

**Albert Square and St Stephens Association**

**Minutes of Residents Association meeting  
held at 7 Aldebert Terrace  
on  
Monday, 25th November, 2024 at 8.10 pm**

Present

Paul Mawdsley (Hon. Chair)  
Matthew Leopold (Hon. Secretary)  
Sundiatu Dixon-Fyle  
Blake Klein  
Ilya Kondratiev  
Viv Aylmer  
Darshak Shah

|   | ACTION  |
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| 1. <u>Apologies for absence</u>   |         |
| 1.1. Apologies received and accepted from Leo Pilkington and Elizabeth Gibson. Darshak Shah, Viv Aylmer and Ilya Kondratiev said they might be late. Charles Glanville has a standing apology due to family issues.   |         |
| 1.2. No apologies were received from Nick Harwood.  |         |
| 2. <u>Actions and matters arising from meeting held on 23rd April 2023</u>  |         |
| 2.1. Item 2.1. IK to continue monitoring the Bolney Street pumping stations and report back.<br><br>IK reported that the retrospective application for the pumping stations has been accepted. Action to be closed.   |         |
| 2.2. Item 2.3. PM to arrange handover of Treasurer role to NH.<br><br>PM reported that this action was in progress, with a further update later in the meeting. Action to be carried to next meeting for final confirmation.  | PM & NH |
| 2.3. Item 2.9. LP to investigate changes to ward boundaries and police beats and to identify if they are to our detriment. Also to ensure we are on the community panel.<br><br>PM spoke to this action. He confirmed that we are formally on the community panel. He reported that the next meeting is on Wednesday 27 <sup>th</sup> November and that he would speak to this later in the meeting. Action to be closed. |         |
| 2.4. Item 2.13. ML and PM to survey residents to understand views on events and priorities for the area.<br><br>ML and PM explained that they had not progressed with this action. To keep open.  | ML & PM |
| 2.5. Item 2.17. PM to create new signs for the flowerbeds.<br><br>PM said he had not progressed this. Action to remain open.  | PM      |
| 2.6. Item 2.19. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence.<br><br>DS had not joined the meeting at this point. Action to be kept open.  | DS      |

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| 2.7. Item 2.22. PM to propose a plan for creating a new ASSA Logo.  | PM        |
| PM asked that this action be kept open.   |           |
| 2.8. Item 2.24. NH is to write to LU seeing clarification on what works have been completed (relating to the noise of the trains).  | NH        |
| As NH was not at the meeting, action is to be kept open.  |           |
| 2.9. Item 3.1. Approved minutes from Jan 2024 meeting to be published   |           |
| ML confirmed they had been published. Action closed.  |           |
| 2.10. Item 5.1. EG to share examples of template policies with ML   |           |
| EG's suggestions were received, policies amended and submitted to Lambeth. Action closed.   |           |
| 2.11. Item 6.3. SDF to consult neighbours around the flowerbeds of Aldebert Terrace to identify support (or otherwise) of fixed seating around the buildouts.   |           |
| Action closed.  |           |
| 2.12. Item 7.2. IK to ask Lambeth if it is possible to have a tap installed near the beds to enable watering.   |           |
| Action closed   |           |
| 2.13. Item 8.2. If no resolution from the owners of 6 Albert Square, ASSA to consider if it should be escalated to the council as a dangerous structure.  |           |
| PM noted that the fencing around the collapsed pavement has been removed and that a proper cover has been installed. As a result, the area is a lot safer, although the core problem has not been resolved. It was noted that the owner of the house is no longer in the UK, so is not contactable. It was agreed that PM and committee would continue to monitor the issue. PM will write to the council and suggest it is logged as a dangerous structure, in the hope the council act. | All<br>PM |
| <i>At 20:16 IK joined the meeting.</i>  |           |
| 2.14. Item 9.4. ML to reiterate to residents the importance of calling 999 if there is anti-social behaviour in the area.   |           |
| ML stated that this message had been included in the newsletter and in the WhatsApp group. Action closed.   |           |
| 2.15. Item 17.2. SDF to contact the council to get the communal bins on AS fixed and cleaned  |           |
| SDF asked for the action to be kept open.   | SDF       |
| 3. <u>Minutes of meeting held 23rd April 2024</u>   |           |
| 3.1. Minutes of the meeting were approved nem con. ML to publish on the ASSA website.   | ML        |
| <i>At 20:23 VA joined the meeting</i>   |           |
| 4. <u>Selection of Officers following AGM</u>   |           |

4.1. ML outlined the new process for electing officers of ASSA, following the adoption of the new constitution at the AGM.

