

Albert Square and St Stephens Association

**Minutes of Residents Association meeting
held at 31 St Stephens Terrace
on
Tuesday, 23rd April, 2024 at 8.10 pm**

Present

Paul Mawdsley (Hon. Chair)
Matthew Leopold (Hon. Secretary)
Nick Harwood (Hon. Treasurer)
Viv Aylmer
Leo Pilkington
Ilya Kondratiev
Sundiatu Dixon-Fyle
Elizabeth Gibson

	ACTION
1. <u>Apologies for absence</u>	
1.1. Apologies received and accepted from Darshak Shah. Charles Glanville was called to a family emergency and passed on apologies after the meeting.	
2. <u>Actions and matters arising from meeting held on 7th August 2023</u>	
2.1. Item 3.2 (Carried from item 4.10 on 7th August 2023). PM to raise with the council that there has been no response regarding motorcycles driving on pavements to avoid the LTN camera. PM has now had a reply. The council confirmed that they are aware of the camera's limitations and are looking at solutions. The committee will continue to pressure the council for a resolution, although this action will be closed.	
2.2. Item 3.3. (Carried from item 4.25 on 7th August 2023). IK to continue monitoring the Bolney Street pumping stations and report back. IK noted that a new planning application has been submitted, but there are no other updates. Action to remain open.	IK
2.3. Item 3.7. (Carried from item 7.7 on 7th August 2023.) PM to contact the council to determine who is responsible for the upkeep of the new beds at the LTN. Meristem Design will maintain the beds for 2 years. After this, ongoing maintenance will be the responsibility of the council. Lambeth welcomes community volunteer support. The committee agreed that ASSA has responsibility for a significant number of beds, so will allow the council to lead. Action closed.	
2.4. Item 4.3. PM to arrange handover of Treasurer role to NH. Still to be completed. NH confirmed his eagerness to take on the role. Action to remain open.	PM & NH
2.5. Item 5.4. ML to update wording in the ASSA constitution as per discussion. ML confirmed the requested changes have been made and the proposed constitution is ready for ratification at the AGM. Action closed.	
2.6. Item 5.8. To submit the constitution for voting and ratification at the next AGM. PM will ensure it is on the agenda for the AGM. Action closed.	
2.7. Item 6.2. PM and LP agreed to take on the crime brief and will seek to join the local MPS community panel.	

<p>PM has contacted the ward team asking for ASSA to be included in future meetings. There has been no further update. PM agreed to chase again.</p>	PM
<p>2.8. Item 6.3. LP and ML to include a crime update in future emails to residents. ML confirmed that an update, when received, would be included in the newsletter. A reminder to share intelligence with the police was included in the last email. Action closed.</p>	
<p>2.9. Item 6.4. LP to investigate changes to ward boundaries and police beats and to identify if they are to our detriment. There have been no MPS panel meetings to progress this action. Action to remain open.</p>	LP
<p>2.10. Item 7.2. PM to identify if permission is required to run the trash or treasure event. PM has contacted the council seeking clarification on their policy. To date, he had had no reply. He noted that, in previous years, the council has stated that no permission is required for a community event of this nature. PM asked the committee if they were happy for him to organise the event without explicit direction from the council. The committee discussed the pros and cons and concluded that the council's precedent was so consistent he should proceed with planning. Action closed.</p>	
<p>2.11. Item 7.3. ML to contact other RA's to drive engagement with trash or treasure. ML confirmed that all events would be cascaded to neighbouring RAs. Action closed.</p>	
<p>2.12. Item 9.1. PM and CG to plan a summer garden party in Albert Square. There has been no progression on this action. To remain open.</p>	PM & CG
<p>2.13. Item 9.5. ML and PM to survey residents to understand views on events and priorities for the area. Not yet progressed. ML and PM restated their support for the idea and asked that the action be kept open.</p>	ML & PM
<p>2.14. Item 10.1. IK to confirm the council grant for the build-out gardens. To be covered later in the meeting. Action closed.</p>	
<p>2.15. Item 10.4. PM to reaffix the dedication plaque on a tree in Aldebert Terrace's build out. PM has done this. The committee noted their thanks to him. Action closed.</p>	
<p>2.16. Item 10.6. ML to arrange ASSA email addresses for key functions and officers. ML noted that the action was complete:</p> <p style="padding-left: 40px;">Info@assa.org.uk -> forwards to the committee Gmail account which is monitored by ML Chair@assa.org.uk -> forwards to PM's personal email Secretary@assa.org.uk -> forwards to ML's personal email Treasurer@assa.org.uk -> forwards to NH's personal email Planning@assa.org.uk -> forwards to ML's personal email Gardening@assa.org.uk -> forwards to VA's personal email Events@assa.org.uk -> forwards to the committee Gmail</p>	
<p>2.17. Item 10.6. PM to create new signs for the flowerbeds. A new sign is prepared and will be printed shortly. IK flagged that, now we have the grant, the council logo should also be included. The committee agreed that this was appropriate. PM to get printed.</p>	PM
<p>2.18. Item 11.5. ML to publicise the Freshview on 9th March. Completed. Action closed.</p>	

