

Albert Square and St Stephens Association

**Minutes of Annual General Meeting of the Association
held at St Stephen's Church
on
Monday, 1st December, 2025 at 7.30pm**

Officers Present

Paul Mawdsley (Hon. Chair)
Matthew Leopold (Hon. Secretary)

Members Present

There were 16 Members of the Association present

Guests Present

Ros Hallifax (FARA and St Stephen's Church)
Cllr Costa

ACTION

1. Welcome

1.1. Paul Mawdsley welcomed attendees. He introduced himself, ML and Cllr Costa.

2. Apologies for absence

2.1. Apologies for absence were received from Officers: Nick Harwood

2.2. Apologies for absence from Committee Members: Viv Aylmer, Elizabeth Gibson, Blake Klein and Darshak Shah

2.3. Apologies for absence from Members: Neil Sanders and Susan Bewley.

2.4. Apologies for Officers and Committee Members were accepted. Apologies for Members not required, but were noted with thanks.

3. Minutes of AGM on 2nd October 2024

3.1. As per the updated ASSA constitution, the minutes of the AGM were published following ratification at the following committee meeting. As such, approval of the minutes was not required.

3.2. There were no matters arising from the minutes.

4. Hon. Chair's report

4.1. PM spoke to his report and promised to circulate it to ASSA via the WhatsApp group after the meeting. His main points were as follows:

PM

- Substantial time, effort and investment have been put into the flowerbed refurbishment on the junction of Aldebert Terrace and St Stephen's Terrace. This work was made possible following donations from local businesses and a grant from the Council. PM noted specific thanks to the volunteers who supported this work, led by Ilya Kondratiev.
- The Tradescant sculpture outside the church has been renovated and repainted. PM recorded thanks to Viv Aylmer and Neil Sanders for their generous financial and operational support of the work.
- PM recorded thanks to all the residents who have supported community activities over the year – from weeding, litter picking, watering and general gardening. He noted that the number of people volunteering to support these activities is low and he would urge everyone to support where they can.

- Events held during 2025 were a great success, with a high number of stalls for Trash and Treasure and a strong turnout for the summer garden party. PM noted thanks to all who supported and led events, specifically the Church and the Garden Square Trust. The next Trash and Treasure event will be on 9th May 2026. The Canton Arms neighbourhood drinks will continue at 8pm on the first Tuesday of the month.
- There have been 3 filming events in the last year (Burberry advert in Nov 2024, Netflix in April and Ted Lasso in Nov 2025). PM reiterated that ASSA has little influence over filming, so our approach is to proactively engage with the film office in an attempt to mitigate the disruption as much as possible. ASSA also ensures other stakeholders, such as the Garden Square Trust, are engaged. ASSA will encourage production companies to make generous donations to ASSA, the GST and the church in recognition of the disruption. It was noted that April's filming was poorly arranged at short notice, and ASSA passed residents' feedback to the film office. PM noted thanks to BK for support in this area.
- Crime. ASSA sends a representative to the quarterly Safer Neighbourhood Panel, which has been reinstated this year. The police have listened to concerns and have directed their efforts to areas we have flagged as concerns, such as the shoplifting at Co-Op. The SNP panels are open to all residents.
- There has been no progress on the traffic calming measures proposed for St Stephen's Terrace. PM invited residents to ask Cllr Costa for an update later in the meeting.
- PM noted this thanks to the committee for their time and service of the last 12 months. He asked residents to consider putting themselves forward for the committee.

4.2. ML expressed, on behalf of the committee and members, thanks to PM for his leadership and report. PM received a round of applause from attendees.

4.3. PM invited questions. Additional comments were made on the impact of April's filming, the sorry state of the litter bins on Albert Square and the lack of progress and communication on St Stephen's traffic calming. Several residents noted their disappointment that Cllr Holland had not responded to emails for help and had not completed actions she had agreed to in the last AGM.

5. Hon. Treasurer's report

5.1. PM spoke to the accounts in NH's absence.

5.2. ASSA has received income to support the flowerbed renovations and some generous donations from film production companies.

