

**Minutes of the 17<sup>th</sup> Annual General Meeting of Westway Trust (a company limited by guarantee)  
held at 4.30 pm on Thursday 27 March 2025 at the Serbian Club, 89 Lancaster Road, London,  
W11 1QQ**

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**Present:**

Trustees

Toby Laurent Belson (Chair), Andrew Abdulezer, Des Campbell, Ruth Daniel, Marwan Elnaghi, Niamh Graham, Jonathan Kelly, Minal Patel, Marie-Therese Rossi, Ali Sharif, Huey Walker.

Member Organisations represented at the meeting

1. *Age UK*
2. *Baraka Community Association*
3. *Community Accountancy Self Help*
4. *Corner Nine Arts Project*
5. *Dadihiye Somali Development Organisation*
6. *Dalgarno Neighbourhood Trust*
7. *Ethiopian Women's Empowerment Group*
8. *Grenfell Tower Trust*
9. *Hassan Brighton CIC*
10. *Kensington & Chelsea Social Council*
11. *Lancaster West Residents' Association*
12. *Lancaster West United FC*
13. *Making Communities Work and Grow*
14. *Portobello Radio*
15. *Progressay Impact CIC*
16. *Response Community Projects*
17. *St Helen's Church*
18. *Swinbrook Estate Residents' Association*
19. *Tavistock Crescent Residents' Association*
20. *The Golborne Forum*
21. *Trellick Tower Residents' Association*
22. *Ubuntu Pledge CIC*
23. *Venture Community Association*
24. *Volunteer Centre Kensington & Chelsea*

In attendance

Executive Team: Venu Dhupa (CEO), Robert Harvey, Charles L'Eveille, Patrick Motindo, Martin Parker

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**These minutes record the key elements of the meeting and are not a verbatim account. A recording of the meeting can be viewed at: <https://youtu.be/781VQaRpNJA?feature=shared>**

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

The Chair (Toby Laurent Belson) welcomed everyone to Westway Trust's 2024 Annual General Meeting and thanked the Serbian Orthodox Church for hosting the event and welcoming us into their space. The venue was yet another reminder of how wonderfully diverse the local community was.

He also thanked Sam West for his beautiful playing of the violin as people arrived.

He noted that the occasion was an opportunity both to look back at the 2023-24 year under review in our Annual Report and Accounts for that period and also to look at the year ahead.

Each trustee present then spoke briefly to introduce themselves to the meeting.

## **2. 72 seconds silence in memory of the Grenfell Tower fire victims**

The Chair invited attendees to join him in a 72-second silence, in commemoration of those who lost their lives in the Grenfell Tower tragedy, as well as those in the local community who had passed recently.

## **3. Apologies for absence**

Apologies for absence were reported from the following:

### **Member Organisations**

Abundance Arts

Al-Hasaniya Moroccan Women's Centre

Azza Supplementary School

Echoes of Spain

Gloucester Court Reminiscence Group

HELP Counselling & Support

Latymer Community Church

Midaye Somali Development Network

Nottingwood House Residents' Association

West London Bowling Club

Westway Community Transport

### **Executive Team**

Mat Bradley, Head of Communications and Marketing

## **4. Chair's comments on the 2023-24 year under review**

The Chair began his review of the year by saying that 2023-24 had been the year in which the Trust had started to take steps towards embedding new ways and creating a structurally better Trust. In the previous three years the main priority had understandably been the concerns over the existential threats to survival faced by the Trust and its many communities. When he had come into the organisation as Chair, he had discovered various expected and unexpected chronic issues. These had to be set to one side though whilst we dealt with the acute issues caused by the pandemic.

We were however now moving beyond that period of challenge, the Trust had set about rebuilding the systems and culture to work with and support local communities in the best way possible. We would now be going through the most exciting and critical period of transformation.

This was the time to establish and embed new leadership at the Trust. The Chair noted that he was now into the final year of his second term as a trustee and although the Board could decide exceptionally to offer him a third term, this could only be on a temporary basis to ensure the strong handover that had commenced at the end of 2024. He was very proud to have been part of bringing the Trust to this point where local communities could genuinely lead and steward the Trust and reap the rewards of the 23 acres.

