Aberfeldy Big Local

**Minutes of Board Meeting held on Tuesday 10th April 2018 at Aberfeldy Community Centre**

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| *Board Members in Attendance*   1. Ahmed Hussain 2. Leila Lawal 3. Loretta Davies 4. Matt Wall 5. Jimmy Watters   *Also in attendance:*   * Tofayel (local resident) * Edna Howard (local resident) * Margaret Keep (local resident) * Sian Penner (Local Trust representative) * Liam Harney (ABL engagement worker) * Judith Moran (LTO Representative) * Malcolm Ward (Poplar HARCA) | *Apologies received:*   * Abdul Mukith * Val DeVos |

|  |  | **Action** | **By Whom** | **By When** |
| --- | --- | --- | --- | --- |
| **1**  **1.1**  **1.2**  **1.3**  **1.4**  **1.5**  **1.6**  **1.7**  **1.8**  **1.9**  **1.10**  **1.11**  **1.12**  **1.13**  **1.14** | **Presentation from Malcolm Ward on Aberfeldy Village Development**  Malcolm Ward, from Poplar HARCA and the development LLP for Aberfeldy Village came to talk to the partnership on the progress of the development.  Phase one and Phase two of the development have been completed. Phase three is currently underway. 500 homes were built in the first two phases and 340 will be provided in phase three. Overall, the development will build 1176 new homes and demolish 286 homes.    Jimmy said that when the whole development is completed, the area he lives in (Portree Street) will look like the ‘poor cousin’ of Aberfeldy and asked what plans there were to redevelop this area. Malcolm said that given the Aberfeldy Village development and the planned site at Leven Road gas works, it is likely other areas in Aberfeldy will be redeveloped in future.  Phase three will also contain the main non-residential units for the development, including a health centre (to be run by the existing Aberfeldy GP practice), a community centre (likely to be run by Poplar HARCA), a café, and a supermarket (to be the size of a Tesco Metro or Sainsbury’s Local- although the supermarket provider has not been chosen yet).  Phase four of the development consists of Aberfeldy Street (the side nearest to East India Dock Road), and phases 5 and 6 are the other end of Aberfeldy Street.  The developers have already secured outline planning consent for the whole development from Tower Hamlets council. This sets out the broad parameters for the development, such as number of homes, height of buildings, amount of community space, green space etc. However, the developers have to secure more detailed, specific planning consent for each phase of the development from the council.  Malcolm said that Aberfeldy Village is delivering a ‘healthy proportion’ of new social housing, funded by the profit from private sales as well as some grant funding. Matt asked if there will be an increase in the amount of social housing in Aberfeldy Village. Maclom said that the developers have an obligation to replace the social housing (social rent) homes that were demolished, as well as building 5% more. The developers also try to rehouse existing tenants of demolished homes in Aberfeldy.  Judith asked about the use of the Community Infrastructure Levy (formerly Section 106) money linked to the development. Malcolm said he can send the partnership a detailed breakdown of the CIL money and where it has been spent. Some of the CIL commitment has been included in building the health centre and building waste management facilities etc, rather than the developers paying money.  Malcom explained that in Phase three there will be a mixture of social rent homes, homes for private sale and homes for shared ownership (part buy/part rent). The shared-ownership homes are aimed to benefit first time buyers in the area. The new health centre will be 1100m2 to help the GP cope with an expected 18,000 increase in the local population over the coming years. The community centre will be run by Poplar HARCA (as facilities manager) and it will be linked to the health centre as part of an integrated service that focuses on preventative health initiatives in the local area. The new community centre will be double the size of the existing Aberfeldy community centre.  Sian asked if the new community centre would be double as empty as the existing centre? Liam explained that part of the reason for opening the Tommy Flowers pub is that the community centre serves a limited role in the community- it is good for large halls for exercise and dance groups, but there is a lack of informal, social and night-time space for the community to meet in. Malcolm took these points of board and said that ABL can influence the new community centre with their ideas as it is planned- there is a conversation to be had here over the coming months and that ideas should be sent to him via Liam.  Margaret said that she has moved into the new Village and that there is no sense of community there. The design of the buildings makes it near-impossible for people to mix with each other: there are no shared landings and people don’t have knockers, bells or letter-boxes on their front doors, so there’s no way of letting someone know that you’d like to talk to them. Ahmed said that it was up to people to build community themselves and that it would be useful to work with the developers to design the new community centre to ensure that it can facilitate this. Jimmy added that the developers ought to publicise the new GP surgery more so that residents can feel positive about the changes that are coming.  