

Albert Square and St Stephens Association

**Minutes of Residents Association meeting
held at 15 St Stephens Terrace**

on

Wednesday, 21st January, 2026 at 8.00 pm

Present

Paul Mawdsley (Hon. Chair)
Matthew Leopold (Hon. Secretary)
Elizabeth Gibson
Leo Pilkington
Viv Aylmer
Blake Klein
Sundiata Dixon-Fyle

	ACTION
1. <u>Apologies for absence</u>	
1.1. Apologies received and accepted from Darshak Shah	
2. <u>Minutes of AGM - 13th December</u>	
2.1. Nick Harwood did not stand for the committee, so it is assumed that he has stood down. ML to contact him to confirm this decision.	ML
2.2. Ilya did not stand for the committee, so it is assumed that he has stood down. PM to reach out to him and confirm his decision.	PM
2.3. The Committee approved the AGM minutes.	
2.4. PM reiterated his thanks to Ros and the Church for hosting the event. The Committee agreed that it would be appropriate to make a small donation to the Church as a token of our thanks. PM to arrange a £50 donation.	PM
3. <u>Election of ASSA officers</u>	
3.1. Following the AGM, the officer posts need to be reelected. ML explained the constitution and the required roles to the Committee.	
3.2. PM offered to restand as chair. Nominated by ML, seconded by BK. Elected Nem Con.	
3.3. ML offered to restand as secretary. Nominated by PM, seconded by EG. Elected Nem Con.	
3.4. No members of the committee felt able to take on the Treasurer role. ML outlined how the constitution permitted the Committee to manage this situation. PM offered to absorb the role of Treasurer into the Chair. This was supported Nem Con. VA offered to stand as the third Officer. Nominated by BK, seconded by PM. Elected Nem Con.	
4. <u>Actions and matters arising from the meeting held on 13th October 2025</u>	
4.1. Item 2.1. ML and PM to survey residents to understand their views on events and priorities for the area. No update. To carry action to next meeting.	ML & PM
4.2. Item 2.3. DS to do a traffic survey on the corner of Aldebert Terrace and St Stephens Terrace and record evidence.	

No update. To carry action to next meeting.	DS
4.3. Item 2.11. ML and DS to meet with Danny to discuss plans for traffic calming in the ASSA area. No update. To carry action to next meeting.	DS & ML
4.4. Item 3.1. ML to publish minutes from 13th May 2025 on the ASSA website. Action completed.	
4.5. Item 5.3. EG offered to attend the next Police Safer Neighbourhood meeting. Action closed.	
4.6. Item 6.2. PM to contact Ros at the church and obtain dates for a November AGM Action completed.	
4.7. 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. No update. PM to follow up with IK as per item 2.2. If IK will not be rejoining the committee, ML, PM and VA will prepare the report.	IK
4.8. Item 8.3. VA to submit her expenses to PM for the statue refurbishment. Following the meeting, VA decided to make this a donation to ASSA and not seek reimbursement. The Committee thanked her for this generosity. PM noted that he would show this as a donation in the accounts.	PM
4.9. Item 8.4. ML to post a message on WhatsApp about the food recycling issues, asking residents not to use plastic bags. Action completed.	
4.10. Item 8.7. EG to raise a ticket on Fix My Street regarding some of the tree roots that pose a trip hazard. Action completed.	
4.11. 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. Action completed.	
4.12. 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. No update. To carry action to next meeting.	ML
4.13. Item 11.2. EG to contact PM to discuss representing the committee at the next monthly drinks. Action completed.	
4.14. Item 11.3. PM to speak with Emma about running another jumble sale in the church alongside the Trash or Treasure event. No update. PM to progress.	PM
5. <u>Minutes of meeting held 13th October 2025</u>	
5.1. Minutes of the meeting were approved nem con. ML to publish on the ASSA website.	ML
6. <u>Financial Report</u>	
6.1. PM spoke to the circulated accounts. It was noted that ASSA have a healthy cash balance, primarily thanks to a film crew donation.	

