

Albert Square and St Stephens Association

Minutes of Residents Association meeting
held at 7 Aldebert Terrace
on
Tues, 13th May, 2025 at 8.00 pm

Present

Paul Mawdsley (Hon. Chair)
Matthew Leopold (Hon. Secretary)
Blake Klein
Elizabeth Gibson
Sundiatu Dixon-Fyle
Darshak Shah

	ACTION
1. <u>Apologies for absence</u>	
1.1. Apologies received and accepted from Viv Aylmer, Charles Glanville, Nick Harwood	
1.2. No apologies received from Ilya Kondratiev and Leo Pilkington.	
2. <u>Actions and matters arising from the meeting held on 10th February 2025</u>	
2.1. Item 2.1. PM to arrange handover of Treasurer role to NH and ensure we have a dual approver account, with old members of ASSA removed. <i>DS confirmed that he now has access to the bank account. PM will now submit the mandate form and enable ML and NH to be co-signatories.</i>	
2.2. Item 2.4. ML and PM to survey residents to understand views on events and priorities for the area. <i>Action to be carried to next meeting.</i>	ML and PM
2.3. Item 2.5. PM to create new signs for the flowerbeds. <i>Action to be carried to next meeting.</i>	PM
2.4. Item 2.6. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence. <i>Action to be carried to next meeting.</i>	DS
2.5. Item 2.13. PM to write to the council and suggest 6 Albert Square is logged as a dangerous structure, in the hope that the council act. BK to contact the estate agency. <i>BK confirmed he had written to the estate agency informing them of some of the issues. No response has been received.</i> <i>PM still must write to council. Action to be carried to next meeting.</i>	PM
2.6. Item 2.15. SDF to contact the council to get the communal bins on AS fixed and cleaned. <i>SDF has not done this. After discussion, it was agreed to close the action.</i>	
2.7. Item 3.1. ML to publish minutes of meeting held 25th November 2024 <i>Action was completed</i>	
2.8. Item 4.4. DS to set up his online access to the ASSA bank account so SM can set up dual mandate <i>Action was completed.</i>	
2.9. Item 5.2. NH to attend safer neighbourhood panel on 26 th February.	

Due to the birth of NH's son, he was unable to attend. However, minutes of the meeting have been circulated. BK noted that he could not attend the meeting, so he did not stand for election as the Chair.

2.10. Item 6.4. DS to progress consultation with counsellors to better understand the St Stephen's Terrace plans and to reinforce the safety concerns.
To be covered later in the agenda. Action closed.

2.11. Item 7.3. VA to contact the Tradescant sculpture artist, seeking a proposal and pricing for restoration.
To be covered later in the agenda. Action closed.

2.12. Item 10.2. ML to fix the Gardening Whatsapp group
Action completed.

2.13. Item 11.4. IK to share an updated quotation and scope of work from the contractors with PM for budget planning purposes.
Action completed.

2.14. Item 11.5. IK to recirculate his proposed plans and an updated budget with the committee.
Action completed.

2.15. Item 13.2. ML to contact Cllr Holland seeking follow-up to AGM actions
ML reported that he had continued to chase Cllr Holland for a reply, but so far has been ignored. ML will pressure all the ward councillors to assist.

ML

3. Minutes of meeting held 10th February 2025

3.1. Minutes of the meeting were approved nem con. ML to publish on the ASSA website.

ML

4. Financial Report and Mandate Update

4.1. PM spoke to the circulated accounts.

4.2. It was noted that since the previous meeting, there has been significant activity on the account. PM urged the committee to read the accounts.

4.3. PM noted that the Flowerbed costs had been accounted for at £4,459. PM confirmed that this was in line with the Lambeth grant and within budget.

4.4. It was reported that the filming in November 2024 has now made a donation to ASSA. That, and two other filming events in 2025, have seen an income of c£1,500 to ASSA.

4.5. PM noted that the ASSA cash balance is £4.5k.

5. Flowerbed project update

5.1. On behalf of ASSA residents, PM noted his gratitude to IK for the speed and quality of the flowerbed work. The committee agreed that it looked fantastic and had added to the ambience of the area.

PM and
IK

5.2. PM noted that the work is not finished. IK was not at the meeting to share his plans for completion, but PM intended to reach out and seek clarity on what support IK required.

5.3. It was noted that the raised bed ditch has filled in, and some of the bark topping has started to move. Some interested members of the committee were keen to work with IK to find a solution. EG promised to reach out to IK.

EG

5.4. SDF noted that the bed is drying out and that using a hose would be more time-efficient than using watering cans, provided an agreement can be made with a homeowner nearby, e.g #4 SST or other. SDF offered use of her hose (at 15 AT). The bed will soon also need pruning as the plants are close together. ML to contact the ASSA WhatsApp group to see if there are any houses close to the flowerbed with an outside tap and are unmetered. Action completed during the meeting.

