

Westway Trust AGM 25 January 2023

Responses to Questions



AGM minutes and recording can be found at www.westway.org/agm

Question		Response
<p><i>Please could someone talk us through the £4M of bad debt. How has it arisen? What is the likelihood some/any of it will be paid? How might something similar be prevented in future?</i></p>	<p>Steve Divall, St Helen's Church</p>	<p>The £4m has come about due to Covid 19 pandemic and traders getting into rent arrears. Where this happens we have made a bad debt provision as required by accounting law. We are planning thus far for the debt to be repaid (as much as possible) Recovery action is being taken through the services of legally qualified debt consultant and in consultation with our solicitors. Review is on a case by case basis and we will be reviewing current arrears to ensure payment plans can be negotiated before renewing leases.</p>
<p><i>Why the proposed change of auditors from Moore Kingston Smith to TC Group?</i></p>	<p>Steve Divall, St Helen's Church</p>	<p>We were with our existing auditors a long time. It is normal for organisations to go out to tender for new Auditors every so often. Last year we committed to doing so at this meeting. So we went out to open tender and we have now appointed TC Group.</p>
<p><i>Has any progress has been made between Westway Trust and Everyone Active to serve the community.</i></p>	<p>Eristar CIC</p>	<p>EA has a number of important community deliverables in their contract with Westway Trust. This includes a GP referral programme, our annual Sports Bursaries programme for local residents, and subsidised football pitch bookings.</p> <p>EA have held an open community information session, we have also held a focus group with potential users. As a tenant they have a stipulated Social Value that they have to deliver each year. But we have to be clear – they are a business. We will continue to work with them on a programme of 'open sessions' so that they can continue to hear and answer to community concerns.</p> <p>Further we will be developing a more general Social Value Forum so that some scrutiny and some query can be done by the forum. These can be public should that be agreed. This will be our 7th community forum and opportunities to be part of this will be on a new opportunities section on our website.</p>
<p><i>The 'Horizon Plan' is framed in the context of national and global issues and the statements of Vision and Mission (p4) refer to multiple communities;</i></p> <p><i>How is the Trust ensuring that the North Kensington community benefits most from its activities, as intended in the foundation of the Trust, as compensation for the loss of amenity resulting from the construction of the Westway?</i></p>	<p>Steve Divall, St Helen's Church</p>	<p>The North Kensington community (i.e., residents of any of the five wards in the north of RBKC) are the primary beneficiaries of the vast majority of Westway Trust's service delivery/programmes.</p> <p>Where the Horizon Plan refers to national and global issues, this primarily relates to raising awareness within North Kensington communities of issues that might impact those who live and work here and amplifying the voice of North Kensington residents in relation to these issues. We want to encourage all our communities to think about and be inspired by good examples from all over the world.</p>
<p><i>Are reparations the best use of the Trust's resources; would it not be better to invest in the greatest needs in today's North Kensington community, continuing and expanding excellent initiatives like the Fundraising Support (p7) Sports Bursaries (p8) Young Achievers Participatory Grant-making Pilot (p9)?</i></p>	<p>Steve Divall, St Helen's Church</p>	<p>We have just agreed a reparations framework, which will be published on our website soon. Rather than seeing reparations as a stand-alone programme in competition for resources with other programmes run by Westway Trust, our reparations framework, once adopted, will act as a guiding principle in all of Westway Trust's programmes and the Westway Trust itself.</p>