4.2. PM agreed to stand as chair. He was unopposed and elected nem con.

4.3. ML agreed to stand as secretary. He was unopposed and elected nem con.

4.4. NH had previously agreed to stand as treasurer. In his absence, ML nominated NH. He was unopposed and elected nem con.

#### 5. Financial Report and Mandate Update

5.1. PM spoke to his financial report. He noted that ASSA was in a strong financial position. He noted that ASSA received £2,200 from filming over the last couple of months. The grant for the raised flowerbed of £4,685 was paid to ASSA in October.

5.2. PM has circulated the bank mandate forms to NH and ML, who as officers, will have access to the ASSA bank account. He thanked ML and NH for completing the forms.

5.3. PM noted that he was changing the bank account to require two approvers for all transactions. Currently, DS and Geoff Parsons (no longer an ASSA resident) are the current signatories. DS and Geoff Parsons will be removed from the approver list once ML and NH are set up. PM to finalise.

PM

#### 6. Crime and Police Liaison

6.1. PM noted that he attended the Safer Neighbourhood ward panel in late summer on behalf of ASSA. The next meeting is on Wednesday 27<sup>th</sup> November. He invited all the ASSA committee to join if free.

6.2. PM stated that he raised concerns about the rampant shoplifting at the Co-Op, a view supported by Cllr Holland at the AGM. He shared the slides for the coming meeting, demonstrating that the increased police activity had led to several arrests, seizures and court appearances.

6.3. The Committee agreed that there had been a notable improvement to the level of crime at the Co-Op.

6.4. PM will circulate an update following the meeting on Wednesday to the committee.

PM

6.5. The committee discussed the merits and impacts of CCTV coverage across the ASSA area.

#### 7. Filming update

7.1. PM reported that there have been two filming events (M&S and Burberry) since the last committee meeting. Both gave donations to ASSA. PM noted that they undersold the disruption of the filming, a view held by BK and the GST.

*At 20:36, DS joined the meeting*

#### 8. LTN update

8.1. DS noted that all ASSA residents have received a letter from the local Cllrs summarising the proposed plans around St Stephen's Terrace and Wilkinson Street.

8.2. It was noted that the letter gave no concrete information about the proposed plans and, in many ways, was misleading. The committee were concerned that the letter promised the "removal of greening components" on St Stephens' Terrace. It was hoped that the letter was poorly worded and that no current greening components would be removed.

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| 8.3. VA flagged that some residents have expressed concern about the removal of greening. It was agreed that the committee would send an open letter to the residents of the area explaining that we flagged the initial concerns about the road safety of the area but have not yet seen the final designs or had the opportunity to consult on them. ML and PM to progress. | ML & PM  |
| 8.4. DS suggested that he lead a small group of ASSA members to the next Cllr surgery at Tate Library to seek clarity on the plans and the proposed consultation.   | DS       |
| 8.5. DS noted his happiness that the speeding on St Stephen's Terrace has finally been acknowledged in writing. He was also delighted that, after years of campaigning, the reversing of HGVs from Aldebert Terrace onto St Stephen's Terrace has also been recognised as an issue of concern.  |          |
| 8.6. DS noted that he understood that the money for the works has now been allocated for January.   |          |
| 8.7. PM to submit a FOI request for the plans. DS to submit a FOI request for Lambeth's policy on consultation.   | PM<br>DS |
| <b>9. <u>Events</u></b>   |          |
| 9.1. PM spoke to the events plan for 2025.  |          |
| 9.2. Monthly drinks. These are going well and PM plans to continue running them.  |          |
| 9.3. Trash or Treasure. The proposed date is 10 <sup>th</sup> May. PM to start planning leafleting.   | PM       |
| 9.4. Summer Party. The committee are keen to run another summer party with the GST. BK and PM to progress.  | PM & BK  |
| 9.5. Mending Circle. PM noted that an ASSA member suggested we could initiate a Mending Circle. The committee loved the idea but were concerned that the time and skills needed to run such an event would be hard to find. As a result, the committee felt it would be more impactful to promote the Kennington mending circle to residents.                                 |          |
| 9.6. It was proposed that the AGM should be held in Sept.   |          |
| 9.7. Car-free day. DS and VA flagged that the council were promoted car-free days. The committee discussed running one alongside the St Stephen's Terrace works, or on the same day as Trash and Treasure. It was felt that Wilkinson Street would be a suitable road to close. DS offered to consult with residents on WhatsApp.   | DS       |
| 9.8. Shakespeare in the Square. BK confirmed that the theatre company were planning to return with Macbeth. ML offered to support with marketing.   |          |
| 9.9. Ilya's concerts. IK confirmed that he planned to continue running these concerts through 2025, with thanks to St Stephen's church.   |          |
| <b><u>10. Planning</u></b>  |          |
| 10.1. ML spoke to the planning applications received. He confirmed that the standard ASSA response had been sent to all.  |          |
| 10.2. The convent has updated their plans - 24/03185/LB   |          |
| 10.3. The Holiday Inn has updated their plans - 24/02624/FUL  |          |

