

Minutes of the 12th Annual General Meeting of Westway Trust (a company limited by guarantee) held at Maxilla Social Club, 2 Maxilla Walk, London W10 6NQ on Monday 02 December 2019 at 6pm.

Present:

Trustees

Angela Spence (Interim Chair), Tabassum Awan, Cllr Anne Cyron, Cllr Marwan Elnaghi, Tom Fitch, Cllr Sof McVeigh, Tanya Thompson

Representatives of Member Organisations

1. *Age UK Kensington & Chelsea*
2. *Community Accountancy Self Help*
3. *Corner Nine Arts Project*
4. *Dalgarno Neighbourhood Trust*
5. *Dalgarno Supplementary School*
6. *Ebony Steelband Trust*
7. *Gloucester Court Reminiscence Group*
8. *Kensington & Chelsea Mental Health Association*
9. *Kensington & Chelsea Social Council*
10. *Portobello Radio*
11. *St Helen's Church*
12. *St Helen's Residents Association*
13. *Silchester Residents Association*
14. *Swinbrook Residents Association*
15. *The Golborne Forum*
16. *Tavistock Crescent Residents Association*
17. *Venture Community Association*
18. *Volunteer Centre Kensington & Chelsea*
19. *West London Bowling Club*

Apologies

1. *Association for Cultural Advancement of Visual Art*
2. *Westway Community Transport*

In attendance (non-voting)

Chair-in-waiting: Toby Laurent Belson

Co-optees: Henry Peterson, Eve Wedderburn, Monica Press

Co-chair of the Community Advisory Group to the Tutu Review: Niles Hailstones

Executive team: Mark Lockhart (Company Secretary & Joint CEO), Alex Russell (Joint CEO).

Minute taker

Charlotte Leonard

1. Chair's welcome and introduction

The Chair welcomed representatives of Member Organisations, Trustees, local Ward Councillors, staff and members of the community to Westway Trust's 2019 AGM. She thanked Maxilla Social Club for their permission to use the space.

The Chair invited the attendees to join a 72-second silence, in commemoration of those who lost their lives in the Grenfell Tower tragedy.

2. Apologies for absence

Apologies were reported from ACAVA and Westway Community Transport.

3. For Members to approve the minutes of the 2018 Annual General Meeting held on 4 December 2018

Members were asked to approve the minutes of the previous meeting, previously circulated, as an accurate record.

The following issues and queries were raised:

- Dr. Ruth Hilary (West London Bowling Club, Member Organisation) asked that the written comments tabled by Ian Collinson regarding Item 7 d) on page nine of the minutes be reflected in full.
Action: ML agreed that this would be circulated to Members (see annex to these minutes of the 2019 AGM).

The 2018 Minutes were approved by the Members present, subject to the comments above.

For:	24
Against:	-
Abstentions:	2

4. Ordinary Resolution

Members were asked to approve the Annual Report & Accounts, previously circulated. The Chair drew the attendees' attention to the three booklets, previously circulated to Members and available at the door and on our [website](#)¹. These had been designed to make our annual report and accounts more accessible and digestible. The booklet Westway In Numbers provides a breakdown of our finances.

At this point the following issues and queries were raised:

- Rev. Steve Divall (St. Helen's Church, Member Organisation) asked where the Bay 20 donated asset (£2m) was included in our Net Assets.

¹ Read all about it <https://www.westway.org/latest-news/read-all-about-it/>

Mark Lockhart clarified that this included in our Charity Buildings (Note 11 on Page 40). ML also explained that Bay 20 was shown as a Charity Building rather than an Investment Asset because it is not intended to generate rental income.

- Rev. Steve Divall also asked for an explanation of the income analysis presented on Page 12, in particular that there was a line of £675k shown as “negative” income. ML explained that accounting rules require us to take the average of all rent due under a lease as income in each year. Where there are rent-free periods at the start of a lease, or stepped rentals, that means the income we have to show in the accounts is not always the same as the cash we receive in the year. The purpose of the table on page 12 of the accounts is to reconcile the accounting income with the cash we received, as we only spend what we receive as cash.
- Monica Press (Tavistock Crescent Residents’ Association) asked for information on any changes in the Membership over the last year. AR confirmed that there are 71 Member Organisations, mainly voluntary or not-for-profit organisations active in the North Kensington area.