During 2023-24 there had been numerous examples of community leadership bringing more of the community into direct engagement and involvement with the Trust in ways that would not have been possible 5 or 10 years ago, and certainly not 20 years ago when he had first come into contact with the Trust as a local artist and market trader. The ever growing list of examples made him confident that change would continue to be seen more and more across the 23 acres. There was still much more to do but we had begun to show what was possible.

He commented that he wanted to be confident that communities were stepping up to the challenge of leadership on the 23 acres. It was not enough to demand change from others. We all had to demand change from ourselves. The nature of the Trust provided incredible opportunities to work together and ask the questions necessary to find the answers. It provided communities with a unique space to fight bigger battles as a unified community. It gave assets and a voice that many other communities simply did not have. With that came a level of responsibility. Communities needed to consider what good leadership looked like. When we collaborated and worked together in good faith, we could achieve great things. We did have to be honest however about our limitations as individuals and organisations. We all needed to decide what we could afford to give and what we still had to learn.

The Trust could help the communities to become involved on a gradual basis and increase confidence – for example, through sitting on a panel or forum first and then building up to considering becoming a co-optee on one of our committees or applying to become a trustee, applying for a small grant before moving to a larger one, applying for a micro space or pod first to develop a new business at low risk before applying for a larger unit. We must also prioritise the motivating of younger generations to lead and not allow them to be put off by the pain that older generations had faced. We needed to find ways of working that motivated and encouraged rather than demotivated and discouraged.

Turning finally to the Constitution, one of the core foundations of the Trust, the Chair noted that it had last been reviewed and updated in 2014, introducing changes that had been largely unseen at the time but which had empowered the then Board and Executive to adopt a more commercial role for the Trust. A clearer and more focused Constitution was now required in line with a community-centred and community-led organisation. The current Constitution was simply not fit for purpose. The membership structure of the Trust was at the heart of our governance but was not always as effective as it could be. The Board and Executive now needed to work alongside the members and the community to produce a new Constitution in ways that would be another example of strong collaboration. Members had been invited to participate and some had agreed to join a working group that had already had its first meeting and would guide and oversee the review. The views of former trustees and community elders would also be sought. The Chair guaranteed that this review would not be a repeat of what had happened in 2014. In

closing, the Chair expressed the fervent hope that as many as possible would continue to engage in this and other critical work as we moved through the next exciting phase of the Trust's transformation.

## **5. Reports from sub-committee Chairs**

### Finance, Audit and Risk Committee

Marie-Therese Rossi, as Interim Chair of this Committee, reported on the main highlights of the 2023-24 year under review as follows:

Marie-Therese started by thanking her fellow trustees for their support during the year under review whilst looking after the Trust's financial responsibilities. She said that she would present her report in three sections - the figures in the Annual Report and Accounts; the key points in the Annual Report and Accounts; and the areas that the trustees had identified for improvement.

### The figures in the Annual Report

- Total income for the year was £8.1 million
- Total expenditure for the year was £6.3 million
- The operating surplus for the year was £1.8 million. Of this, £1.3 million had been invested in the improvement of various properties and public infrastructure within the estate. The remaining £0.5 million had been added to reserves and was being allocated to support a range of projects in the next financial year.
- She noted that at the last AGM she had reported a fall in the value of the Estate. However, in this period there had been a rise of £871,000 in the value of the Estate.
- The Trust had cash reserves of over £6m, much of which were designated for future investment in the Sports Centre, the Sustainability of the Estate and about £500k minimum for three months reserves as required by the Charity Commission.
- Net Assets including the value of the Estate stood at £62.4 million.

### The key points included in the Annual Report and Accounts

- The Trust had made rent subsidies of £130k and direct financial grants of £260k.
- Working capital had increased by £500k to £7.5 million.
- Marie-Therese commented that the trustees considered the Trust to be a Going Concern with its financial position secure for the next 12 months. She added that trustees had also looked at a 10 year forecast to assure themselves that they were considering all risks and opportunities and planning as best they could to mitigate those risks.
- She also confirmed that the work of the committee had formally examined the strategic level risks of the organisation twice in the year and that there was a strong risk assessment regime in place for the organisation overall.