- 10.4. Old Europcar site has released their plans - 24/03151/FUL
- 10.5. South Lambeth Estate update. Cllr Holland promised an update to residents. Nothing received yet.

#### 11. Communications

- 11.1. ML confirmed that he plans to change the current WhatsApp group into a community, with groups for: Cats/pets; Marketplace; Glitterarti and watering. It was suggested that there could be a group for Virgin Media users; and Hyperoptic users. ML to action.

ML

#### 12. Flower bed project

- 12.1. On project on hold until late Feb and early March. The grant has a time limit of 9 months for the completion of the beds.
- 12.2. The council will provide a skip for green waste. IK confirmed that he would appoint a contractor to do the cleaning, preparation and adding of soil. IK intends to invite the community to help with the planting.
- 12.3. VA suggested that IK share his plans with the community, so if there are residents who want to either take back previously donated plants, or donate more, they have an opportunity to do so. IK to share his plans.

IK

#### 13. Street maintenance, gardening and Freshview

- 13.1. BK asked who owned the flowerbed on Clapham Road. VA confirmed it was a TfL-maintained bed
- 13.2. It was agreed that the committee would organise a Freshview in advance of IK's work on the beds. 8<sup>th</sup> Feb was suggested. IK to confirm if this date works.

#### 14. AOB

- 14.1. SDF raised the Wyvil Healthy Neighbourhood consultation. She said it was a wonderful initiative to engage the local community to gather ideas to make the area better and safer. She asked if we might be able to have a similar initiative for the ASSA area. DS suggested he raise it at the next Cllr meeting in the Tate Library.
- 14.2. The AGM minutes were approved nem con.
- 14.3. Next meeting will be on 10<sup>th</sup> Feb at 8.30pm at DS' house.

DS

There being no further business, the meeting closed at 21:40.

#### **Summary of actions**

- 2.2 – Handover of Treasurer role from PM to NH.
- 2.4 - ML and PM to survey residents to understand views on events and priorities for the area.
- 2.5 - PM to create new signs for the flowerbeds.
- 2.6 - DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence.
- 2.7 - PM to propose a plan for creating a new ASSA Logo.
- 2.8 - NH to write to LU to seek clarification on what works have been completed (relating to the noise of the trains).
- 2.13 - PM and committee to monitor the pavement outside 6 Albert Square. PM will write to the council suggesting it is logged as a dangerous structure, in the hope the council act.
- 2.15 - SDF to contact the council to get the communal bins on AS fixed and cleaned.
- 3.1 – ML to publish minutes from the meeting on 23<sup>rd</sup> April 2024 on the ASSA website.

- 5.3 – PM to ensure that 2 approvers are required on the ASSA bank account, set up ML and NH as additional approvers and remove DS and Geoff Parsons as approvers.
- 6.4 - PM will circulate an update to the committee following the Safer Neighbourhood Panel
- 8.3 – ML and PM to write an open letter to ASSA residents regarding the Cllrs letter about the proposed works on St Stephen's Terrace.
- 8.4 - DS to lead a small group of ASSA members to the next Cllr surgery at Tate Library to seek clarity on the plans and the proposed consultation. See also 4.1 to raise Wyvill Safer Neighbourhood initiative and if we can do the same for the ASSA area.
- 8.7 - PM to submit a FOI request for the proposed St Stephen's Terrace and Wilkinson Street plans.
- 8.7 - DS to submit a FOI request for Lambeth's policy on consultation.
- 9.3 – PM to start preparing for Trash or Treasure on 10<sup>th</sup> May.
- 9.4 - The committee are keen to run another summer party with the GST. BK and PM to progress.
- 9.7 – DS to consult with residents on a car-free day, possibly on Wilkinson alongside Trash and Treasure.
- 11.1 – ML to turn WhatsApp group into a community.
- 12.3 – IK to share his plan for the raised beds.