



Acton Gardens Community Board Minutes
Monday 13 April 2026 (6pm - 8.15 pm)
Acton Gardens L&Q Meeting Room/Microsoft Teams

Attendees:

Present	Apologies
Resident Board Members Adham Alok (AA) – Standing Chair Untza Sale (US) Janet Coker (JC) Daniela Nicola (DN) Angela Ballesteros (AB) Natalie Russell-Wall (NRW) Darko Lutkic (DL) Manuel Barradas (MB) Zahra Hashi (ZH) Paola Santarelli (PS)	Resident Board Members Keith Smith (KS)
Non- Board Members Ramzay Zain (RZ) – L&Q Nell Maguire (NM) – L&Q Georgia Metzger (GM) – L&Q Shakira Henry (SH) – L&Q Simon Donovan (SD) – LDT Solmaz Zeidi (SZ) – Vistry Lisa Tagore (LT) – LBE Julia King (JK) – Social Place Anna Ogunyemi (AO) - BBYC	Non-Board Members Angela James (AJ) – L&Q Colin Brent (CB) – BBYC Kristine Tumbokon (KT) – L&Q Chris McConnachie (CM) – ETC Amar Sokhi (AS) – LBE

Item	Description	Action
1.	Welcome and Apologies - Adham Alok (Board), AA First meeting of the new Board.	
2.	Minutes of previous Meeting – Adham Alok (Board), AA Can be found in Appendix 1.	

3.	Guest Speakers: Social Place (Julia King) – Acton Gardens Young Placemakers Project. • JK presented the Acton Gardens Young Placemakers Project work so far, with 5 youth participants. • Themes discussed included lighting, safety, gender, and the Youth Centre. • The group shared insights into spaces they feel comfortable and uncomfortable in around the development, using maps and photos to demonstrate further.	JK: - Share a redacted version of final presentation when the project is complete to NM. NM: -Share presentation widely when received.
4.	Communities Team Update – Ramzay Zain (L&Q), RZ • Communities Team Update (see Pack) - Allocations - Community Board - Regeneration Website - Events and Engagements - Central Plaza Artwork • Youth Board Member Jaydon Coombs-Goodfellow will be stepping away from the Board. Resident Feedback: • AA asked if we are continuing to work with artist Ade, and if the designs considers safety considerations. • NM advised that L&Q, Vistry, and Ade will be meeting next week to open up some of these conversations. • AA said he would like for community involvement with the art piece, and potentially to use a South Acton resident as the artist. • GM advised that this is something we need to approach as an LLP, but taking onboard the Board's feedback and previous lessons learnt from the People Throne art piece project. • MB asked if the number of residents subscribed to the email communications (1644) is a good number • RZ advised that it is a positive number, but agreed there is always room for improvement. • AB asked for percentage of residents subscribed. • NM advised this was not information to hand currently, and reminded the Board that tenancies and household numbers may skew interpretations. • NRW mentioned she is not on the mailing list, and used to enjoy reading physical copies of communications. • GM explained that in the interest of sustainability and reducing waste, physical copies are now	NM: - Share Community Board insight in future People's Throne meetings. - Bring current copies of the Newsletter to future Board Meetings. RZ: - Explore percentage of Acton Garden Residents that are subscribed to Mailchimp. - Add NRW to mailing list.

	distributed to key community spaces, instead of door to door. Residents can also request physical copies. • DN asked if spare copies could be brought to Board Meetings. • Vote: Adham Aloka to formally take on role as Acton Gardens Community Board Chair. FOR: US, DN, AB, NRW, ZH, JC, DL, MB AGAINST: n/a Adham Aloka confirmed as Board Chair. This can be occupied for a 4 year period.	
lai	Phasing / Development Update – Solmaz Zeidi (Countryside/Vistry), SZ • Phasing update (see Board Pack) - Significant works so far - What to look out for - Phase 8.1 - Phase 9.3,5,6 Resident Feedback: • AA would like further information on trees and green spaces in future phases as this currently lacks. • SZ reminded that landscaping has not concluded but she can share landscape drawings of potential outcomes. No CGIs were made. • AB shared that her, SH, and grounds maintenance contractors had met earlier in the day to discuss landscaping around the development. AB will share update with the Board. • NRW expressed concern with the amount of dust from demolition of Ludlow Court. • SZ will take the concern to the construction team. • NRW and DN expressed concern with wildlife on their balconies (birds/foxes). • JC asked about nets for balconies. • SH explained this would be down to individuals who would need to seek approval from L&Q. • MB expressed concern on noise pollution and asked for communications on dates to expect disruption. • SZ advised that these are featured in monthly construction newsletters distributed by Vistry. • RZ advised that newsletters are distributed by Katherina Robinson, Resident Liaison Officer (RLO) at Vistry to each block. Mentioned the shared mailbox for resident concerns regarding construction.	SZ: - To share landscape drawings to Communities Team. - Check in with Kat Robinson (RLO) on construction newsletter. NM: - Pass on landscape drawings to Resident Board Members when received. - Share Vistry public mailbox to Resident Members. - Liaise with Katherina Robinson to attend Board Meetings. AB: - Share notes from landscaping meeting with SH.