### Areas for improvement

Marie-Therese commented that while the financial data was accurate, the statement could benefit from a broader perspective that includes the Trust's strategic achievements. She noted that the Trust had made progress on considering its Social Impact and this work would continue. She added that:

- The Trust would report next year on its Strategic Outcomes as set out in the Horizon Plan 2022-25.
- The Trust was further streamlining its financial systems and looking for even greater integration with other systems. This would be part of ongoing work beyond the year in question.

At the end of this report some attendees requested that they be allowed to ask questions at this point on the Annual Report and Accounts. However, the Chair ruled that all questions and discussion would be held over until later in the meeting when members considered the Resolution to receive the Annual Report and Accounts.

### Charitable Purposes Committee

The Committee's Chair Minal Patel presented this report on the highlights of the Committee's work during 2023-24. She covered the following:

- In 2023-24 a total of £260,092 had been distributed in grants to 106 community groups and individuals.
- In addition, the football pitch and sports bursaries programmes, delivered in partnership with the Trust's sports centre operator Everyone Active, had provided in-kind grants to 142 groups and individuals, with a total commercial value of £105,340. This covered things like gym memberships, sports-specific programmes, and the extremely popular football pitch grants at Westway Sports Centre.
- The Trust's Emergency Response grant programme evolved throughout 2023-24. The network of referring organisations had been expanded and provided support to 26 people in unforeseen emergency situations. Minal was particularly proud of the new process put in place this year to ensure that all applications to the emergency response grant had been processed and delivered within 48 hours of initial contact.
- One of the most impactful programmes the Trust ran each year was the Fundraising Support Programme, where the Trust matched community groups with professional fundraising consultants, who identified and applied for external funding on behalf of local groups. During the year the Trust had invested around £14,000, with a return to community groups of around £164,000.
- The Trust's Cost-of-living Crisis Clinic continued throughout 2023-24, in partnership with Hogan Lovells LLP Law Firm. In the past year the Cost of Living Crisis Clinic had helped 204 clients in North Kensington.
- 291 learners had graduated from Westway's Adult Learning courses, with 2417 hours of tuition delivered.
- 835 students had participated across the Trust's network of Supplementary Schools.
- The Trust had delivered 1110 hours of nursery care, and 768 hours of care through the Pop-up Crèche service.
- The Trust had also delivered over 1,800 hours of Community Development support, which had included 17.5 hours per week supporting the Traveller Community in Stable Way.
- It was the Trust's ambition to ensure that the 23-acre estate was fully utilised by the community throughout the year. To that end the Trust had actively worked with community organisations across North Kensington to provide guidance on the issuing of event licences across the public realm.
- In 2023-24 the Trust had issued some 21 licenses to community groups to hold events and activities across the Estate. Some of the stand-out community events in the past year had included:

- Jamaican Independence Day celebrations on Portobello Green.
- Bay 20 Family Fun Day at Maxilla Gardens.
- Community Iftar events at Maxilla Gardens.

### People Committee

The Board's Chair reported in his capacity as Chair of the People Committee on the highlights of the Committee's work in the 2023-24 year under review. He covered the following:

