

**Minutes of the 13<sup>th</sup> Annual General Meeting of Westway Trust (a company limited by guarantee) held via Zoom video call on Tuesday 15 December 2020 at 5.30 pm**

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**Present:**

Trustees

Toby Laurent Belson (Chair), Cllr Marwan Elnaghi, Tom Fitch, Cllr Marie-Therese Rossi, Angela Spence, Huey Walker, Eve Wedderburn, Sheraine Williams

Member Organisations represented at the meeting

1. *Abundance Arts*
2. *Age UK Kensington & Chelsea*
3. *Community Accountancy Self Help*
4. *Corner Nine Arts Project*
5. *Coronation Court Residents' Association*
6. *Dadihiye Somali Development Organisation*
7. *Dalgarno Neighbourhood Trust*
8. *Dalgarno Supplementary School*
9. *Gloucester Court Reminiscence Group*
10. *Just Solutions 123*
11. *Kensington & Chelsea Foundation*
12. *Kensington & Chelsea Mental Health Association*
13. *Kensington & Chelsea Social Council*
14. *Lancaster West Children's Community Network*
15. *Open Age*
16. *People Arise Now*
17. *Portobello Business Centre*
18. *Portobello Radio*
19. *St Helen's Church*
20. *St Helen's Residents' Association*
21. *Silchester Residents' Association*
22. *Swinbrook Residents' Association*
23. *The Golborne Forum*
24. *Tavistock Crescent Residents' Association*
25. *Venture Community Association*
26. *Volunteer Centre Kensington & Chelsea*
27. *Westway Community Transport*
28. *West London Bowling Club*
29. *W11 Housing Co-operative*
30. *Youth Action Alliance*

Apologies

1. *Echoes of Spain 1936-39*
2. *Latymer Community Church*

In attendance (non-voting)

Co-optees: Cynthia Dize, Corann Malcolm, Henry Peterson, Cllr Monica Press, Christian Tilleray

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

Other members of the Community Advisory Group: Nicole Belfon, Emzee Haywoode, Clive Phillips, Marcia Robinson

West London Community Riding Centre: Sarah Tuvey

Executive Team: Mark Lister (Interim CEO), Mat Bradley, Martin Parker, Val Patterson, Theresa Shonibare, Stephen Williams

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### **Chair's welcome and introduction**

The Chair (Toby Laurent Belson) welcomed representatives of member organisations, trustees, members of the community and staff to Westway Trust's 2020 Annual General Meeting. He said that it was disappointing that the meeting, his first as Chair of Westway Trust, had to be held online this year rather than in person due to social distancing and other lockdown restrictions. However, he was sure that everyone would appreciate the reasons for this. Despite the meeting being online, there would still be plenty of opportunities for members and other attendees to participate in the discussion and ask questions, as well as hearing from trustees and the Executive about the changes taking place at the Trust. This would include the opportunity to ask questions about the publication the previous week of the Report on the Tutu Foundation Review of Institutional Racism at the Trust. This Report was an historic and momentous event for the Trust and the local community.

The Chair noted the impact of Covid-19 and lockdown on the local community and added that he was very much aware of how badly the pandemic had affected the area, including many of the Trust's members and tenants. He hoped that everyone and their families and friends were remaining in good health and coping with the situation as well as they could. Although the number of cases of Covid-19 locally was on the increase again, hopefully the situation would soon start to turn round. On behalf of the Trust, he wished everyone all the best for an enjoyable festive period and a healthy and more positive new year.

Trustees introduced themselves in turn to the meeting.

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

### **Apologies for absence**

Apologies were reported from Echoes of Spain 1936-39 and Latymer Community Church.

### **For Members to approve the minutes of the 2019 Annual General Meeting held on 2 December 2019**

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

The following matter was raised:

- Ruth Hillary (West London Bowling Club, Member Organisation) said that her surname had been misspelt in the minutes. She requested that the spelling mistake be corrected. The Chair apologised for this error and confirmed that it would be rectified in the formal minutes.

**ACTION:** Martin Parker to correct the formal minutes

The 2019 Minutes were then approved by the members present, subject to the correction reported above being made.