	• Board Members shared they were not all familiar with these newsletters from Vistry. • DN asked about the future of the Michael Flanders centre. • SZ explained these are still being negotiated and there is no current actions.	
	London Borough Ealing Update – Lisa Tagore (LBE), LT • LBE Update (see Board Pack) - Summary of properties to decanted - Summary of vacant possessions - Summary of progress to date Resident Feedback: • AA asked for information on the two eviction cases. • LT explained that these are leaseholder cases that have requested unreasonable additional amounts of money. Following all avenues of remediation, court proceedings, independent advisors, it was ruled LBE could have a possession order. The leaseholders will be paid the original offered amount following bailiff action.	
8.	Community Chest Update – Nell Maguire (L&Q), NM • Community Chest Update (see pack). - Summary of approved project: Cultivate – ‘Seeds for the Community’. - Summary of application received for this round from Nexus UK. Resident Feedback: - AA asked why there has been a decline in Community Chest Applications. - NRW explained that the criteria does not allow for refunding of projects – so naturally overtime this decreases projects in the area. - AA asked if is being advertised enough and what constitutes a ‘local organisation’. - Community Groups refer to the likes of CIC’s, clubs, service providers, or charity. It does not matter where the organisation is located, however 60% of beneficiaries need to be AG residents. - RZ explained that it is advertised well and features in our newsletters alongside case studies, however the Communities Team are reviewing it to increase engagement. The team are also working on partnering with EHCVS to increase reach. - MB asked if there have been projects that focus on the elderly. - NM highlighted two cases from the last year: StayActive4Life and Digital Mentoring for the Elderly.	Community Board Community Chest Sub-Group: - Share feedback on Nexus UK application to NM. RZ: - Share revised CC guidelines to Community Board.

9.	Housing Management (HM) Update – Shakira Henry (SH) • Overview of Housing Management Tracker (See Board Pack). • Reminded Board that the NHL for phase 9.1, 5, 6.1 has gone on Maternity leave so this will be covered by the team until recruitment progresses. • The Housing Management Subgroup Terms of Reference is being reviewed. • L&Q Energy team have shared responses to outstanding questions which shall be shared to Board Chair. • Invitations to future Housing Management Meetings have been shared to L&Q Energy and a representative will attend where possible. • Housing Management working with Building Services team surrounding the security of the fobs in light of recent bike thefts. Resident Feedback: • AA asked why the Monthly Priority emails have not been received in the past 2 months. • SH shared that this is being investigated by the IT team. • DN asked about the bench with fencing outside Cyber Tots Nursery. • SH said this is an item with Vistry and will seek an update at the next LLP meeting. • DN asked if there was a more centralised way in which repairs/works can be communicated with residents. • SH shared that contractors often show for jobs with no warning, which is currently being looked into for improvement. Whilst NHL's are responsible for monitoring and communicating large communal repairs/works, it is not the role to monitor these on an individual basis and this would be challenging.	AA: - Review terms of reference shared by Shakira and return comments. - Review L&Q Energy responses. SH: - Share L&Q energy responses to AA. - Share IT team feedback on monthly priority emails when received. - Raise question about outside bench at next LLP meeting.
	AGCC Update – Simon Donovan (LDT), SD • Infographic Overview (see Board Pack) - Overview of activities at the centre - Overview of funding streams applied for - Overview of centre usage • All repairs apart from the disabled WC have been completed. • Centre opening times have increased to 8pm (from 7pm) which is working well currently.	SD: - Share further data on co-working space usage in the next Board Meeting. - Investigate booking issues with Community Centre Staff.

	• There is less demand for the co-working space and LDT are looking into remodelling this to include meeting rooms and a podcast studio. SD welcomed the Board's feedback on this. • SD also asked if some costs of the remodelling would be viable to fund through the Community Chest. • NM answered that this would need to be discussed with further colleagues. Resident Feedback: • AA explained he had difficulties booking the co-working space as there was no option to book individual days/a certain amount of hours. Asked how much usage the co-working space sees as there is a concern around removing resident benefits. • AA also suggested piloting an access card with hours loaded onto it (i.e. 40 hours). • SD also shared that lower-commitment work-space options should already be available at the centre, such as day passes. • SD explained the co working space is used by residents, however a split design would optimise usage. • SD explained that Acton Gardens Organisations (such as Rolladome and Descendants) have designated offices upstairs which would not be impacted. • AD to take the feedback onboard.	NM: - Feedback guidelines on the CC to SD.
13.	Bollo Brook Youth Centre – Anna Ogunyemi (BBYC), AO • Reported that projects and activities are going well, including film projects and local partnerships such as Acton Gardens School. • They hope to begin a project in collaboration with Acton Youth Association soon that redesigns part of the space into a 'girls spot' – doing some targeted work on the likes of confidence building. • JC supported this and said it would be good for Social Place to be aware of the work.	NM: - Share Bollo Brook Youth Centre contacts to Social Place.
14.	AOB – ALL • SD shared a course that LDT are running with Middlesex University called 'Cities and Sustainable Development'. Lunch & Learn: Cities and Sustainable Development Tickets, Multiple dates Eventbrite • RZ reminded Board of Jaydon Coombs-Goodfellow stepping down from his position as Youth board member. AA asked to address this now, Board	NM: - Share the course with Social Place - Share Youth Board Member advert with Social Place for those who applied to the project RZ: - Reshare Youth Board Member Advert to BBYC, Rolladome, AYA, Descendants, Community Centre

	agreed they would like the position to remain with a youth representative. • NM/GM asked for a formal vote) asked if the Board would be happy to reduce the age criteria to 16 (originally 18) following the first-hand exposure to the Social Place Project. • JC proposed under 18s could join with parental permission and signature. • Vote By Majority: Youth Board Member age criteria to reduce from 18 to 16 FOR: US, DN, AB, NRW, ZH, JC, DL, MB AGAINST: AO Age criteria has been reduced to 16.	Resident Board Members: - Seek possible candidates for Youth Board Member.
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[End of meeting 20:10 – Duration 2 Hours 10 Minutes]