ML

5.5. It was noted that TARA have purchased a portable water bowser to help with watering. The committee thought that this was an excellent idea and, if a suitable source of water could be found, ASSA would invest in one.

6. Street maintenance, Gardening and Freshview

6.1. PM to contact IK and find a suitable weekend to arrange a community garden to help finish the bed.

PM

7. Recent filming activity

7.1. PM noted that there have been 2 filmings in the area recently. ITV filmed on the square and Netflix filmed on the Mursell Estate.

7.2. It was explained that the Netflix filming was late notice, with little engagement with residents. Parking suspensions for Albert Square came in with 12 hours' notice. The filming was more disruptive on Albert Square than had been proposed, including filming through the night. The filming unit at Lambeth helped cancel all parking tickets.

7.3. PM complained to the film unit about the disruption and secured a small donation.

7.4. The film office has offered to rest the ASSA area as a filming location for a few months to give residents some respite.

8. Wyvil Healthy Neighbourhood Scheme

8.1. Whilst not our area, the proposed works may impact the ASSA area. PM noted that we may see more traffic turning onto Aldebert Terrace, making the junction at Canton Arms more risky.

8.2. The committee discussed potential impacts on the area of traffic and fumes.

8.3. DS flagged that it was disappointing that Lambeth has not given ASSA any consultation or engagement, despite being one of the first LTNs.

8.4. PM to flag, on behalf of ASSA, our concern that the Canton Arms junction is already an accident hotspot and any increase in traffic turning here increases the risk. He will ask that both the phasing of the traffic lights and the markings on the road be reviewed at this junction and on Lansdown Way.

PM

9. Low Traffic Neighbourhood and Traffic Calming

9.1. DS noted that there had been no new communication with the Council and as such, no progression. It was noted that the promises made by Cllr Holland at the AGM had not been met, and there has been no communication at all.

9.2. ML and DS to sit down with Danny to plan an approach.

ML and DS

9.3. EG flagged that the markings on the speed humps are worn and hard to see, potentially leading to accidents and damage.

9.4. PM to complete a FOI on the progress of the project, consultation to date and how involved the Cllrs have been.

10. Tradescant Sculpture Restoration

10.1. ML confirmed that the artist has been contacted and is happy to proceed with the work. She has asked that we clean the sculpture before she comes to repaint it.

10.2. BK has asked his builders to work on the sculpture during their downtime whilst working on his house. PM minuted his thanks to BK on behalf of ASSA.

10.3. VA to continue to oversee the project and share plans.

VA

11. Events

11.1. Trash or Treasure debrief. PM noted it was the busiest it has been, with the Church taking part and lots of stalls. The committee agreed it was a fantastic day, helped by the weather.

11.2. Monthly Drinks. Continuing as planned. Turnout remains strong.

11.3. Summer party. PM noted that there are no plans put in place as yet, but he and BK were keen to continue. Currently considering late August or early September.

12. Planning

12.1. Nothing of note.

13. Communications

13.1. Nothing of note.

14. AOB

14.1. Police liaison meeting. The next meeting is on Weds 4th June at 1830. PM and EG to try and attend.

14.2. Neighbourhood Watch. ML updated the committee on how the watch is progressing in the area.

There being no further business, the meeting closed at 21:30.

Summary of Actions

Item 2.2. ML and PM to survey residents to understand views on events and priorities for the area.

Item 2.3. PM to create new signs for the flowerbeds.

Item 2.4. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence.

Item 2.5. PM to write to the council and suggest 6 Albert Square is logged as a dangerous structure

Item 2.15. ML to contact Cllr Holland seeking follow-up to AGM actions

Item 3.1. ML to publish minutes from 10th Feb 2025 on the ASSA website

Item 5.2. PM to reach out to IK to see what help is needed to complete the flowerbed project. IK to share plans for the completion of the beds.

Item 5.3. EG to contact IK with an offer of support to stop the raised bed ditches from filling.

Item 6.1. PM to contact IK and find a suitable weekend to arrange a community garden to help finish the bed

Item 8.4. PM to feedback on the Wyvill Healthy Neighbourhood Scheme on behalf of ASSA flagging concerns about the phasing of the traffic lights at the Canton junction and Lansdown Way.

Item 9.2. ML and DS to meet with Danny to discuss plans for traffic calming in the ASSA area.

Item 9.4. PM to complete a FOI on the progress of the project, consultation to date and how involved the Cllrs have been.

Item 10.3. VA to share plans for the Tradescant Sculpture Restoration

Item 11.3. PM and BK to continue planning for a summer party