### **Ordinary Resolution 1**

The following resolution was proposed by Steve Divall (St Helen's Church, Member Organisation) and seconded by Dahabo Isse, (Dadihiye Somali Development Organisation, Member Organisation)

#### ***To receive the Trustees' Annual Report & Accounts and Auditors' Report for the year ended 31 March 2020.***

As background to the resolution. Tom Fitch (Trustee and Chair of the Board's Finance, Audit and Risk sub-committee) presented the following key pieces of information:

- For the year ending 31 March 2020 the Trust had an income of £6.1 million made up of:
  - £5.6 million rent and similar items; and
  - £500,000 of grant income, mainly from RBKC.
- The Trust made a surplus of £620,000 in unrestricted funds before transfers, that is funds that could be spent on any charitable purpose.
- The balance sheet value of the charity was £64m. This comprised:
  - £58m of property, being the value of the estate.
  - £1.4m of accrued income relating to long-term rental contracts.
  - £4.3m of net current assets. This included £5m of cash which was offset against current liabilities.

Tom then reflected on the impact of Covid-19 on the Trust, noting that the lockdown had started in March 2020, shortly before the end of the 2019-20 financial year under review. For the current (2020-21) financial year, rent and similar income was forecast to fall by about 46% from £5m to £2.7m. During the year the Trust had achieved savings in several areas, including delaying planned maintenance, placing staff on furlough leave under the Government's Covid-19 Job Retention Scheme and not filling many vacant staff posts. Unfortunately it seemed that there might have to be a few staff redundancies too.

The Trust anticipated a loss for the current year of between £1m and £1.4m and a loss in the region of £500,000 in 2021-22, although the Trust would be looking at further cost reductions that could be made if required. After that the Trust hoped to be able to balance the budget.

Tom concluded by saying that there might be a shift from grants to more community use of land if lettings did not pick up in the post COVID-19 economy.

### **Questions and comments on the accounts**

In response to a question from **Piers Thompson (Portobello Radio, Member Organisation)**, Stephen Williams said that the total amount spent on the Tutu Review in 2019-20 (as opposed to the total project cost) was around £31,000.

Piers also asked on behalf of Joe at Maxwell Social Club why Joe had been required to pay full rent despite being closed due to the lockdown and having faced other restrictions. Piers said that nobody had been in touch with Joe to offer him any rent concessions or other support. In response, Theresa Shonibare said that she had spoken to Joe about this but she agreed to contact him again to see what further support he needed.

**ACTION:** Theresa Shonibare to contact Joe at Maxilla Social Club

**Luke Narcisse (tenant)** commented that despite all the refurbishment money apparently in the accounts, no money had ever been spent on Stable Way in his 33 years there as a tenant. The holes on Stable Way had never been dealt with. He asked why money was never spent there and why the area had been allowed to deteriorate so badly with no investment being made. In response, the Chair said that this was one of many aspects of non-action by the Trust that he had been looking into in his first nine months as Chair. As the Tutu Report had highlighted, many issues had simply been ignored or not tackled over the last 50 years. The message from Luke was very clear and would be taken on board, investigated and addressed.

In response to a question from **Ruth Hillary (West London Bowling Club, Member Organisation)**, Tom Fitch said that the general build-up of rubbish across the estate, including around the Sports Centre, in recent months had been primarily as a result of staff at both the Trust and Everyone Active having been furloughed, rather than down to cuts in the maintenance budget. **Marcia Robinson (Just Solutions 123, Member Organisation)** commented that in her experience around the Maxilla area it was taking far too long for action to be taken on reports on rubbish and requests for that rubbish to be removed. Promises were being made but not being actioned. Six weeks to remove two items of rubbish was far too long.

In response to a question from **Rev. Steve Divall (St Helen's Church, Member Organisation)**, Tom Fitch and Stephen Williams confirmed that the increased spend of £700k on charitable activities in 2019-20 compared with 2018-19 was for reasons such as an increase in grant-giving to the community as a result of an improved financial position immediately prior to the pandemic – but also due to the reclassification of Bay 20 as a charitable asset rather than an investment building and hence now being depreciated at a rate of about £400k a year,

In response to a question from **Jess Millwood (Age UK, Kensington and Chelsea, Member Organisation)**, Tom Fitch and Stephen Williams confirmed that the £9m figure under designated funds represented money that we had used to create investments assets on the estate from our own funding.