		<p>We make no apology for the intention to repair and heal the relationship with communities, particularly a community that was systematically denied opportunity by unfair treatment.</p> <p>If we need to build awareness of this with all our communities we will do so. This of course is linked to the wider issue of inequalities.</p>
<p><i>Noting the desire to leave open the possibility of paying trustees (p20-21 of Annual Report), what safeguards are in place to ensure that this could only be done in exceptional circumstances?</i></p>	<p>Steve Divall, St Helen's Church</p>	<p>This is about the direction of travel. We know across the UK people are being denied opportunities to participate in decisions about their communities. At the moment we are not paying trustees but we have raised the issue of inequalities with the Charity Commission and sector bodies that debate policies for the Voluntary Sector.</p> <p>At the moment we do offer expenses and childcare costs - every individual is treated on a case by case basis.</p>
<p><i>Is there any chance Portobello Summer Festival to be held in June or July, when the Supplementary School children are still studying?</i></p>	<p><i>The First Georgian School in the UK</i></p>	<p>The last Portobello Summer Festival was held in 2019. In the years since, our focus has been on supporting community organisations to stage their own events and celebrations, rather than delivering large events directly. Last year, our Celebrations and Events grants programme supported 27 local organisations, in excess of £50k in direct funding, plus logistical and planning support. WWT does not take a curatorial role.</p>
<p><i>What is the best way to optimise access to WWT for North Kensington organisations for support and training for them and their volunteers?</i></p>	<p><i>North Kensington Community Kitchen</i></p>	<p>In terms of training we implement an Adult Education Programme and Creative Training opportunities. We have also done a business development course and training for the market traders. We are open to developing new courses in the new financial year – providing there is sufficient evidence of need. If you have an idea please speak to Nick Doran our Head of community initiatives.</p> <p>We also maintain good connections with Kensington and Chelsea Social Council and the Volunteer Centre and others in the sector who offer free or low-cost training opportunities and programmes.</p> <p>In terms of volunteering, this is currently a bit ad-hoc in the trust. You will see from our Horizon Plan that we are implementing a new plan, supported by new policy. What we hope is that people will want to volunteer to improve the Estate and the WWTs efforts on behalf of the community. In the meantime, we have a Volunteer Bank, so if you would like to volunteer in future we are storing queries and details within this. Please email HR@westway.org</p>
<p><i>What plans do you have for stable way and sports centre going forward?</i></p>	<p><i>Sarah Tuvey</i></p>	<p>In terms of Stable Way, we are currently doing some surveys to determine the extent of the issues around drainage and sub-structure.</p> <p>We will then engage with the Council to see how we can bring the basics up to standard before taking development further. We maintain good contact with Imperial College who are pursuing the option of an Underpass between Hammersmith and Fulham and RBKC. This has been on the cards for some time and we will encourage them to engage with our local communities when the time is right.</p> <p>In terms of the Sports Centre Refurbishment – we need to build a fund over a number of years to ensure that when we do refurbish we will have enough money. At the moment we are building a reserve, but in the coming year we will get an expert steer on the level of funds we need to put aside so that we have enough when the time comes.</p>
<p><i>Any update or movement on what might be happening with the re-establishment of the stables and riding arena?</i></p>	<p><i>Ailbke McCormack</i></p>	<p>The development of the stables and the riding arena is still held under option by the Trustees of the West London Community Riding Stables.</p> <p>We are pleased at this and we are holding funds to contribute, which we have already agreed with the board of the WLCRS. Last time we met with the WLCRS we agreed that they would start work once they had fundraised for the majority of the funds for the redevelopment and they are busy trying to secure that. The option on the land for them to allow them time to do this. We will be receiving a formal update in May 2023.</p>

<p>After the findings of the report, how has the Community benefited?</p>	<p>Emmanuel De Silva</p>	<p>Our progress on implementing the recommendations, and how the communities in North Kensington are benefitting, directly or indirectly, from this progress, is set out in our Tutu Foundation Progress Report, which is available at www.westwayreview.com/progress</p>
<p>What is the mission statement going forward? What are the values of Westway Trust?</p>	<p>Mikei Hall</p>	<p>Our 5-year Horizon Plan sets out the mission and values of Westway Trist. The plan takes an outcomes-based approach. We committed to delivering 65 work packages over the coming years to deliver on these outcomes and transform the Trust.</p> <p>Our mission is: to dedicate the Trust’s resources to the social, economic, personal and environmental wellbeing of communities.</p> <p>Our values are: Courage, Equity, Integrity, Openness and Sustainability.</p> <p>There are copies of our Horizon Plan at today’s meeting.</p>
<p>What is Westway Trust doing to support the Moroccan community in North Kensington?</p>	<p>Hanan Miezou</p>	<p>All our services and events, in fact everything we offer is open to all communities, but we know that it’s harder for some communities to find out about or access resources.</p> <p>Last year, we noted that communication needed to be better with a number of communities, including the Moroccan Community, so we said we would initiate community forums. We want everyone to play an active role in these discussions. We already have good connections with the Moroccan community via our Supplementary Schools Programme, the Dalgano Supplementary School for example and our Strengthening Parenting Programme which is deep rooted. The Trust has supported the West London Moroccan Widadia and An Nisa Womens Empowerment, both of which serve the communities of North Kensington. We have also supported a number of groups through our Grants Programme.</p> <p>Recently, we have collaborated with the Moroccan Community and the Council on screening the matches for the World Cup – which we simply wouldn’t have been able to do without working with key individuals from the community. Actually, it was also great to sample some of the home-made food that was produced.</p>
<p>I would like to know the position with the Bramley centre and the response to the report</p>	<p>Mangrove Community Trust</p>	<p>At the moment there are still some issues with the Brumley’s building:</p> <ul style="list-style-type: none"> • There was a leak in the ceiling – which sadly has returned after being fixed a while back. • We have replaced the fire doors • We have had the whole inside painted, the floor studs removed, the old lino and front desk removed as it was splintering. • We tidied up the toilets, but there is more to be done. • We have just installed CCTV and a new fob entry security system. <p>All in all, at the moment it is only fit for ad-hoc activities and people will know that we have had some storage in there, the dodgem cars at Christmas and one or two workshops.</p>
<p>I would like to ask for more lighting under the Westway by Maxilla. Also, at the moment there is a homeless man sleeping by the storage area at the Wall of Truth. Is there anything that can be done about this?</p>	<p>Margaret Maher</p>	<p>We want to see the Maxilla memorial space preserved, open and accessible for everyone in our community. We have monthly meetings with key community stakeholders and users of this space, and follow a plan for continuous improvement and maintenance. The rough sleepers in the area have received support from RBKC’s street outreach and from GLA’S Streetlink programme, and are no longer occupying the space.</p>
<p>When will the work on the Hope Gardens Ecology Centre start?</p>	<p>Judith Blakeman</p>	<p>This is a matter for Trees4Grenfell and JustSolutions123. However, what we can report is that the architects on four projects in the Maxilla area have working together to enable some alignment to take place. The leaders of a number of projects in the area</p>

