

Albert Square and St Stephens Association

**Minutes of Residents Association meeting
held at 7 Aldebert Terrace
on
Tuesday, 13th Oct, 2025 at 8.00 pm**

Present

Paul Mawdsley (Hon. Chair)
Matthew Leopold (Hon. Secretary)
Elizabeth Gibson
Sundiatu Dixon-Fyle
Viv Aylmer

	ACTION
1. <u>Apologies for absence</u>	
1.1. Apologies received and accepted from Blake Klein, Charles Glanville and Leo Pilkington	
1.2. No apologies received from Darshak Shah and Nick Harwood	
2. <u>Actions and matters arising from the meeting held on 13th May 2025</u>	
2.1. Item 2.2. ML and PM to survey residents to understand views on events and priorities for the area. <i>No action. To carry forward.</i>	ML and PM
2.2. Item 2.3. PM to create new signs for the flowerbeds <i>PM shared his proposed design and asked the committee how corporate sponsors should be recognised. Opinions were shared and PM will procure the signs.</i>	PM
2.3. Item 2.4. DS to conduct a traffic survey at the corner of Aldebert Terrace and St Stephen's Terrace and record evidence. <i>No update. To carry action.</i>	DS
2.4. Item 2.5. PM to write to the council suggesting that 6 Albert Square be logged as a dangerous structure. <i>The Committee discussed this action and agreed that it should be closed.</i>	
2.5. Item 2.15. ML to contact Cllr Holland seeking follow-up to AGM actions. <i>ML updated that he had been emailing Cllr Holland and other councillors seeking a resolution to the actions she accepted at the 2024 AGM. Despite regular and consistent emails, no responses have been received. With the 2025 AGM upcoming, it was agreed that we would put the questions to any councillors who attend. Action closed.</i>	
2.6. Item 3.1. ML to publish minutes from 10th Feb 2025 on the ASSA website <i>Action completed.</i>	
2.7. 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. <i>Action completed.</i>	
2.8. Item 5.3. EG to contact IK with an offer of support to stop the raised bed ditches from filling. <i>Action completed.</i>	
2.9. Item 6.1. PM to contact IK and find a suitable weekend to arrange a community garden to help finish the bed	

<i>Action completed.</i>	
2.10. Item 8.4. PM to feedback on the Wyvil Healthy Neighbourhood Scheme on behalf of ASSA flagging concerns about the phasing of the traffic lights at the Canton junction and Lansdown Way. <i>Action completed.</i>	
2.11. Item 9.2. ML and DS to meet with Danny to discuss plans for traffic calming in the ASSA area. <i>No action taken. To carry action.</i>	ML and DS
2.12. Item 9.4. PM to complete a FOI on the progress of the project, consultation to date and how involved the Cllrs have been. <i>Action completed. FOI response suggests that the Council has abandoned all plans for the road calming, although this has not been communicated to residents by the Council.</i>	
2.13. Item 10.3. VA to share plans for the Tradescant Sculpture Restoration <i>Action completed.</i>	
2.14. Item 11.3. PM and BK to continue planning for a summer party <i>Action completed.</i>	
3. <u>Minutes of meeting held 13th May 2025</u>	
3.1. Minutes of the meeting were approved nem con. ML to publish on the ASSA website.	ML
4. <u>Financial Report and Mandate Update</u>	
4.1. PM spoke to the circulated accounts. He was thanked for his work overseeing the finances.	
4.2. It was noted that we have seen no income since May, but some expenditure on the summer party and insurance. However, cash is strong with around £4,300 of net assets.	
4.3. PM noted he was still trying to set up the bank account to require multiple signatories. ML and NH should be set up shortly.	
5. <u>Police and Crime</u>	
5.1. The minutes from the most recent safer neighbourhood meeting were shared.	
5.2. It was noted that shoplifting in the Coop has been reduced significantly, in large part thanks to proactive work from the police and increased security at the Coop.	
5.3. The next meeting will be on 3rd December. EG offered to attend on ASSA's behalf.	EG
6. <u>AGM date</u>	
6.1. PM reflected that the AGM is due soon and suggested mid-November. ML confirmed that the ASSA constitution requires 3 weeks' notice to be given to members.	
6.2. PM will contact Ros at the church to get some potential dates, which he will share with the committee.	PM

7. Flowerbed update

- 7.1. PM spoke on behalf of IK, reflecting on the recent work completed on the flowerbed. The committee were delighted with the work completed.
- 7.2. It is understood that Lambeth Highways has now inspected the work, but formal confirmation has not been received.
- 7.3. IK needs to submit a final report to Lambeth as part of the grant process. IK to update the committee on the progress of this report.

IK

8. Street maintenance, gardening and freshview

- 8.1. Statue refresh: PM thanked VA on behalf of the committee for the work done. The statue looks bright and refreshed.
- 8.2. VA noted that the artist was thrilled to return to the area and loved doing the refurbishment.
- 8.3. VA reported that the costs were around £600. The committee agreed to cover these costs. PM asked VA to submit her expenses for payment.
- 8.4. VA spoke to an email from Jason Prentis explaining that food recycling in Lambeth was being affected by residents' use of plastic bags in food caddies. ML to post a message on WhatsApp.
- 8.5. There was a recent community event to help tidy the Aldebert Terrace build-out. Thanks to the community members who attended that event.
- 8.6. It was suggested that we arrange another community event in late Jan. It was suggested that, to encourage participation, ASSA buy a round of drinks at the Canton for all who contribute time and effort. The committee agreed to this.
- 8.7. EG flagged that there are some trees in the area that have grown and pushed up the pavement. VA suggested that EG raise a ticket on Fix My Street so the Council can take action.
- 8.8. EG raised concerns about the volume of leaf fall in the area and the limited council action taken to clear it. She noted that the leaves were slippery and presented a hazard to residents. It was noted that the council has a new Small Mechanical Brush, which has been seen in the area. Similarly, the council's litter sweeper has been attempting to manage the leaves weekly. All committee members to raise the issue with members of the council when appropriate.