The resolution was then put to the vote. **The resolution was carried** and the voting was as follows:

For: 15

Against: -

Abstentions: 4

## **Ordinary Resolution 2**

The following resolution was proposed by Piers Thompson (Silchester Residents' Association, Member Organisation) and seconded by Mary Fotheringham (Kensington & Chelsea Mental Health Association, Member Organisation)

***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.***

**Piers Thompson (Silchester Residents' Association, Member Organisation)** asked why the same auditors were proposed for re-appointment year after year without explanation, rather than members being told why these particular auditors were being proposed again. The Chair acknowledged and accepted this point. He added that given the many other pressures on the Trust in terms of supporting the community through the pandemic and its after-effects, re-tendering for audit services was not a priority at the present time. However, once the situation had returned to a steadier state after the pandemic, this was something that would be looked at. Piers Thompson

requested that at the 2021 AGM reasons be given for why the auditors were being proposed for re-appointment.

**ACTION: TOM FITCH**

The resolution was then put to the vote. **The resolution was carried** and the voting was as follows:

For:	15
Against:	-
Abstentions:	3

### **Any other business formally notified in advance**

The Chair reported that no other business had been formally notified in advance. **He then concluded the formal business section of the meeting.**

### **Presentations from the Chair, Trustees and Interim Chief Executive**

#### Toby Laurent Belson

The Chair opened this section of the meeting by giving a presentation on the timeline of Westway Trust from its origins in the community campaigns of the late 1960s up until 2018. Key points in this presentation were as follows:

**1968-1971** - members of the local community campaigned to win the 23 acres for the benefit of local people, who would be blighted by the effects of the motorway from that time forward. The North Kensington Amenity Trust (NKAT) was established in 1971 to administer the land. The board of NKAT was split between Conservative councillors and local groups.

**1971-2014** - events took place, buildings and spaces formed. The local community made use of the land but were increasingly excluded from the land, with individuals taking over. NKAT became the Westway Development Trust.

**2014** - the constitution of the Westway Development Trust was changed. Council representation and group representation were reduced, with half the board becoming comprised of 'openly recruited' trustees.

Finance and property specialists joined the board. A new strategy was born - 'Destination Westway' - which pointed toward regeneration and commercialisation. *"Realising the full potential of our community today and tomorrow"* did not appear to include the local community leading that realisation.

**2015** - drawings for the new development and regeneration of Westway Trust land were released to the community. However, what the community saw in these visions was not recognisable. Closures of multiple cultural spaces were also taking place. A community campaign was therefore started.

**2015 - 2018** - the campaign named itself **Westway23**. It set about supporting those affected by closures, raising awareness, building an understanding of what was wrong and developing a case for fundamental change. The campaign engaged with Westway Trust leadership immediately and agreed that the leadership at board level must be rebalanced. A Westway23 member joined the board to begin that process. It was agreed that Westway Trust would be given the time to prove it could change.

Westway23 held meetings at the Flyover as it closed down. Westway23 also organised processions along the 23 acres. Open meetings were held at the Tabernacle and the Venture Centre. The leadership of Westway Trust were invited to a public meeting at the Tabernacle. They refused to attend, citing the "safety of the staff". A vote was then taken by Westway23 to attend the 2015 AGM at St Helen's Church a few weeks later.

The focus from 2015 onwards was on holding the organisation to account and supporting those who were suffering at its hands through closures and a lack of access. A decision was also made to press for an independent investigation into Institutional Racism.

#### Sheraine Williams

Sheraine reflected on her experience as a trustee, having resigned from her first term as a trustee in 2017 but she then returned to the Board in late 2019. She highlighted the following:

- Progress had been a long and painful process. The fight for change happened internally and externally. It was hard for people to understand just how traumatic it could be on the receiving end of institutional racism whilst trying to be professional and do a good job.
- She wished to pay tribute to other black female trustees before her who had paved the way for the start of this change.
- She said she was very excited to return as a trustee, and to be a part of revolutionising the new Trust. She called on the whole community of North Kensington to support and steward the Trust into a genuinely purposeful, new community-centred anchor.