2.19. Item 12.4. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence. This action has not progressed. Action to remain open for DS	DS
2.20. Item 14.3. ML to review the WhatsApp group and report back on policing issues. To be covered later in the agenda. Action closed.	
2.21. Item 15.1. ML to send a newsletter after the meeting. ML sent a newsletter. Action closed.	
2.22. Item 16.2. PM to propose a plan for creating a new ASSA Logo. PM thanked ML for his input and he will ensure that the new logo competition is part of the summer party planning.	PM
2.23. Item 17.2. VA to monitor the LCY extension appeal and report back. VA reported that the Stockwell Park RA has made slow progress in their objections. She will report anything relevant at future meetings. Action to be closed.	
2.24. Item 18.1. To discuss options to mitigate the noise from the London Underground. NH has contacted LU several times to encourage them to do track quieting works on the Victoria Line. He reported that, at the moment, the tracks seem much quieter than normal, so he believed some work has been done. NH will write to LU seeking clarification on what work has been completed.	NH
<u>3. Minutes of meeting held 23rd January 2024</u>	
3.1. Minutes of the meeting were approved nem con. ML to publish on the ASSA website.	ML
<u>4. Flower bed project</u>	
4.1. Lambeth has awarded ASSA £4.5k to develop the flowerbed on Aldebert Terrace junction with St Stephen's Terrace. Some of the grant can support the bed next to Canton Arms. This is in addition to the money donated by Co-Op and Arepa.	
4.2. IK explained that the grant required specific details on what would be done and where, so there is no ability to redistribute this money to other projects in the ASSA area.	
4.3. IK talked through his vision for the bed. He is particularly concerned by the shallow soil, so intends to use a contractor to bring in new soil and raise the soil level. For safety reasons, the beds will be heaped and have no edging - a stipulation of the council grant. He intends to plant low-maintenance plants that are unattractive to thieves. The intention is to do the groundwork through the summer with planting during the Autumn and Spring.	
<u>5. ASSA policies</u>	
5.1. ASSA's policies were discussed. EG offered to send her thoughts directly to ML so he could update them.	EG & ML
<i>At 2145 EG left the meeting</i>	
<u>6. Street maintenance, gardening and freshview</u>	
6.1. The St Stephen's Church bed has a broken wall due to the roots of the Cedar tree. VA noted that the structural integrity of the beds sat with the council and not ASSA or the church.	
6.2. The last Freshview was very successful. PM thanked the volunteers.	

6.3. SDF asked the committee if it would be possible or suitable to have individual chairs installed near the flower beds on Aldebert Terrace. The benefits and issues were discussed. It was agreed that the residents in direct proximity would need to be consulted. SDF to progress.	SDF
6.4. PM suggested another Freshview on 8th June. ML to publicise.	ML
7. <u>Watering rota</u>	
7.1. PM reported that Emma Maudsley has volunteered to create the watering rota for this summer.	(PM)
7.2. IK to ask Lambeth if it is possible to have a tap installed near the beds allowing easier access to water.	IK
8. <u>Albert Square property maintenance issues</u>	
8.1. PM reported that a resident on Albert Square is chasing L&Q (the Housing Association) to have the crumbling plaster and broken balustrade repaired.	
8.2. The committee discussed fixing the collapsed pavement outside number 6. The council has said the structural issue must be resolved before they will repair the pavement. VA noted that some properties have filled the space with rubble. SDF stated that she had had several near misses with her children. It was agreed that, if there is no response from owners on resolution, ASSA (PM) would report a dangerous structure to the council.	PM
<i>At 2120 IK left the meeting</i>	
9. <u>Crime and police liaison</u>	
9.1. The committee noted that there had been a sharp increase in awareness of crime in our area, causing concern to neighbours.	
9.2. There has been no Safer Neighbourhood meeting for a while. PM to chase the MPS to ensure ASSA representation at future meetings	PM
9.3. Crime at and around the Co-op continues, causing concern to residents. Letters have been written to our MP, who assures us that she is working with the police to improve safety. The situation will continue to be monitored.	
9.4. Houses on Albert Square have flagged that there is a significant rise in antisocial behaviour in front of their houses. They asked if ASSA can help. The committee urged neighbours to call 999 to report concerns and share video footage if available. PM to reply with those comments and ML to reiterate in newsletters/whatsapp.	PM & ML
10. <u>Trash or Treasure</u>	
10.1. Date agreed of 11th May.	
10.2. Promotion to start, including flyering Mursell Estate and Stockwell Park. PM and ML to action.	PM & ML
11. <u>Monthly drinks</u>	
11.1. PM reported that the drinks continue once a month. Whilst attendance varies, there is almost always a turnout, so worth continuing.	
12. <u>Summer party</u>	
12.1. No update. To progress.	PM & CG

13. AGM

13.1. The 2023 AGM was moved to June, but had a poor turnout. It was agreed that we should look to move it back to September.

13.2. The weeks of 9th or 16th September were proposed. PM to check with Ros.

PM

14. LTN

14.1. DS has tried to arrange a meeting with council officers. No progress. DS to continue to progress.

DS

15. Planning

15.1. ML reported that there has been 1 planning application since the last meeting. The standard response was sent to the council.

16. Communications

16.1. ML noted that a newsletter had been sent following the last meeting and another would go out after this.

16.2. The WhatsApp group has 224 members. There has been a suggestion to move from WhatsApp to a Facebook group. However, this would require significant extra work to create and monitor. So, without a keen volunteer to manage it, no such group will be created.

16.3. There has been some well-intentioned spam from a resident. They were politely asked not to do so. After a repeated post, the resident was removed from the group. The reasons were explained to the resident and she has apologised.

17. AOB

17.1. Bins. It was noted that there are errors on Lambeth's website regarding collection frequency on Aldebert Terrace. ML to include clarity in the next newsletter.

ML

17.2. SDF offered to contact the council to get the communal bins on Albert Square fixed and cleaned.

SDF

17.3. Lambeth's website states that our streets are swept on Tuesdays and Thursdays. The committee expressed surprise that that was the case. All to observe and report back evidence that this happens.

All

There being no further business, the meeting closed at 9.40pm.