VA

ML

EG

9. Filming

- 9.1. PM reported that the Lambeth Film Office has scheduled a filming event for 11–12 November and had contacted him directly. He passed this information to Blake, who represents the Albert Square Trust (AST).
- 9.2. PM also circulated the news to ASSA members and received several positive and enthusiastic responses. However, he noted that Blake and the AST had expressed concerns about potential disruption caused by the filming.
- 9.3. The committee discussed these concerns, noting that ASSA has limited authority to prevent filming. On balance, members agreed that maintaining a constructive relationship with the Lambeth Film Office was more likely to secure influence over filming decisions and potential community donations than pursuing a confrontational approach.
- 9.4. The committee agreed that continuing a positive working relationship with the Film Office benefits all ASSA members.

9.5. However, it was acknowledged that some of the concerns raised by the AST should be addressed. It was agreed that PM, as ASSA's representative, would continue to liaise with the Film Office and advocate for ASSA's interests. He would also emphasise that the Film Office should engage directly with the AST to discuss their specific concerns.	
9.6. PM will contact ASSA members to clarify ASSA's role in filming matters and invite anyone with strong views to contact him directly. He will also explain how filming donations are used for community purposes that benefit all affected residents, such as events in the square. The committee asked that he highlight ASSA's financial transparency and encourage members to attend meetings to contribute to funding decisions.	PM
9.7. ML will create a "Filming in ASSA" webpage outlining residents' expectations of film crews and making clear that donations will be expected for both ASSA and AST, where appropriate.	ML
10. <u>Low Traffic Neighbourhood and Traffic Calming</u>	
10.1. There was nothing to report. ASSA believes that the council has abandoned the project - although there has been no formal communication either way.	
11. <u>Events</u>	
11.1. Summer Party. The committee thanked the organising committee and the AST for their work on the party. More than 60 people attended, and it was deemed a great success.	
11.2. Monthly Drinks. PM noted that these were continuing as planned, with a strong turnout. He flagged some dates he could not attend and asked for support representing ASSA. EG agreed to help out and will contact PM.	EG/PM
11.3. Trash or Treasure. The committee were keen to run this again. The stalls in the church were deemed a particular success. PM will ask Emma if she would like to support the event in the same way next year. A provisional date of 9th May was agreed.	PM
12. <u>Planning</u>	
12.1. ML outlined the planning applications received since the last meeting and confirmed that he has submitted the standard ASSA response to all.	
13. <u>Communications</u>	
13.1. The WhatsApp group continues to thrive, with strong and positive contributions from all.	
13.2. ML thanked Susan Bewley for her support as an administrator on the group. Her proactive monitoring has helped keep the group non-political and positive.	
13.3. SDF asked how we ensure that new residents in the ASSA area are added to the group. ML noted that whilst there was no formal process, new members joined every few weeks, suggesting that word of mouth was effective. The group is always promoted in all physical newsletters that are posted to residents. Committee members were asked to promote the group to new residents or pass details to ML.	
13.4. The value of sending a regular (or less regular) newsletter to residents by email and WhatsApp was discussed. ML noted that the time required to prepare them was not reflected in the number of residents who read or engaged with them. Until this year, he aimed to send a newsletter after each ASSA meeting. In 2025, he has not sent anything. The committee discussed what was achievable and appropriate. It was agreed that whilst sending an occasional newsletter would be	

positive and desirable, the time needed to do so was unsustainable. It was agreed that a more proactive use of WhatsApp to disseminate news would be a good compromise. ML to action.

ML

14. AOB

14.1. Next meeting will be held on 12th January.

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

Summary of Actions

Item 2.1. ML and PM to survey residents to understand their views on events and priorities for the area.

Item 2.3. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence.

Item 2.11. ML and DS to meet with Danny to discuss plans for traffic calming in the ASSA area.

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

Item 5.3. EG offered to attend the next Police Safer Neighbourhood meeting.

Item 6.2. PM to contact Ros at the church and obtain dates for a November AGM

Item 7.3. IK needs to submit a final report to Lambeth as part of the grant process. IK to update the committee on the progress of this report.

Item 8.3. VA to submit her expenses to PM for the statue refurbishment.

Item 8.4. ML to post a message on WhatsApp about the food recycling issues, asking residents not to use plastic bags.

Item 8.7. EG to raise a ticket on Fix My Street regarding some of the tree roots that pose a trip hazard.

Item 9.6. PM to contact ASSA members to clarify ASSA's role in filming matters and how donations are used. He will invite anyone with strong views to contact him directly.

Item 9.7. ML to create a "Filming in ASSA" webpage outlining residents' expectations of film crews and making clear that donations will be expected for both ASSA and AST where appropriate.

Item 11.2. EG to contact PM to discuss representing the committee at the next monthly drinks.

Item 11.3. PM to speak with Emma about running another jumble sale in the church alongside the Trash or Treasure event.