6.2. The Committee discussed potential charity donations should the income continue. The Committee will continually monitor and PM will make a recommendation at a future meeting.	
7. <u>Police and Crime</u>	
7.1. ASSA were unable to send a representative to the last meeting in December. However, we have received the minutes of the meeting. The Ward priorities remain unchanged.	
7.2. The next meeting will be on 3rd March 2026. PM noted that he hoped to be able to attend.	
7.3. EG noted that electronic car keys can be hijacked and RFID protection for keys is recommended. ML agreed to post a message on WhatsApp to remind residents.	ML
8. <u>Hedgehogs</u>	
8.1. PM reported that there were no known hedgehogs in the ASSA area. One of the issues is reportedly the lack of hedgehog-friendly garden boundaries. The Committee discussed how residents could be encouraged to facilitate hedgehog movement.	
8.2. Following discussion, it was agreed that ASSA could facilitate distributing a short summary of the actions required to make gardens hedgehog-friendly. PM to speak to the resident who raised the idea to seek their support in collating these actions.	PM
9. <u>Box bed repairs</u>	
9.1. VA noted that some of the communal box beds were starting to deteriorate and needed repair. The Committee discussed if the original donors should be contacted asking for support, or if is ASSA should fund the refurbishment. It was agreed that, if the costs were reasonable, ASSA should fund the repair work. VA offered to investigate potential tradespeople, seek quotes and resolve.	VA
10. <u>Rainwater harvesting</u>	
10.1. VA noted that TARA has a waterbutt on wheels (bowser) to help with watering the communal beds. She flagged that each summer, ASSA volunteers lack sources of water due to water metering in homes and a lack of outside taps.	
10.2. ML stated that, on VA's recommendation, he had put ASSA forward for a rainwater harvesting grant. This would look for ways to collect rainwater into a communal water butt.	
10.3. The Committee discussed where there were suitable rainwater collection spots across the ASSA area. There were several suggestions: Regency Court (LP to investigate), the Convent (LP to investigate), the Church (ML to investigate) and the Canton's leanto roof and courtyard (VA to investigate).	LP ML VA
10.4. Sundiatu offered to investigate the cost of a commercial contract to water the communal beds during the summer.	SDF
11. <u>Street maintenance, gardening and freshview</u>	
11.1. VA suggested holding a Spring Freshview. Sat 7th March agreed.	
11.2. VA flagged that Lime bikes are being dumped around the ASSA area. The Committee agreed that this was becoming a real problem, particularly at the Canton junction. VA explained that Charlie at the Canton has asked for ASSA's support in petitioning Lambeth for a solution, noting that there is a Boris Bike hub on the north side of the South Lambeth Road. ML to write to Lime requesting their support. PM to contact the Counsellors.	ML PM

12. TARA recommendations website

12.1. TARA has set up a trades recommendations page on their webpage for suppliers. They have invited other RAs to share recommendations and participate.

12.2. The Committee agreed that this was a great idea. PM to confirm with TARA that we will participate. ML to send comms to ASSA WhatsApp.

PM
ML

13. Albert Square bins

13.1. LP spoke to his concerns regarding the Albert Square bins and the continued lack of action from the council.

13.2. LP agreed to contact the Cllr on a weekly basis, seeking a resolution. He would also report fly-tipping to Lambeth on a daily basis using the reporting website (<https://www.lambeth.gov.uk/rubbish-recycling/report-fly-tipping>). All ASSA to make a point of reporting and flagging.

LP
All

14. Filming

14.1. Following the last committee meeting, ASSA hosted a large filming event that significantly impacted the area. The production company were praised for their proactive, responsive and reasonable approach. It was noted that they made an effort to pay to use local amenities (such as the church hall).

14.2. 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.

15. Low Traffic Neighbourhood and Traffic Calming

15.1. No update and nothing heard from Cllrs. DS to raise the matter at the next councillor surgery

DS

16. Events

16.1. Trash or treasure confirmed for 9th May.

16.2. Monthly Drinks. To restart in Feb at the Canton.

16.3. Future events. Summer party to be planned. ML to reach out to Church to get a list of events.

ML

17. Planning

17.1. ML reported that there had been 1 planning application since the last meeting. The standard response was given.

18. Communications

18.1. PM noted that the old ASSA Google Group is being hit with bots. It was agreed to close the group down. PM to action

PM

19. AOB

19.1. Next meeting will be held on 15th April at 24 Albert Square.

There being no further business, the meeting closed at 21:20.

Summary of Actions

- **ML** to contact Nick Harwood to confirm he has stepped down from the committee.
- **PM** to contact Ilya to confirm he has stepped down.
- **PM** to arrange a £50 donation to the Church as thanks for hosting the AGM
- **ML & PM** to survey residents on local events and priorities. *(No update; carry forward)*
- **DS** to conduct a traffic survey at Aldebert Terrace and St Stephens Terrace. *(No update; carry forward)*
- **ML & DS** to meet Danny to discuss traffic calming plans. *(No update; carry forward)*
- **IK** to update the committee on the progress of the grant report to Lambeth. *(No update; to be covered later)*
- **PM** to speak to Emma about running another jumble sale during the Trash or Treasure event. *(No update; to progress)*
- **ML** to create a "Filming in ASSA" webpage outlining expectations and donation guidance. *(No update; carry forward)*
- **ML** to publish the minutes of the 13 October 2025 meeting on the ASSA website.
- **ML** to post a WhatsApp message reminding residents to use RFID protection for car keys.
- **PM** to shut down the old ASSA Google Group due to bot activity
- **PM** to record VA's statue refurbishment donation in the accounts.
- **PM** to speak to the resident who raised the hedgehog issue to help collate garden-friendly actions.
- **VA** to identify tradespeople, seek quotes, and arrange repairs for communal box beds.
- **ML** to investigate rainwater collection possibilities at the Church.
- **LP** to investigate possibilities at Regency Court and The Convent.
- **VA** to investigate possibilities at the Canton's lean-to roof and courtyard.
- **SDF** to investigate the cost of a commercial watering contract for summer.
- **ML** to write to Lime requesting action on dumped bikes.
- **PM** to contact councillors to support bike parking solutions.
- **LP** to contact the local councillor weekly until the issue is resolved.
- **LP** to report fly-tipping daily via the Lambeth website.
- **All committee members** to report fly-tipping when seen.
- **PM** to confirm with TARA that ASSA will participate in the trades recommendations initiative.
- **ML** to send communications on the TARA recommendations page via WhatsApp to members.
- **DS** to raise traffic calming and LTN issues at the next councillor surgery.
- **ML** to contact the Church for a list of events in their diary.