

Albert Square and St Stephens Association

Minutes of Residents Association meeting

held at 24 Albert Square

on Wednesday, 15th April 2026 at 8.00 pm

Present

Paul Mawdsley, Leo Pilkington, Viv Aylmer, Blake Klein, Sundiatu Dixon-Fyle

Item	ACTION
1. Apologies for absence Apologies received and accepted from Matthew Leopold and Elizabeth Gibson.	
2. Minutes of last meeting and matters arising The minutes of the previous meeting were agreed to be a true and accurate record of the meeting.	
Matters arising — actions from the 21st January 2026 meeting	
<i>Membership & AGM follow-up</i>	
Contact Nick Harwood to confirm he has stepped down from the committee. Update: This had been confirmed.	
Contact Ilya to confirm he has stepped down. Update: This has been confirmed, and Ilya was happy for ASSA to manage the Aldebert Terrace / St Stephen's Terrace buildout as we saw fit.	
Arrange a £50 donation to the Church as thanks for hosting the AGM. Update: PM has offered donation to Ros but no response had been received	
<i>Resident engagement & priorities</i>	
Survey residents on local events and priorities. Update: No update, carry forward	ML & PM
<i>Traffic survey, calming & LTN</i>	
Conduct a traffic survey at Aldebert Terrace and St Stephens Terrace. Update: No update, carry forward	DS
Meet Danny to discuss traffic calming plans. Update: No update, carry forward	ML & DS
Raise traffic calming and LTN issues at the next councillor surgery. Update: No update, carry forward	DS
<i>Grant report (Lambeth)</i>	
Update the committee on the progress of the grant report to Lambeth. Update: No update, carry forward	IK
<i>Events</i>	
Speak to Emma about running another jumble sale during the Trash or Treasure event. Update: Emma had confirmed that this would happen.	
Contact the Church for a list of events in their diary. Update: No update, carry forward	ML

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<i>Filming</i>	
Create a "Filming in ASSA" webpage outlining expectations and donation guidance. Update: No update, carry forward	ML
<i>Communications & website</i>	
Publish the minutes of the 13 October 2025 meeting on the ASSA website. Update: Completed	
Post a WhatsApp message reminding residents to use RFID protection for car keys. Update: Completed	
Shut down the old ASSA Google Group due to bot activity. Update: Completed	
<i>Finance</i>	
Record VA's statue refurbishment donation in the accounts. Update: Will be reflected in next set of account presented at AGM. Action closed	
<i>Hedgehogs / garden-friendly boundaries</i>	
Speak to the resident who raised the hedgehog issue to help collate garden-friendly actions. Update: Completed	
<i>Box bed repairs</i>	
Identify tradespeople, seek quotes, and arrange repairs for communal box beds. Update: Completed, details covered later in agenda.	
<i>Rainwater harvesting</i>	
Investigate rainwater collection possibilities at the Church. Update: Completed, update later in agenda	
Investigate possibilities at Regency Court and The Convent. Update: Completed, update later in agenda	
Investigate possibilities at the Canton's lean-to roof and courtyard. Update: Completed, update later in agenda	
Investigate the cost of a commercial watering contract for summer. Update: Pending, update later in agenda	SDF
<i>Street maintenance / Lime bikes</i>	
Write to Lime requesting action on dumped bikes. Update: No update, carry forward	ML
Contact councillors to support bike parking solutions. Update: No update, carry forward	PM
<i>TARA recommendations website</i>	
Confirm with TARA that ASSA will participate in the trades recommendations initiative. Update: Completed	
Send communications on the TARA recommendations page via WhatsApp to members.	

