Aberfeldy Big Local

**Minutes of Board Meeting held on Tuesday 21st February 2018 at Aberfeldy Community Centre**

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| *Board Members in Attendance*1. Val de Vos
2. Jimmy Watters
3. Ahmed Hussain
4. Leila Lawal
5. Edna Howard

*Also in attendance:** Barbara Lawton (local resident)
* Sian Penner (Local Trust representative)
* Liam Harney (ABL engagement worker)
* Steve Hill and Cathy Weir (Island House Community Centre)
* Judith Moran and Ruth-Marie (Quaker Social Action)
* Philip (CREST)
 | *Apologies received:** Kim Nguyen
* Abdul Mukith
* Matt Wall
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|  |  | **Action** | **By Whom** | **By When** |
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| **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****1.15** | **Explanation of Role of LTO**Ahmed welcomed everyone to the meeting and asked Sian to present to the group on the Big Local Programme and the role of the LTO. Sian gave a presentation on the Big Local Programme, explaining that it is a national programme, funded by the Lottery, operating in 150 areas in the UK. Big Local areas have until 2026 (or until the money is spent- whichever comes first) to spend £1 million in their area. What to spend this on is up to the residents involved in the Big Local partnership to decide. The role of the LTO is as a point of conctact for residents, the money-holder on behalf of residents, to communicate with Local Trust, and to monitor and report on finances. The LTO received 5% of all money held on behalf of the Big Local partnership per year- just for being the ‘banker’. LTOs can charge a fee for services to their partnerships that are in addition to this- this is to be negotiated by the partnership and Local Trust. The LTO’s role for Aberfeldy Big Local will likely include:* Holding the money
* Grant giving
* Buying services on behalf of the partnership
* Supporting Liam to deliver events
* Employing staff
* Administration- provided in addition to the 5% holding fee
* Training- “ “

Sian said that if the organisations invited to the meeting were interested in becoming ABLs new LTO, then they will be sent a specification of the role, and asked to submit a bid to the partnership in preparation for selection conversations at the next board meeting on the 10th of March. The discussion opened up to questions about ABL:Steve asked why so little money had been spent by ABL compared to other areas. Ahmed responded by saying the programme got off to a slow start in Aberfeldy, being very touch and go. It is only in the last 9 months that the board has been making progress and developing a vision. Ruth-Marie asked about how the community is changing with the new developments in the area, and how this effects ABL. Barbara said that a lot of people were decanted from the old blocks, but many moved into the new flats in Aberfeldy Village. Edna said that the loss of people when blocks were demolished, plus the design of the new blocks meant that people don’t talk to each other or see each other as much as they used to and that the area has lost its village spirit. Jimmy said that the Tommy Flowers pub is an attempt at trying to rebuild some of that lost social interaction. Steve asked what happens after 2019 when the current Local Plan for ABL ends. Sian explained that the partnership of residents will be creating a new plan in the coming year to start in April 2019. Any LTO representative will be able to come to meetings when this plan is being developed, but residents will have control over it. LTO reps are non-voting members of ABL partnership. Steve asked why Poplar HARCA left mid-way through a Local Plan. Sian thinks because there was nothing in it for them, and Liam agreed. Leila explained that when she joined the board PH dominated meetings and had too much control, and as the partnership has got stronger they decided to ban them from meetings. Ahmed echoed this and added that residents didn’t choose Poplar HARCA to be their LTO to begin with. Ahmed asked each organisation to tell the board more about what they do.Judith explained that QSA is 150 years old, set up by Quakers but is not a religious organisation. Their Mission Statement is to enable people on low incomed to seek solutions to the issues that affect their lives. Examples of projects they have set up include a furniture project in Stratford, ‘Down to Earth’ which helps provide people with affordable funerals, coaching and mindfulness for low income people, money management support, and ‘Knees Up’ street parties to help get people talking to their neighbours. They also have experience in grant-giving. Ruth-Marie added that Knees Up was all about reinvigorating communities and community spaces and that QSA’s work takes an Asset-Based Community Development approach that seeks to enable people to develop their own solutions to issues, using their skills and talents.Steve explained that Island House is a charity based on the Isle of Dogs, which wants to help the community grow and prosper. They run a community centre on the Island that employs 14 members of staff and is locally focussed. They also run the Can Do small grants scheme that gives individuals up to £500 to develop their own community projects. They also run Community Parents, a scheme that links new mums with experienced mums in the local area for peer support. They also run a youth programme and adult education programmes. The board thanked the organisations for coming and invited them to submit an application to be the new LTO if interested.  |  |  |  |
| **2****2.1****2.2****2.3** | **Minutes from January Meeting and Matters Arising**Liam provided an update on the Tommy Flowers and date for the Grand Opening, which is Saturday 21st April from 2pm. There will also be arts events in the first 3 weeks of April on Thursday, Friday and Saturday leading up to this, which Liam will be at to promote ABL to residents. Liam asked if ABL would fund a BBQ at the Saturday event. The board said they would and that the BBQ could be used for other ABL events. Liam asked the board if they would consider extending the grant already agreed with Fitzrovia Noir by £1,000 to pay for varnished, wooden flooring in the pub to replace the ceramic tile floor. Val asked whether this was value for money if the unit is going to be demolished and if laminate flooring would be a cheaper option. Liam said that Garry from the pub wanted a harder wearing wood as it’s going to be used 7 days a week by lots of people and needs to withstand spills. Jimmy added that the wood would really make the pub look like the pub, which was important to attracting people in. He added that tiles can be dangerous when wet too. It was agreed that the board will fund this request as an extension to the agreement already made with Fitzrovia Noir. Sian reported that Westfield want to set up an Advice and Task Force on Young People with a number of London-based Big Local area. Leila will be attending the task group.  |  Liam to get cost of BBQ and email to ABL board for confirmation. Liam to inform board of dates of art events and invite along to promote ABL. Liam to send email to board with more detailed breakdown of costs for the flooring and arrangement payment through Poplar HARCA.  |  |  |
| **3****3.1** | **LTO Next Stage** Sian asked the partnership is they were happy for the rogansiations who attended today to apply. Everyone said they were, so Sian will send out the specification and invite them to apply on the 21st of February. | Sian to send out specification.  |  |  |
| **4****4.1****4.2****4.3****4.4****4.5****4.6****4.7****4.8****4.9****4.10****4.11****4.12****4.13****4.14****4.15****4.16** | **Leven Road Development Q&A**Representatives of St William, the consortium proposing to develop between 2-2,500 homes at the site of the old Gas Works on Leven Road came to present their plans to the board. They were joined by staff of Iceni, a community consultant company. Present were Simon Lewis (director of St William, personally responsible for the Leven Road planning application); Ruth Cunningham from St William; Christian Cosby and Kieran Edwards from Iceni. Simon presented on St William’s plans for the site. St William is a joint venture between National Grid and the Berkley Group, they are developing old gas works across London and the South East. The Leven Road site is a 20 acre site. National Grid have taken the gas holders down and have started to clean the site. St William’s aims for the site (NOT approved by the Council) include:* Creating a riverside park
* Building a secondary school- requested by Tower Hamlets council
* Building 2-2,500 homes
* Providing employment space- workshops for designers, units for small and medium-sized businesses
* Providing community space- they want the school to double up as community space outside of school hours