#### Angela Spence

Angela had been a trustee since 2016 and then Interim Chair from June 2019 until January 2020 following the departure of Alan Brown as Chair. She highlighted the following points:

- The number of serving trustees had reduced in the last year but as a result the Board had been nimbler and could make and act on decisions faster. Pausing work on property development whilst the Trust took stock of where we wanted to get to as an organisation became the priority.
- The process of working with the Community Advisory Group into The Review of Institutional Racism at the Trust had been challenging but also very worthwhile. This experience had demonstrated to her the change that was coming for the Trust.
- Angela had led the recruitment process for a new Chair in 2019. The Board had decided to take a different approach for this recruitment exercise, with a community panel leading on the selection of candidates for interviews as well as being represented on the interview panel. This had resulted in a new Chair from the community to lead the change.
- Angela said that her key learning from her time at the Trust was that change could and did happen but it could also take time and needed patience to see it through.

#### Toby Laurent Belson

The Chair reviewed progress over the last couple of years, highlighting the following:

**2019** – after three years of watching the Trust make tokenistic changes or changes designed to placate Westway23, the decision was made to make a final demand for real change. The Trust had failed in Westway23's view to bring about the rebalancing of the board that had been agreed to at the very beginning. This meant that the Board of Trustees was where real change had to begin.

**2020** - Westway Trust now had a board like never before in its 50-year history. The trustees were members of the local community. Trustees knew there were many others in the community who shared the knowledge of, and commitment to, this part of West London. Trustees were now looking ahead to welcoming more of the community into the centre of the Trust.

There had been significant change at Executive level and over the last 12 months Westway Trust had seen the departure of five Executive staff. The combined cost of those staff was £462,000.

**2021** – The Chair said that the coming year would be about instilling new ways. The Trust had been cut back over the past nine months, in ways that reflected our strategic and financial realities. The Trust needed to be built back into an organisation that could be a trusted and reliable part of the community.

In closing his presentation, the Chair highlighted two key community activists from the early years of the campaign to gain for the community the use of the space under the Westway flyover:

- Adam Ritchie – Adam had sent the Chair a message of congratulations on taking up the role, saying that it had taken 50 years to get the Trust to start doing what was supposed to have been the intention in the first place.
- John O'Malley – John had sadly passed away during the year. The Chair paid tribute to him as a passionate activist who advocated for the community on issues of social injustice and inequality. He worked on resolving housing injustices, introduced play space programmes, helped set up the Law Centre and helped on setting up the Powis Playgroups.

#### Mark Lister

Mark Lister, Interim Chief Executive, introduced Westway Trust's Interim Strategy for 2021 which had as its strategic goals:

- Social, economic and environmental wellbeing and justice for our North Kensington community.
- Supporting our North Kensington community to address injustice, discrimination, poverty and exclusion.

He briefly took the meeting through each of the interim strategy's six strategic priorities:

- Be Community-Centred In All We Do
- Secure A Sustainable And Diverse Income
- A Stronger Voice For The Community
- Enhance The Space And Environment
- Bring About An Internal Transformation
- Provide A Clear Path From The Current Crises

A longer-term strategy for the Trust would be developed once a new Chief Executive had been appointed and the overall situation had returned to a steadier state.

At the end of this presentation there was a short break, starting at 7.30pm. The meeting resumed at 7.40pm.

#### **Presentation by Niles Hailstones, Joint Chair of the Community Advisory Group (CAG) for the Tutu Review**

Niles opened by saying how delighted he was to be giving a presentation at this historic AGM. The truth of what had happened over all these years had finally been revealed after many years of struggle. Many people had shared the journey but sadly were not here to witness this day. Niles wanted to remember all of those people in particular.

He commented that, for the sake of all those who had suffered at the hands of the Trust and RBKC, the matters highlighted in the report could no longer be ignored and now had to be addressed.