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Update: Completed	
<i>Albert Square bins / fly-tipping</i>	
Contact the local councillor weekly until the issue is resolved. Update: Completed, update later in agenda	
Report fly-tipping daily via the Lambeth website. Update: Completed, update later in agenda	
Report fly-tipping when seen. Update: Completed, update later in agenda	
3. Financial Report (Paul) No material change to financial position since the last meeting with around £5,900 in the bank. The Committee discussed potential charity donations should the current level of filming income continue. The Committee will continue to monitor levels of fund and expenditure, and PM will make a recommendation at a future meeting.	
4. Police and Crime Update (Paul) PM gave update from most recent Safer Neighbourhood Panel meeting. There were no specific items to note in relation to the ASSA area. The next meeting was scheduled to take place on 2 nd June.	
5. Box Bed Repair Update (Viv) VA had reviewed the box bed along with a local tradesman. It was agreed that for the moment no work should take place on the box bed as it would be too disruptive for the current planting. VA will continue to monitor later in year.	VA
6. Rainwater Harvesting (Viv / Matthew) SDF was still looking at costs of engaging a commercial contractor to water the ASSA maintained beds. The meeting agreed that any watering would need to be performed at least weekly during the summer both box bed and Aldebert /St Stephen junction and build out. SDF to get quotes. VA reported that Canton Arms, whilst supportive, said there would be several issues to be resolved before this could move ahead. Ros was supportive of using the church if this could be funded. ML, PM and VA to visit church to survey regarding feasible. PM to check with ML on grant application. Agreed that ASSA could fund limited project ourselves.	SDF PM ML VA PM
7. LTN Bed Maintenance (Blake) Blake had queried with Lambeth council the maintenance of the flowerbeds around the LTN traffic restrictions in Albert Square which were not being maintained properly. He received the following response from Lambeth: <i>"Officers are aware of the maintenance issue and are currently exploring ways to ensure the long-term upkeep of green assets in Healthy Neighbourhoods. This is an ongoing piece of work, and we will communicate more information as soon as we can."</i> . BK to follow up again after the local elections	BK
8. Street maintenance, Gardening and Freshview (Viv)	

Item	ACTION
Freshview event held on 7th March. This was successful. Lots of bed tidying achieved. Agreed to hold autumn Freshview event – date to be confirmed at next meeting. PM to agree materials for edging bed with VA and then circulate costs to committee for approval of spend. PM then to arrange installation event.	PM
9. TARA Recommendations Website (Paul / Elizabeth) Website up and running. Andrew from TARA suggested encouraging those who have posted recommendations to add them to site. PM to do this.	PM
10. Albert Square Bins (Leo) LP had made some reports to the councillor of flytipping. LP thought that clean-up of rubbish is now quicker, but tipping remains at same pace. Agreed that LP and committee would pick up this topic again with successfully elected councillors after election.	LP
11. Filming (Paul / Blake) A filming event was planned for mid-May. Start time pushed back from previous correspondence from film company. BK reflected that the quality of the film company clearly reflects their attitude to location filming. TV commercials are lower budget and more willing to bend the rules (such as filming late etc), whereas movie and TV series are generally more considerate.	
12. Low Traffic Neighbourhood and Traffic Calming (Darshak)	
13. Events (Paul) 13.1 Trash or Treasure – scheduled for 9th May. PM to get flyers printed and arrange distribution. Stalls would be available in St Stephen's Church again. 13.2 Monthly Drinks – continue to be popular with April's drink particularly well attended. 13.3 British Interplanetary Society Event – 11th June – Committee agreed that ASSA would fund snacks and drinks at this event. 13.4 Garden Square Party – 5th July – Joint event with ASGT. Committee agreed usual cost share arrangement with ASGT.	PM
14. Planning (Matthew) The recent planning applications were noted. The committee were very concerned about the proposed work at 8 Aldebert Terrace where a mansard roof would very significantly alter the appearance of a very large part of the neighbourhood. It was noted that ML had already submitted a neutral response on behalf of ASSA. It was agreed that this application should be widely publicised to ensure that neighbours had the chance to register their views.	PM
15. Communications (Matthew) No update.	

Item	ACTION
16. Any Other Business Lime bikes – Lambeth seem to be moving to a designated parking model. Once this is confirmed, ASSA to lobby on suitable local locations.	
Date of next meeting – 30th June 2026 The meeting closed at 21:20.	