		are coming together to see if an holistic concept around Ecology, Biodiversity and Sustainability can be developed for that area of the Estate. This will be subject to open consultation in the future.
<i>Toby's term as Chair comes to an end next week. When will the election of a new Chair take place, who will be eligible to vote and by what process and what will be the interim arrangements?</i>	<i>David O'Connell</i>	Our Constitution says that the Chair is elected at the first Board Meeting following the AGM on an annual basis. The Board has now selected Toby Laurent-Belson as an interim Chair. We have now begun a process of open recruitment for new Trustees. Once this is complete, they will agree an open recruitment process for the new Chair.
Does the Westway trust have a plan to make provisions to facilitate pop ups and businesses who wish to operate on short tenancies, thus ensuring that void periods are limited?	<i>Fergus Cilcrest</i>	Yes are plans are, when there is a void space that has enough time for use – that is it is not being refurbished for a tenant, it will be advertised or used by our learning team if the period is very short. We have very limited voids, which is why there is such a pressure on space.
Please can you explain why despite £1.3 million awarded to green communal areas your keep Honey Bee Play Area in disgraceful conditions? How have you spent that money?	<i>Eva Jedut</i>	The £1.3m I think you refer to is Westway Trust's contribution to the whole of the Community Street Project. The money spent on that is targeted at 13 projects through the estate. You can see which projects and how they are progressing at www.communitystreet.org . However, coming back to Honeybee, we also believe it needs significant refurbishment along with Conker Tree and Blossomdale. We have just allocated a small amount of money to tidy it up, this has come through the GLA's Future Neighbourhood Fund . We want to apply to two or three more funds in the coming year, to ensure we can bring some areas, including Honeybee, back into use as soon as possible. These applications will be for materials, labour and design.
Why did the Trust not apply for Business Interruption Insurance? Doesn't this amount to gross negligence because the Trust might have had up to £10.1million to put into grants to communities?	<i>Joe Delaney</i>	At the time of the pandemic, Westway Trust did explore Business Interruption insurance as a possibility. Our insurers advised that we were not entitled to this as technically our business was not interrupted. Though we had been hit financially by the circumstances of the pandemic, we could continue our business – the collection of rent, the refurbishment of properties, the letting of property, the delivery of programmes (albeit with adjustments.) They advised that our tenants might be more likely to be successful should they wish to claim business interruption insurance as some of their businesses, such as hairdressing, had to close. However, we could not advise on this and any claims would be subject to their individual policies and their ability to pursue claims. We do not accept the claim of gross negligence. Even if we had been entitled to claim, which was not the case, we would only be able to claim direct loss of earnings. Arguably, this would be the debt that arose as a result of the pandemic, which was less than £1m, excluding any arrangements in relation to the Sports Centre. If any funds were recovered they would first need to be used to clear any debt, so it is not the case that this could simply be diverted to grants to communities. The question appears to be based on a company that is trying to establish legal precedent. If the Trust were to follow this route, the Trustees would need to weigh up whether the costs would outweigh any potential benefit and any potential risks in terms of potentially irrecoverable legal costs that could have exceeded any amount that could have been recovered. However, we do not take this comment lightly and at present we are taking further legal advice. If there is anything further to report, it will be reported to the Board and then communicated to Members.
Why were the Micro-Units so difficult to administer?		A number of people were involved in this project – because it was also part of our Festival of African and Caribbean Entrepreneurship, so then it probably became a case of “too many cooks spoiling the broth”. The ironic thing about this is that these Micro Units should be celebrated as they are fantastic new spaces for small businesses which were only made possible by refurbishment of 2 Acklam Road.
Why was an invoice presented by Dayo Gilmour not settled in relation to the Community Street Project?	<i>Dayo Gilmour</i>	Originally, £40K set aside for the consultation on Community Street, which was to be carried out by Luggedero. Even though the Trustees supported the involvement of a local practice, the GLA forced a budget cut, so the budget for this element was reduced to £30K. This was made clear to everyone concerned at the time. £10K was held in a separate pot for different

		<p>deployment if required. If agreed, any invoice for further consultation, during the time which Dayo refers to, would have been presented to the Trust by Luggedero; not individuals who were subcontracted to Luggedero. We are required to report on all expenditure every quarter to the GLA and any funds that are redeployed are subject to full reporting.</p>
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