Niles urged everyone to read the report to help the process of moving forward. The report did not cover everything over the last 50 years but it was a great start from which to build. He would be

inviting the local community to engage and meet with the CAG. There was a lot of work to be done but he believed that the community now stood on the verge of something that would be very historic.

Niles then read out the community statement that had been jointly issued by all members of the CAG in light of the Report's publication. This statement can be viewed at: <https://ircommunityadvisorygroup.com/>

Other members of the CAG present then introduced themselves:

**Emzee Haywoode** – Emzee had been a member of Westway23 since that group was formed and had been on the community panel that participated in the process of recruiting the current Chair. She commented that the last couple of years had been a very challenging time with many difficult conversations but progress was now being made and she could see a way ahead. She believed that everyone was looking in the right direction now and was trying to get to the same place. She acknowledged the tenacity of those community members who had been on the journey together.

**Clive Phillips** – Clive was the founder of the Mangrove Trust. He said that he had been fighting Westway Trust and RBKC for the last 40 years. He had led many demonstrations at the town hall and elsewhere to secure community use of the land. He wanted to move forward now and see quick progress. He was not prepared to wait another 5-10 years for things to start happening. A lot of people in the community needed to be compensated for the racist and other unacceptable behaviour they had experienced from the Trust.

**Nicole Belfon** – Nicole had been actively involved in the Westway23 campaigns. She commented that now that the report had finally been released, this was now an historic moment for those victims of institutional racism at the hands of the Trust. The community now needed to work as a unified front to ensure changes promised by the Trust were implemented for future generations.

Niles then paid tribute to all members of the CAG for all their hard work, commitment and determination in ensuring that what came out of the review was as good as it could be. It had not always been an easy task, so they deserved respect for having stayed with it.

In concluding his presentation, Niles read out the 9 key messages from the CAG on the review – these can be viewed on the CAG website at: <https://ircommunityadvisorygroup.com/cags-9-key-messages>

**Christian Tilleray (Co-optee)** asked Niles if he thought the report fell short in holding the former leadership of the Trust to account. In response, Niles gave credit to Christian and his former colleague Miriam Nelken for all that they had done on community engagement during their time at the Trust. He was proud of them for standing up for the community and exposing what was really happening at the Trust. He added that the story of what had happened at the Trust would be continued. The former leadership might have departed but the truth had now been revealed.

### **Presentation by Sarah Tuvey, West London Community Riding Centre**

Sarah opened by thanking all the attendees present at the meeting who had been involved in the process of bringing the Stables back. She applauded everyone for their support and encouragement.

Issues about the Trust's historical discriminatory treatment had been brought out by the Tutu Review. It was an important step towards reparative justice but there was still more to do. There had always been issues about the land on Stable Way. She had fought to bring back the Stables, at considerable personal cost to herself. She had no work and had been forced to move out. The Tutu Report had said she should have been offered some form of compensation.

Sarah commented that the state of Stable Way was appalling. Very little work had ever been done on it, as Luke Narcisse had said earlier in the meeting.



In recent times Sarah had been undertaking work through the NHS with those community members bereaved and grieving as a result of Grenfell. This work seemed to have been well received. She said that it was good to be back working with the community.

The Chair then responded to a question Sarah asked about the Trustees' vision for the future of Stable Way. He said that we could not talk about a vision for the community without engaging with community members. There was not a formal vision as such at present. The only vision was to see how we build spaces and platforms to properly work with the community to then develop a vision and something that worked. There was a lot to be done on this. The vision was ultimately about how space worked for the community, guided by them. The Trust had been storing up problems that now had to be addressed.

### **Question and Answer Session**

The meeting was then opened up to discussion with, and questions from, members and other attendees. A number of questions had already been submitted in advance or earlier in the meeting – these were now worked through but additional questions were invited as well. Questions from members were taken first.