Malcolm said that phase three of the development is key to building community in the area. He thinks it needs a pub, like the village he lives in himself, where the pub is the centre of the community and the place where people can meet each other. Edna said that the community had that in the old Aberfeldy Tavern, but that this was taken away. Malcom said that HARCA were equally annoyed when the old pub was demolished for flats, but that they had no say in this as it was a decision made by another developer and Tower Hamlets council. He added that the Poplar HARCA side of the Aberfeldy Village LLP are keen on providing a new pub as part of the development, possibly in Phase four. There is space for a conversation here, especially in the lead up to creating a planning application for that phase, which the LLP intend to start in August/September 2018, with the aim of submitting it to the council in January 2019. Malcolm said that the success of the Tommy Flowers will be influential in this conversation and that ABL should monitor its progress and the role it plays in the community.  Leila added that Aberfeldy Village doesn’t feel part of the wider estate, isolating it from the rest of the community. She also said that the current community centre does not serve the majority of the community because of it’s daytime opening hours and that it doesn’t feel very alive- hence why the Tommy Flowers was designed. Malcolm said that he doesn’t think developers can build community but that they ought to provide the spaces where people can build it themselves.  Sian asked whether there was also a conversation to be had about the affordability of housing in the Village- Malcolm said he was happy to answer specific questions via email and come to future meetings to update the partnership on progress. | Liam to email Malcolm for detailed breakdown of CIL money for Aberfeldy Village.  Partnership to put ideas in writing on the community centre and send these to Malcolm.  Partnership to provide feedback on new community centre to Malcolm.  Partnership to develop way of monitoring the impact of the Tommy Flowers and feed into the conversation and planning application for Phase Four of the development.  Liam to ask Malcolm for copy of the presentation and send any specific questions to him. |  |  |
| **2**  **2.1**  **2.2**  **2.3**  **2.4**  **2.5** | **2017-18 Review**    Liam presented a review of the past 12 months of ABL activity as part of the 2017-19 Local Plan.  The partnership spent roughly £51,223 in total, plus funding for the engagement worker. This is broken down to:   * Community Chest- £3050 * Aberfeldy FC Sponsorpship- £12,000 * Tiny Tots Playgroup- £6,000 * Tommy Flowers Pub- £17,360 * Summer Fun Day- £5,700 * Christmas Events- £2,500 * Resident Engagement- £330 * Website Development- £3725 * Publicity- £558 * Engagement Worker- £37,500 allocated (but less spent as Liam started on a part-time basis for the first 3 months)   Liam presented a review of the 11 community chest activities funded this year. 9 of these were led by residents. The most successful activities tended to be exercise classes, with high turnouts at these. Common challenges for projects included difficulties in promoting activities locally and the lack of training available to groups to get things going.  Ahmed said that all community chest activities should be advertised on the ABL website and that they can also be advertised in the Tommy Flowers. He added that there should be a separate evaluation form for each project once it is complete to prove that the activity happened and make the evaluation more formal. He suggested that there should be a way for ABL to assess each project and then offer the continue funding it for e.g. another 6 weeks if successful.  There is still an issue with the old ABL website being online- Liam has asked the old engagement worker to take it down many times, but they have not done it yet. |  |  |  |
| **3**  **3.1**  **3.2** | **New Plan for 2018-19**  Sian explained that because the partnership has a new LTO in Quaker Social Action, a new funding agreement is needed for the coming 12 months, which the partnership need to agree on in tonight’s meeting.  The following broad budget headings and maximum funding allocations were agreed by the partnership:  Community Chest (including training and support for applicants)- £20,000  Aberfeldy FC Sponsorship- £12,000  Summer Fun Day- £6,000  Tommy Flowers- £15,000  Community Events (Christmas, Eid, Divali etc.)- £10,000  Community Research- £35,000  Communications- £8,000  Opportunities Pot (for opportunities the partnership might want to fund)- £50,000 | Liam and Judith |  |  |
| **4**  **4.1**  **4.2** | **AOB**  Partnership agreed to have an away day on a Saturday to get to know each other more and discuss ABL in more detail.  Tofayel said that Aberfeldy FC are playing in their finals on the 7th of May at Dagenham and Redbridge stadium, with a kick off at 5 or 6pm. Everyone is welcome to come along to support them. | Liam to organise a Doodle poll to find the best Saturday for everyone |  |  |

**Date of next meeting: Tue 9th May 2018**