Addendum to the minutes:

In 2018/19, seven new organisations were admitted as Members:

- Baraka Community Association;
 - Youth Action Alliance;
 - Just Solutions 123;
 - Association of Egyptian Nubian Community in the UK;
 - Cultivating Kensington and Chelsea;
 - Portobello Business Centre; and
 - Portobello Radio.
- Piers Thompson (Portobello Radio and Silchester Residents’ Association) asked why the Regeneration Trust remains on the list of Members despite the fact Westway Trust has tried to make contact with them for two years to ask them to resign.
Action: ML explained that we will need a Board Resolution to remove the Regeneration Trust as we are unable to make contact with them. This will be taken through the Trust’s governance cycle.
 - Dr. Ruth Hillary (West London Bowling Club) asked for more information on the £106k expenditure supporting Bay20, listed in the community investments presented in the booklet Westway in Numbers. AR explained that this was on a number of different things (including maintenance, security and reception costs) and that this year we will continue to support the community operator up to £75k per annum. AR said she expects this level of support to be ongoing while the operator gets on their feet and to ensure affordable use.

The following resolution was proposed by Cllr Sof McVeigh, Trustee, and seconded by Mary Fotheringham, Kensington and Chelsea Mental Health Association:

To receive the Trustees' Annual Report & Accounts and Auditors' Report for the year ended 31 March 2019.

The resolution was carried and the voting was as follows:

For:	22
Against:	-
Abstentions:	4

5. Ordinary Resolution

The following resolution was proposed by Tom Fitch (Trustee and Community Accountancy Self Help) and seconded by Tanya Thompson, Trustee:

To re-appoint Moore Kingston Smith LLP, Devonshire House, 60 Goswell Road, London, EC1M 7AD, as the Trusts' auditors and authorise the Trustees to fix their remuneration.

The resolution was carried and the voting was as follows:

For:	23
Against:	-
Abstentions:	3

6. Any other business formally notified

The Chair reported that no other business had been formally notified and concluded the formal business.

7. Update from the Chair and Joint Chief Executives

The Chair provided a short update on the development of the Board and how it is moving towards an organisation that embraces change and listens to residents and the community.

As a Board we believe that we truly began our journey of change from October 2018 where we sought as a Board to reflect on where we are and what is really needed both within the Trust and for the community.

As a Board we have sought to learn and understand how we can be better and how the Trust can grow as a learning organisation that embraces change and progress. We will not always get it right and where we don't, we want to hear from you and work with you to ensure we get it right the next time. However, we are focused on listening and we are ready to help residents, businesses and groups in North Kensington work towards their ambitions.

During 2018/19 we started to rethink our purpose in relation to the estate and commercial developments. We have been focusing on what we currently have and seeking to get this right first rather than looking focusing on new developments. The Board has now paused any further developments and is

focusing on priority projects such as the stables. Whilst it takes time, we are moving forward in bringing this important and well-loved activity back to the community.

Another important aspect of our journey was undertaking the review into intuitional racism. We believe we started to build a firm foundation to welcome the Tutu report and follow through its recommendations when we receive them. For many of you who may be questioning what has happened to the report, it is still in its draft stage.

Action: We will hold an EGM with Members and the Community to share the findings of the Tutu report when it is ready to be made public and discuss how we move forward with the recommendations.

A separate Charitable Purposes Committee was set up early in 2018 to put grant giving at the very heart of the Trust, including new participatory grant methods. This will put the community at the heart of the decision-making on what is needed for the local area. You will be hearing more about this in the near future.

The Board has focused on listening and recognises that we won't always get it right, but we have started to change.

The Board has also changed. We have lost some members, but the remaining members are committed to moving the Trust forward and to doing things differently in the future. For the first time in recent years all of our Board members either live or work locally in North Kensington, and the majority both live and work locally.