**Maggie Tyler (Gloucester Court Reminiscence Group, Member Organisation)** asked the following:

*“The Group had not been able to meet since Feb 2020 owing to the ages and vulnerabilities of its participants - was there a Community Engagement Team still in place at the Trust as the Group had not been contacted by a member of the team since February 2020.”*

In response, the Chair confirmed that the Community Engagement Team was still in place but was smaller than previously, having lost a member who would not be replaced. The team had also been furloughed for a significant part of the year. This was an example of one of the practical impacts of the pandemic on the Trust that had been difficult to manage. The Trust had needed to take full advantage of the funding available from the Government's Job Retention Scheme but this had meant our capacity to support the community had been hit hard. As we moved into 2021, we would be taking a full look at the Trust's relationship with members and how we could develop and improve it. The membership constituted a huge part of the Trust but there were questions around how membership had been working for members, the Trust and the community. This was something we needed to work on. The Chair said he was not satisfied that fewer than 50% of members were represented at the AGM. The Trust and members had to work together more. The Community Engagement Team and trustees would be reaching out to every member in the coming year.

**Dahabo Isse (Dadihiye Somali Development Organisation, Member Organisation)** asked the following:

*“Why did office rents increase at a time when we were not able to use the office?”*

**Mary Fotheringham (Kensington & Chelsea Mental Health Association, Member Organisation)** asked the following:

*“Why was there a 10% rent increase at a time when charities were struggling?”*

In response to both questions, the Chair acknowledged that there had been rent increases for tenants during the year. This was one of the things we had to accept as a landlord but also as a charity that had to maximise its income in order to be able to provide benefits and services to the community. However, the Trust was well aware of the impact on many tenants. Discussions were taking place within the Board's Property & Place sub-committee and in the recently established Rent Concessions Panel to look at ways in which the impact could be softened for those tenants who were

particularly struggling and needed support. The Trust would be engaging in more detailed discussions with tenants, including on specific circumstances, outside this meeting.

**Ruth Hillary (West London Bowling Club, Member Organisation)** asked the following:

*"We would like to ask the Trust whether it remains the Trust's intention to continue to offer financial benefits to its members, using for example the mechanisms of Everyone Active's charity pot."*

In response, the Chair said that there were a number of ways that Everyone Active (EA) provided benefits for members and the wider community. One of the biggest impacts of Covid had been on the Trust's relationship with EA and the use of that space. The leisure industry in general had been severely impacted. The Trust had been discussing at great length with EA how and what the operator could provide for the community. The contract required EA to provide community impact and to deliver for the community. A new manager at EA had been stepping up on engagement with the community and was clearly committed to this.

**Piers Thompson (Silchester Residents' Association, Member Organisation)** said that he would like to thank Angela Spence for all the great work she had put in on transitioning the Trust to a new Board. He then asked the following questions:

*"When will the election to fill the member-nominated trustee vacancy on the Board take place?"*

*As the CAG was created on an ad hoc basis, what will its future relationship with the Board be post-Tutu?"*

*How will ensure create a constitution that allows for proper representation of those living within 100 metres of the Westway? The poor attendance rate by members at the AGM was not good enough."*

The Chair responded as follows:

On the trustee election, he said that papers to nominate candidates to stand in the election would be going out to members in the next few days. This was one of a number of vacancies on the Board at present, with two vacancies for openly-recruited trustees and a vacancy for an RBKC-nominated trustee. In January the Board would be reviewing how to fill all the vacancies as more trustees were needed to provide additional capacity at such a busy and critical time.

On the future of the CAG, the Chair said that the Trust was committed to continuing to work with the CAG as they are currently formed and with its current membership. The Trust was here to support the CAG to ensure its governance and capacity were correct moving forward. The Trust was committed to the CAG for at least the next five years. Additional members might join the CAG to provide extra capacity but that was a decision for the CAG.

The Chair added that the CAG was an example of how the Trust had to engage with the community on how decisions were taken. The Trust had to listen to the community better too. We needed more community groups to advise and engage with us. Ultimately charity law did though require trustees to have responsibility and accept liability for decisions. However, there were ways we could work round that to ensure genuine community participation.

Piers responded that he would worry a little if the CAG's role and influence were undefined as that could store up problems for the Trust. Emzee Haywoode (CAG member) said that we needed to accept that the Trust has been run incorrectly and had excluded a significant part of the community. It was essential to repair that damage and change what had gone wrong. Some groups had been prevented from becoming members of the Trust previously. CAG members brought lived experience of having had institutional racism directed at them.