5.3. ASSA has spent all the allocated grant and relevant donations on the flowerbed project. Additional spend on printing, insurance and to support the events throughout the year.

5.4. ASSA ends the year with £4400 in the bank

6. Election of new committee members

6.1. ML reminded attendees of the constitutional process to elect the committee for the year ahead.

6.2. PM read out the names of those who had asked to stand for the committee and additional volunteers from the audience were noted. Viv Aylmer, Darshak Shah, Blake Klein, Elizabeth Gibson, Paul Mawdsley, Matthew Leopold, Leo Pilkington and Charles Granville indicated that they would like to form the committee.

6.3. The names were put to a vote and elected Nem. Con.

7. Address from Cllr Costa

7.1. Question: The lack of progress on the St Stephen's Terrace traffic calming is a disappointment. The road is increasingly dangerous with speeding cars and vans. It was only after chasing from residents

(and a FOI request) that we discovered the works had been cancelled and that Cllr Hollands' assurances last year were empty.

The Cllr apologised for the poor communication and the lack of progress. He noted that the Finance Officer had recommended that all capex be frozen at the start of the financial year. He explained that the council is carrying a huge deficit, primarily from the rising housing costs, which has required spending to be stopped. He reassured the attendees that he is personally lobbying to have the funding unfrozen and the St Stephens works revisited. He explained that there was additional traffic calming planned in the area (approved before the funding freeze), which should help.

- 7.2. Question: The council was very keen to tell residents that the St Stephen's work was happening, with leaflets and emails. Yet, there has been no public communication explaining the reversal of this news. Will the council send out a leaflet to explain why nothing is happening?

The Cllr agreed to consider the suggestion of a leaflet updating residents.

- 7.3. Question: How much revenue does Lambeth make from the filming in the ASSA area and overall? How does the council balance funding against disruption?

The Cllr explained that he did not have the answer to hand but if the resident wanted to follow up with him, he would seek to get a response.

- 7.4. Question: Recently, residents were asked to complete a questionnaire about how council money should be spent. Yet, there was no explanation about how the money was currently allocated.

Cllr Costa offered to research and provide the required detail if the resident writes to him directly with their request.

- 7.5. Question: There is a lot of leaf fall at the moment, which is making pavements slippery and dangerous. The council does not seem to be as proactive in clearing leaves as it has been in previous years. What is the council's approach to clearing up the leaves?

The Cllr confirmed there is a policy on managing trees, with tree officers and specialists who review trees across the area. He said that he doesn't specifically know what the policy on leaf clearing is, but if contacted, he will find out. He asked residents to please contact him if there are specific hotspots that need work and he will arrange for a team to sweep the area.

- 7.6. Question: Some residents are sweeping up leaves from the street themselves, as there is little action from the council. Where should street leaves be put?

ML noted that he is in contact with Jason Pentis at the council, who has issued him with a roll of green waste bags for street leaves. ML said that he would happily give a roll of bags to anyone needing them. A number of residents noted their thanks for Jason's proactive support.

Cllr Costa promised to pass the comments on to Jason and suggested that Freshviews were another way to keep the area clean.

- 7.7. Question: Cllr Holland promised an update on the South Lambeth estate after the last ASSA AGM, but nothing was received. What is happening?

The Cllr noted that the council is still committed to the work, but does not have a revised masterplan as yet. There is a commitment to revisit the delivery methodology over the next 6-9 months. Following that, the residents of the estate will get a vote on the redevelopment.

- 7.8. The communal bins in Albert Square are a disgusting mess. What help can the council give in tidying this area and preventing fly-tipping?

The Cllr was aware of the issue and explained that he was still trying to understand who should be using the bins. LP and PM gave some more of the history and context of the problem and the Cllr promised to revisit the issue.

Cllr Costa

5. Any other business

5.1. There was no other business.

The meeting ended at 8.20pm.

Attendees were invited to stay for drinks.

Thanks to Ros Hallifax and St Stephen's Church for generously hosting the AGM.