is too long a time period for elderly people to wait to move and would like to move earlier. CAT referred GM to the document addressing his queries (referred to in point 8.3). | |
| 9.6 | CAT reminded everyone to review the new Tenant and Leaseholder guides and provide feedback to Suzanne, Bianca and Toni by 3 rd April as feedback will be very valuable. | |
| | The next meeting will be held on 19 June 2017 between 18:00 to 20:00pm at the Berrymede Junior School, Osborne Road, South Acton | |