On the constitution, the Chair said that we would look at how it could be changed and this would include looking at the membership arrangements. The two matters were interlinked. Changes would have to involve the community, with us working together to improve things.

In conclusion, Piers said that most members were right behind the Trust in making sure the constitution was dedicated to furthering the hopes and ambitions of beneficiaries. It was very disappointing that some members were not present and participating in the AGM. In his view members should look at what they could offer the Trust as much as what benefits they could get from the Trust.

**Jacob Rety (local resident)** asked the following:

*“Can the Trust respond on the situation regarding the signing of the Stables lease?”*

In response, the Chair said that although he could not get into the specifics, good progress was being made. The West London Community Riding Centre was in discussions with the Trust and the situation was moving forward. He was hopeful that horses would soon be back on that land.

**Luke Narcisse (tenant)** asked the following:

*“If the Trust is going to develop the Stables and spend considerable money, could the Stables be moved to a location that directly links to the arena rather than having to cross the road?”*

In response, the Chair said that in principle what Luke suggested seemed eminently sensible. However, he could not give a commitment on this as there would be many practicalities to be worked through and various consultations might well be needed.

**Dayo Gilmour (local resident)** asked the following:

*“What are the future plans for improving the local environment?”*

In response, the Chair said that exciting plans were now in place. The Trust had secured £1.3m from the GLA, which the Trust would be matching, giving a total of £2.6m dedicated to improving the environment of the 23 acres. He added that he could not say the money was going to completely transform the 23 acres after so many years of neglect but it would make a considerable impact and the community would drive where the priorities were and what the money was spent on. A portion of the money was set aside for environmental greening. A Project Manager would be recruited in the new year, with community members being involved in that process.

**Clive Phillips (CAG member)** asked the following:

*“Do you have to pay to be a member of the Trust?”*

In response, the Chair confirmed that membership of the Trust was free of charge. The Trust’s membership comprised a range of groups from across the local community. Although you did not have to be a member to gain access to Trust services, membership did give you voting rights.

Marcia Robinson (Just Solutions 123, Member Organisation) said that she thought she had been asked to make a one-off payment when her organisation had become a member. Martin Parker responded that there was no provision under the constitution, in force since 2014, for payment to be requested. He was not aware of any case where any payment had been requested or made. However, he would be happy to look into the matter if Marcia sent him further details.

**Christian Tilleray (Co-optee)** asked the following:

*“How far would losses be offset by Covid-crisis funding and whether fundraising income was forecast for the year ahead?”*

In response, the Chair said that aside from the funding received from the Job Retention Scheme, no specific Covid-crisis funding had been received. However, the Trust had engaged someone to come in and look at how we could actually fundraise. He added that it would be a journey to become truly fundraising ready but income from fundraising was part of our forecasting and moving forward. He also commented that it was not right that the Trust should have to pay from existing funds all of the significant sums for institutional racism reparations as that would effectively be using the community's money. Fundraising would therefore play a very important role here.

**Marcia Robinson (Just Solutions 123, Member Organisation)** asked the following:

*"Will the community be invited to take part in the Asset Review?"*

In response, the Chair confirmed that the community would be invited to take part. Some work had already been undertaken and this would soon be brought to the community for discussion, thoughts and ideas.

**Jacob Rety (local resident)** asked the following:

*"How is the Tutu Review associated with the Council considering the strong links the Council has had?"*

In response, the Chair said that people needed to read the review outcome – in particular the executive summary, the main report and the CAG minutes - to gain a better understanding of this. He acknowledged the support of council trustees Marwan Elnaghi and Marie-Therese Rossi in moving forward in light of the Tutu Report.

#### **Close of meeting**

The meeting then came to a close. The Chair thanked everyone for their support and input at the AGM in far from ideal circumstances and having to meet online rather than in person. He appreciated all the engagement and challenge by attendees. He was looking forward to the next steps on the journey. He wished everyone well and hoped that everyone stayed safe.

The meeting ended at 9.10 pm.

**Martin Parker**

**Head of Governance & HR**