We have put a lot of time into recruiting a new Chair, working in partnership with a community selection panel. It was a long, but rewarding process and we now have a new Chair-in-Waiting, Toby Laurent Belson.

We are continuing the journey and there is a long way to go. We cannot erase the past, and nor should we, but I hope we can now move forwards.

AR and ML presented the highlights from their report: Joint Chief Executives' reflections on the year, previously circulated. The focus is now on participation in everything we do.

Question and answer session

Queries and issues raised by representatives of Member Organisations and other attendees divide into the following themes; the key points raised and discussed are summarised in the bullet points below:

- a) Residents' Associations' contribution to the Tutu Review
 - Piers Thompson (Silchester Residents' Association) asked why the Residents' Associations in the five Wards had not been asked to contribute to the Tutu Review.
 - AR explained that our engagement manager had approached all the Residents' Associations at the start of the Tutu review (and subsequently).

The process has taken a long time, because we went out to as many groups as possible. We did promote the process, for example via regular Members' newsletters, and the Community Advisory Group felt that we had done enough. AR apologised if the Residents' Associations felt we had not done enough to reach them.

- Piers Thompson emphasised that Member Organisations should have been directly approached on something this important. This was noted by AR.

b) Filming on the estate

- Piers Thompson (Silchester Residents' Association) raised the issue of filming on the estate and asked why the Residents' Associations did not receive adequate notice that there would be crews parking in the street. He explained that he is happy there is filming, but unhappy that the Trust does not communicate.
- ML responded that there is generally plenty of space for film crew parking, but would happily meet with Piers to discuss this and would look at the communications.

Action: ML agreed to review communication to Residents' Associations about film crew parking, using the normal communication channels

c) Grant making panel selection

- Dr. Ruth Hillary (West London Bowling Club) asked how members of the Participatory Grant Making Panel were selected.
- AR explained that we had invited all previous grant recipients and unsuccessful grant applicants to come forward to contribute to the consultation on the process.
- Monica Press (Co-optee, Charitable Purposes Committee) was invited to comment. She clarified that new advisory panel will hold its first meeting in December, and so there was still time for people to come forward. 14 people have offered to join this group, no one has been turned away, so please come forward if you want to contribute. The next phase is for the advisory group to develop participatory grant making in the North Kensington context.

d) Community Advisory Group (CAG)

- Dr. Ruth Hillary (West London Bowling Club) asked how the CAG members had been selected.
- AR explained that we had worked with the Tutu Foundation to develop our approach and identified that a key outcome would be to build bridges with the group bringing the claims of institutional racism. The Tutu Foundation recommended a "truth and reconciliation" approach to work with the affected people. This is pioneering work with no blueprint to follow. The CAG consisted mainly of people who had raised issues regarding institutional racism in the first instance.

e) Noise from events

- Some residents have been disturbed by events, for example the use of the football pitches for parties at the weekends. The issue has been raised with the Sports Centre but no adequate response has been received.
- **Action: ML offered to raise this matter directly with Everyone Active and asked residents affected to provide more information.**

- Piers Thompson commented that the 60+ Member Organisations should be a first line of communication for the Trust's activities.

f) Leasing

- Meg MacDonald (Local Resident) asked for more information on our new approach to leases, specifically whether we would be changing existing leases.
- ML explained that existing leases will remain unchanged, but for new leases we are taking into account other considerations than just ability to pay the rent. For example, how the new tenant would animate the space, provide training for young people, etc. We are moving to a mixed economy approach.