- The Chair started by saying that he had been very pleased to chair the People Committee since 2022, in addition to chairing the full Board. He reminded the meeting that the Committee's main roles were to oversee the Trust's People Strategy, Policies and Processes, ensuring they supported the Trust's determination to put the community at the heart of all that the Trust did and its ambition to become an 'employer of choice'. The Committee also oversaw work on trustee recruitment, induction, training and development.
- The commitment to ensuring the welfare of all staff had remained as strong as ever during the year. The Trust continued the development of the staff wellbeing programme in conjunction with staff, including through the introduction of a Staff Wellbeing Plan, to ensure that the programme was addressing the main areas of priority for staff. A range of wellbeing workshops and seminars were offered and the Trust had now implemented a site on the staff intranet that provided a wealth of information on all aspects of wellbeing and links to where staff could find out more about subjects of interest.
- 66 staff were on the payroll at the end of March 2024. Recruitment activity kept the HR Team busy during the year, with 19 different recruitment exercises taking place and approaching 400 applications received in total. The Trust continued to expand the channels through which jobs were advertised, including finding ways of better targeting jobs in which local residents were likely to be particularly interested.
- There had been a particular focus during the year on overseeing and reviewing the plans and progress on working towards the next external assessment against the Investors in People standard. Although that assessment took place after the period under review at this AGM, the Chair was delighted to report that the Trust had been accredited at the Silver Standard, two levels up from our previous rating. He described this as an excellent result and a great testament to all the hard work that had been put in to address those areas that the previous assessment had identified as needing more work.
- The annual staff survey continued to provide valuable information on those aspects where staff felt the Trust was doing well and those aspects that staff thought required further development and improvement.
- The Trust had continued to oversee progress on taking forward the HR-related recommendations from the Tutu Foundation Report, including the review of the use of zero hours contracts and starting the process of moving staff from zero hours to permanent contracts if that was what they wanted, offering every departing staff member the opportunity of an exit interview and refreshing and updating EDI data in preparation for future publication.
- On trustees, the Trust recruited three new trustees through an open recruitment exercise that concluded with Andrew Abdulezer, Ruth Daniel and Des Campbell joining us at the end of the year under review. The Trust had also launched during the year an election to recruit new trustees elected by our members and this had resulted in Ali Sharif joining the Board as well as Huey Walker being returned for a second three-year term. The arrival of the new trustees gave us the chance to put into

practice an expanded induction programme for new trustees that we had been developing for a while. Feedback from the trustees on this induction programme had been very favourable.

- As part of the increased focus on community centring across all our work, the Chair was pleased to report that about 20 community members in total had been involved in the different stages of the trustee open recruitment exercise. This had been great to see and the Chair wished to thank all those who had given up their time to participate. The Trust had also been inviting community members to sit on selection panels for a number of staff roles at senior manager level and above, as well as roles that were directly engaging with the community on a daily basis.
- The Trust had also looked at ways in which the training and development offer to trustees could be enhanced throughout the period of their trusteeship, including the introduction of a personal allowance for each trustee to undertake training and development opportunities of their choosing that they felt would enhance their effectiveness as trustees.
- Finally, the Chair wished to extend his grateful thanks to the small HR team who had worked hard throughout the year to deliver the good progress that the Trust had continued to make in this area.

#### Property and Place Committee

The Committee's Chair Marwan Elnaghi gave his report on the Committee's key activities during 2023-24 as follows:

- Marwan noted that the Committee consisted of a core membership of two other trustees alongside himself and a couple of co-opted members, but all other trustees were able to attend the six committee meetings a year, at which there had been good attendance overall.
- The Committee guided the strategic use and development of the Westway estate and provided assurance of good practice in estate management and land strategy. The Trust had seen an increase in rental income for 2023/24 of £970,000 compared with 2022/23. Overall the Trust now had 145 tenants of whom 39 were charitable and 106 were commercial.
- In 2023 the Committee had sought to commission audits to detail the estates Sustainability, Accessibility and Security, and the Trust continuing to make provision going forward to address known issues. With the first two of these completed in 2023, initial works had been carried out to improve the energy efficiency of buildings during their planned maintenance, and works had been planned and carried out to improved public access and visibility across the estate. These works had continued on a rolling programme during planned maintenance.
- The Second Tutu Foundation Review Progress Report had been published, with five new spaces having been made available for use or 'meanwhile use' by many local community groups, local business enterprises, as well as groups from and led by African-Caribbean organisations. This report had also highlighted the works completed under phase one of the Community Street Project.
- With a focus on Community Centring, funds under the GLA's Future Neighbourhood Fund had been made available for greening. The Trust had been successful with a project including a number of different elements. This had funded activity in the subsequent year. It had included funds for the spreading of knowledge around planting and sustainability and exploring the idea of a community task force to assist with the maintenance of the estate.
- The Trust had conducted an independent review of Bay 20 with input from the current operators. This had led to an action plan that should deliver enhanced capacity; better support for the operators; and improved data on which future performance had been articulated. The report had also identified some gaps in data which the Trust would provide to the operators.