Val and Sian both asked about how much social and affordable housing there will be. Simon did not have a clear answer on this- he said that the council pushes for 30% of homes in new developments to be ‘Affordable’. It was noted that the ‘Affordable Rent’ that is set at up to 80% of the market rate is not affordable for most residents already living in Aberfeldy. Sian suggested there is space for a conversation with the council about social and affordable housing in the development.Sian said that St William would not be able to control whether the school could act as a community space in the evenings and weekends as this would be up to the school provider themselves. She asked if there would be other, dedicated community space in the development. Simon said she was right about that and that they can consider alternative community spaces. Val said that the community is tired of being consulted by developers who rarely listen to what they have to say. She said she does not want this to happen with this development. Kieran said that they want to engage the community in the plans by running design workshops on 3 topics: ‘Open Space’; ‘Identity’ and ‘Employment’ Simon said they are hoping to submit a planning application to the council for the development by the end of 2018.Simon said that there will be hundreds of jobs in construction at the site over the coming 10-20 years. Ahmed added that not everyone wants to work in construction and said that residents could benefit from the development in ways that suited their skills. Sian said that the commercial units and jobs in new developments often don’t go to local people, but new-comers. Simon said that there could be scope to set up local businesses to take the new commercial units, incubating them over 4-5 years whilst the units are built so they’re ready to take them when they open. Leila said about the importance of community space in this area and how it needs to be more than a ‘community centre’. Liam asked Simon how open St William were to the possibility of community ownership over assets such as community space, business space and housing. Liam said that the new development is likely to have high rents on homes and business space, meaning that existing residents won’t be able to afford to live there, and that pubs, cafes and shops will be too expensive for people on lower incomes- community ownership could create more affordable assets within the development. Simon said that Berkley have not done that before but that they could be open to a conversation about it- especially on the business space side, i.e. a community-based social enterprise running the units. It would need a viable business model though. Val asked who the management company for the homes would be. Simon said that St William would do that. Jimmy asked what the timeline for all this was. Simon said they’d be in the area for a long time, and that they won’t determine everything before planning permission is grants, and that they can get into the details when this is secured. Simon added that they plan to be on site in summer 2019 and are already in conversation with Tower Hamlets council and Poplar HARCA about the wider area’s plans too, and is keen to see how they can get more CIL money spent on the public domain in Aberfeldy. Ahmed thanked St William for coming and suggested a longer, more in-depth meeting at a later date to get into the nitty gritty of the development.  | St William to send Liam details of their consultation dates to pass onto the board.  |  |  |

**Date of next meeting: Tue 13th March 2018**