g) Stables

- Jacob Rety (lifelong local resident) raised a concern that he had raised at last year's AGM, that the separation of the Members part of the meeting was not right as it made non-Members such as himself feel that they were causing trouble by speaking up. But many of the same issues as last year remain. This includes the failure of the Trust to deliver the stables. There are other controversial spaces, including Bay 20, Westbank and "fortress" Acklam Hall which are causing hurt to the community. There are many volunteers working hard for the community, while the well paid Joint Chief Executives at Westway Trust are failing to deliver and they need to go. There is just one good thing; thank you to Angela for stepping in and enabling him to contribute to the Chair selection.
- The Chair responded that she could not comment on the Joint Chief Executives but that the Board does want to have these conversations with the community on how we move forward. The Chair said, the decisions we made in the past won't go away, but we are embarking on a real journey of change and she encouraged more people to contribute.
- Jacob explained that his children had helped to paint the stables, but the Trust had knocked them down and people needed the stables more than ever after the Grenfell tragedy.
- Cllr Anne Cyron (Trustee) said that it was unfortunate that the stables are still not open, but she is passionately committed to making this happen and is supporting the great work being done by Sarah Tuvey with the Grenfell Foundation to design the new stables and fundraise for them. AC is also a Trustee of West London Community Stables. Westway Trust has provided support to Sarah Tuvey. The Board really wants progress on this and the stables will be a signal of that change.
- Sarah Tuvey (West London Community Stables) commented that for the past four years she had been offered a lease just before the AGM, but no real progress had been made.
- AR clarified that the Trust is 100% behind the project and had offered the lease some months ago as well as providing grant funding to Sarah to develop the project.

h) Community Advisory Group to the Tutu Review

- Niles Hailstones provided reflections on the past year. Change, transformation and regeneration are powerful words but they are just words. Jacob had made an important points that some things are not changing, such

as the stables. We have been offered leases, but that is not enough to repair the hurt. We have only been offered six-month leases.

- Members should be aware that half of the Board have fled since the Tutu Review. There is a lot going on in the background and CAG is fighting for the truth to come out. We are still in this position due to fear of the unknown. It is typical for corporations to go into damage limitation and to consult lawyers. CAG doesn't have lawyers and this is one of their strengths. We are operating on a moral compass.
- We will not stop fighting until the community is the Trust.
- There is still no black man on the Board. Nothing has really changed.
- The Chair responded by pointing out that she, as a black female chairing the Board, showed that we had started on a real journey of change and asked the community to give the Board a chance to make progress.
- Niles Hailstones acknowledged what has happened, but said that the Trust needed to be more humble and to listen to the community who will tell you if you have changed or not.

i) Imperial College underpass

- Dr. Ruth Hillary (West London Bowling Club) asked about the progress of the underpass at the west end of the estate, linking to Imperial College.
- ML confirmed that this is part of Imperial College's planning agreement with Hammersmith and Fulham and is not part of the Trust's estate. The Trust is pushing for this to go ahead and frustrated that it is taking so long.

The Chair closed the formal part of the meeting and invited the Chair-in-Waiting, Toby Laurent Belson, to address the meeting

Toby Laurent Belson introduced himself to the meeting and thanked the people who have helped him over the past five years to reach this point. Toby especially thanked Niles Hailstones for his strength and commitment and others at Westway23 and their supporters from the wider community. Toby commented that he was very different from any previous chair, who came from the opposite end of the spectrum to him. Toby wanted to be clear and unequivocal that he is just one step towards change and that it had taken more than five years to reach the starting line. There is an incredible amount of work ahead of us to change the organisation to be something radically different. He said people in the South of the Borough do not think like those in the North.

The Trust needs to be a product of, supported by, engaged with and listening to the people, and to engage fully with their issues to develop viable solutions. There will be disagreements, but the 23 acres need to do more than they have.

Toby is looking forward to joining and being the public face of the organisation along with the rest of the Trustees, who will be recognised too.

Niles Hailstones asked for a period of silence, in commemoration of those people who had contributed the past five years as well as those who lost their lives in the Grenfell tragedy.

A copy of the live-streamed video and recording of all the proceedings is available on our YouTube channel:

<https://www.youtube.com/watch?v=THClueDsdBo>

The Chair thanked everyone for attending and closed the meeting.

Meeting ends.

Annex – Point of Clarification on Minutes of 2018 AGM

Question received via email from Ian Collinson, Treasurer, West London Bowling Club (01 December 2018)

“When is the Westway Trust going to make good on its promises to engage with West London Bowling Club to develop joint bowling events?”