- The Trust had continued to improve the working relationship with the Council on joint spaces such as the area outside the Arcade.
- The Committee had continued reviewing the progress of two major future developments, one being the Underpass at Latimer Road which would be led by Imperial College, with construction details being presented to the committee by the lead contractor. The second was the development of the Maxilla area, including Hope Garden the Centre for Urban Sustainability and the preservation of the Wall of Truth. Consultations were planned which had just taken place.
- The Trust also continued to review estate charges, sign new leases and lease renewals as required by the Charities Act 2011, so as trustees they had an up to date understanding of lettings and could ensure that they complied with the Charitable Objectives of the Trust. The Trust had also progressed payment plans with organisations that might have experienced difficulties still persisting from the Covid period.
- In closing, Marwan noted that it had been a busy year with many initiatives progressing to works on site across the estate, showing how space could be made available for more community uses in a collaborative way. He wished to thank his fellow trustees and co-optees, member organisations, Trust staff and the community for all their input and help during the year.

### **Formal Business**

#### **6. For members to approve the minutes of the Annual General Meeting held on 17 July 2024**

The Chair invited comments on the accuracy of the minutes and any key omissions to be raised. No comments on these points were made that necessitated any changes to the minutes. However, **Sheraine Williams (Response Community Projects)** questioned why the Chair had made certain comments during his review of the year last time, as recorded in the minutes, relating to the ethnic make-up of the Board. She did not regard them as an accurate reflection of the true position. In response, the Chair confirmed that he had made those comments at last year's meeting and that he stood by them because he was satisfied they were correct. A short exchange followed but the Chair declined to withdraw the comments or to make any changes to the minutes.

**Tom Fitch (Community Accountancy Self-Help and Swinbrook Estate Residents' Association)** complained that the minutes were a partial account of what had been said and had been spun in a way that overlooked key elements and placed a different interpretation on certain aspects from what had been meant. He was concerned in particular that in his view the minutes ignored various allegations of racism and sexism that had been raised in last year's meeting.

**Sam Hannachi (Lancaster West United FC)** commented that despite promises made by the Trust at previous AGMs, the Moroccan community was still not feeling properly represented. He reminded the meeting that this community had been in the area since the 1960s and was the largest Moroccan community in London if not the UK. Yet there was no Moroccan representation on the Board for example.

In response, the Chair referred to the various work that had been done already or was ongoing with the Moroccan community. However, he agreed that there was more to do. He highlighted various channels through which representation could be increased, including by applying to open recruitment exercises for trustees when they arose, standing as a candidate in an ballot for member-elected trustees or considering becoming a co-opted member of one of our committees.

**Clive Phillips (Community Advisory Group and local resident/community elder)** spoke passionately about his ongoing battles with the authorities over many years, starting in the ILEA era when the £35k awarded to him then by ILEA had apparently been taken by the Council. He said that the CEO had promised to sort



this out with the Council and the GLA but nothing seemed to have happened and he had now been asked to put the matter in writing giving permission for the CEO to act on his behalf. He added that he and his supporters in the community had been, and continued to be, the victims of considerable racism and it was not acceptable.

In response, the Chair said that he knew the CEO had been trying to sort this out with the Council and the GLA and had been going through the papers in an attempt to move this matter to a satisfactory conclusion. The CEO added that once she had the written permission requested from Clive Phillips, she would be able to proceed.

At this point **Sheraine Williams (Response Community Projects)** attempted to propose a Resolution to be put to the meeting. However, this was ruled to be non-constitutional as the Trust's current Constitution required all members to be given at least 14 days' notice of any Resolutions for consideration by the AGM. Resolutions could not be proposed in the meeting itself.

**The following motion was then put to the meeting, proposed by Henock Hailemariam (Ubuntu Pledge) and seconded by William Roberts (Venture Community Association):**

***"That the minutes of the Annual General Meeting held on 17 July 2024 be approved."***

The motion was put to the vote. **The motion was approved** and the voting was as follows:

For:	16
Against:	3
Abstentions:	2

## **7. Ordinary Resolution 1**

**Tom Fitch (Community Accountancy Self-Help and Swinbrook Residents' Association)** raised the following points and questions on the accounts:

- The biggest question was how and whether the Trust achieved value for money through its work. This had been raised at last year's AGM but nothing seemed to have moved forward. The Trust had no idea what the hourly cost was of its work and therefore could not say whether it was delivering good value or not. In response, the CEO said that the Trust had been doing some work on value for money but acknowledged there was more to do. Tom outlined a formula that could be used for this purpose. The CEO replied that she would write to him and request the detail of that formula, so that it could be included in the work.
- Tom felt that there should be a clear record produced each year of all the properties on the 23 acres. He noted that some spaces had been demolished previously but this had not been picked up by the auditors.
- In Tom's view the highest risk the Trust faced was racism but it was not at all clear where that fitted into the Trust's work.
- Tom then asked about how work on calculating social value had been progressed following the issue having been raised at last year's meeting. In response, the CEO said that the Trust had now developed a social value formula that would be implemented over the next 2-3 years.
- He questioned specific information in the accounts relating to Sheraine Williams and himself. Neither had been trustees during the year in question, so he felt that this information had been included in

error as it related to the previous year when they were still trustees. In response, the CEO said that the information on Tom did indeed relate to the previous year but had been included for required comparison purposes. On Sheraine, she had received the payments shown during 2023-24 as these had been made for retrospective expenses claims during the year that related to her time as a trustee.

***The following Resolution was then put to the meeting, proposed by Steve Divall (St Helen's Church and St Helen's Residents Association) and seconded by Nour-eddine Aboudihaj (The Grenfell Tower Trust):***

***To receive the Trustees' Annual Report & Accounts and Auditors' Report for the year ended 31 March 2024.***

The Resolution was put to the vote. **The Resolution was carried** and the voting was as follows, including proxy votes:

For:	28
Against:	3
Abstentions:	1

## **8. Ordinary Resolution 2**

In advance of discussion on this Resolution, the CEO read out the following statement:

*"TC Group advised us after last year's AGM that resourcing and capacity issues within their organisation meant they could no longer commit to delivering the 2023-24 audit on a timetable acceptable to us. We did not think it right to accommodate a very significant delay again, therefore we could not reach agreement on a mutually acceptable alternative timetable. The length of time needed to run a full re-tender exercise for new auditors would also have severely impacted the audit timetable and would have meant an even longer delay for the AGM than we have already faced.*

*After a discussion with our previous auditors Moore Kingston Smith, they confirmed that they had the necessary resources to be able to step in and undertake the audit with only a limited delay.*

*We wrote to members in September 2024 asking them exceptionally to approve the appointment of Moore Kingston Smith in the circumstances without going through a formal re-tender process. The majority of responses from members were supportive of this approach and that is why we went ahead with Moore Kingston Smith."*

**Tom Fitch (Community Accountancy Self-Help and Swinbrook Residents' Association)** said that it was not best practice to retain the same firm of auditors for too many years as this encouraged too comfortable a relationship to develop between an organisation and its auditors. He also had some specific concerns about how Moore Kingston Smith operated. He recalled one incident where errors on VAT accounting which should have resulted in the accounts being qualified but this did not happen. He would like to see a re-tender process for the auditors.

At this point **Sam Hannachi (Lancaster West United FC)** complained that he would have to leave the meeting in order to be back home in time to observe Iftar. This was very disappointing as he was interested in the subjects being discussed. He requested that in future the Trust should be aware of the timings of Ramadan when arranging the AGM and other meetings during this period.

**The following Resolution was then put to the meeting, proposed by Moktar Alqaderi (Progressay Impact) and seconded by Abbas Dadou (Lancaster West Residents Association):**

***“To re-appoint Moore Kingston Smith LLP. Devonshire House, 60 Goswell Road, London, EC1M 7AD as Westway Trust’s auditors and authorise the Trustees to fix their remuneration.”***

The Resolution was put to the vote. **The Resolution was carried** and the voting was as follows, including proxy votes:

For: 26

Against: 7

Abstentions: 0

#### **9. 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 at 6.20 pm.**

#### **10. Members questions submitted in advance**

The CEO answered the following question submitted by a member in advance of the meeting as follows:

**Nour-eddine Aboudihaj (Grenfell Tower Trust) asked: “What plans does the Westway Trust have for supporting the Grenfell Community to recover and thrive for the next four years?”**

In response, the CEO said that the Trust wanted communities in North Kensington to thrive well into the future. The Trust had programmes and grants that took into account the needs in our area of benefit and the Grenfell community were welcome to apply for these open opportunities. We knew we would continue to specifically offer grants for activities to mark the anniversary of the Grenfell Tower tragedy. We were also aware of how the Council had responded to recent Grenfell Reports – but we continued to remind everyone that we were not the Council. The Trust was working on its future planning now and within that we would be looking for collaborations and partnerships for initiatives. No organisation could address the needs of North Kensington on its own. We were mindful that this question came from the Grenfell Tower Trust, and we were open to working in partnership with the Grenfell Tower Trust amongst others.

The Chair then invited **Niles Hailstones, Chair of the Community Advisory Group (CAG)**, to address the meeting. Niles covered the following points:

- He felt that the Trust was engaged in damage limitation and had no intention of dealing with the community properly. The Trust showed a lack of commitment and many things remained unchanged.
- He commented that the AGM was being held at the wrong time of day, especially during Ramadan, and this had meant some attendees had to leave early or had not been able to attend at all. He felt this was all part of the Trust’s policy of keeping the AGM attendance deliberately low.
- Niles said that the CAG had only been given 9 days’ notice of the AGM. He felt that out of respect for the CAG it should be given 14 days’ notice in line with that given to Members.
- He wished to thank CAG members for their constant work during the year in the face of resistance from the Trust. He said that only 2 had been able to attend because of the previously mentioned timing issues.
- In his view the Trust was not in listening mode. He hoped that when the Review of the Review report by Professor Gus John arrived, the Trust would respect it and engage properly with the recommendations, as he committed the CAG to doing.

- Niles wondered whether the Trust was a charity or a property development company. To him the latter seemed to be the case.
- He expressed his continuing concerns about how the trustee open recruitment process had been handled and how the Trust had ignored the objections the CAG had raised. He was also concerned that ideas emanating from the CAG on various issues were being passed off as those of others.
- Niles noted that another year had passed without the Trust having an anti-racism policy in place. He also observed how in his view the whole issue of reparations was not being taken seriously by the Trust. It was wrong for the Trust to have ruled out the possibility of personal reparations without having consulted with the CAG. The Trust was also failing on the first principle of reparations – non-repetition.
- He stressed that the CAG was not receiving money from the Trust. The CAG did not have its own bank account. He wanted to quash the rumours in the community that the CAG had received £450k. The CAG worked voluntarily on all that it did, except for individual payments for reparations work and the development of an anti-racism policy.
- In closing, Niles said that he continued to regard the Trust as not fit for purpose. It never had been and in its present form was not capable of delivering. It was also incapable of seeing past the façade of community engagement that it had put up.

The meeting then took a break at 6.35pm to mark Iftar and for general refreshments.

The meeting resumed at 7.00pm.

## **11. Other questions from the floor**

Opening this session, the CEO picked up on a couple of points raised by Niles Hailstones immediately before the break. She said that the number of members engaging in the AGM continued to increase year on year and this year over 50% of the updated membership had engaged with the meeting in some form or other, including submitting proxy votes if they had been unable to attend in person. This was extremely encouraging.

The CEO also gave a specific commitment to Niles Hailstones that in future the Community Advisory Group would be notified of the date of the AGM at least 14 days in advance and at the same time as Members were informed.

**Jacob Rety (local resident)** then spoke and began by explaining that the main concern he wished to express was around racism. He questioned how the community had responded to racism and the Tutu Foundation Report and wondered what had actually changed since the Report. He noted that dialogue with everyone was valuable. He wondered what TLB's own experience of racism as a black man was.

Jacob then referred to the allocation of space in Acklam and expressed concern that a 75 year lease had apparently been given for Bay 56 immediately. Others were in a critical position when it came to wanting space and there should have been a triage-type approach so that matters could be dealt with in some sort of order. He also wondered how Westway Trust actually prioritised its activities, noting as a specific example how long it was taking to resolve Clive Philips's situation with the Council and obtain suitable redress for him.

Jacob then asked if it would be possible to have a map of what was Westway Trust land and what was Council land. He firmly believed that Pret and the Prep School should not be on the 23 acres but the land should be under the control of the community.

He closed by saying that it was only fair to give credit to the Trust for some positives, such as co-designing the Community Street project with the community.

In response, the Chair thanked Jacob for his impassioned comments. Picking up a couple of the points, the Chair said that a 3D map of the whole estate was now available on the Trust website ([www.westway.org](http://www.westway.org)) showing what was Trust land and what was owned by the Council. He agreed wholeheartedly with Jacob that the likes of Pret and the Prep School had no place on the 23 acres and agreed that the land on which they stood should be part of community led land. Discussions were ongoing with the Council but the main challenge was the question of the Council actually being prepared to give away land.

The meeting paused at 7.15pm to view a short film made by a local young filmmaker Sion Sylvester entitled "Journey" which captured the Windrush story through the accounts of several generations in North Kensington. At the end of the film attendees showed their appreciation for the work that Sion had put into the making of the film and the Chair thanked him for taking the time to attend and show his film.

The meeting then returned to a final round of questions and comments from the floor.

**Joanna Edward (Prospects and local resident)** asked about the work that had taken place outside Acklam Village. She commented that the new steps installed as part of the works were particularly dangerous. In response, the CEO said that she would raise the matter with the Trust's Facilities Team.

**Jamila Bolton-Gordon (local resident)** said that she wished to thank the Trust for all its work and achievements over the year. For her the most important matters on the estate were currently the future of Bramley's; Bays 56/57; the issue of Trust versus RBKC land; and Hope Gardens. She requested a community meeting to discuss how we were going to move forward on these matters and on what timescale. She also stressed the importance of resolving Clive Phillips' situation as quickly as possible and certainly by the time of the next AGM.

**Cllr Portia Thaxter** said that she wished to express her grateful thanks to the Trust for all their support and work over the last two years in getting the African Caribbean Cultural Centre development going.

**Eyob Tesfazgi (local resident)** said that he wished to thank the Trust for all the valuable work in supporting different communities within North Kensington, including providing office space for his own group the Eritrean Elderly Welfare Association. He was incredibly grateful for the commitment the Trust showed in supporting local communities.

**Sarah Tuvey (local resident)** asked the Trust to confirm that it was not being paid by TfL for the use of the land at Stable Way and the riding arena. In response, the CEO confirmed that this was not happening that TfL was doing work in-kind. She noted that TfL as the ultimate landlord had the right to come in and do work there at any time as long as they gave the appropriate notice. An exchange followed about the recent history of the land, why the arena had been left empty for so long and what the plans were for it now. The CEO undertook to provide this information (*NB: this is contained in the separate "answers to questions raised" document circulated with the minutes*)

**Sheraine Williams (Community Response Projects)** asked whether a survey would be undertaken on how the community felt about the Community Street project now it had been completed.

Sheraine also asked why the Trust did not invest more money in young people.

In response, the CEO said that she would look into the possibility of a Community Street survey. On why we did not invest more money in young people, she said that the Trust wished to support existing local charities and groups working in that area and did not want to be in competition with them. Our priority was to look to fill gaps where we could make a real and distinct difference to the community.

**Tom Fitch (Community Accountancy Self Help and Swinbrook Estate Residents' Association)** offered some final comments. He wanted it to be put on the record that in his view Sarah Tuvey had been treated in a disgraceful manner by the Trust. He questioned whether it had been illegal under our Constitution for the Trust to close temporarily the opportunity to submit membership applications whilst we reviewed member benefits and obligations and invited members to re-opt into Trust membership (Post-meeting note: there is nothing in the Constitution that prevents us from temporarily pausing the submission or consideration of membership applications). Tom also expressed his concern about the actions of Catalyst Housing in respect of the felling of Wornington Green trees. Finally, he felt that the Trust had generally been captured by bureaucracy and that was why more was not being achieved for the community.

## **12. Close of meeting**

In closing the meeting, the Chair thanked everyone for attending and participating in the meeting. He encouraged everyone to think seriously about how they could best get involved in the Trust's work in the year ahead.

The meeting ended at 8.10 pm.

**Martin Parker**

**Head of Governance & HR**