

## **Joint AGM of the St Quintin & Woodlands Neighbourhood Forum & The St Helens Residents Association**

**18<sup>th</sup> September 2025, St Helen's Church Hall**

### **StQW Management Committee members present:**

Henry Peterson, Highlever Road (Chair)  
Tania Martin, Highlever Road (Secretary)  
Catherine Mannheim, Highlever Road  
Pat Healy, Oakworth Road  
Steve Divall (St Helens Church)  
Kim Evans, Dalgarno Gardens  
Jeremy Raphaely, Highlever Road  
Co-opted Member: Maggie Tyler (Wallingford Avenue)

### **Apologies:**

David Marshall, Finstock Road  
Ben Martinez, St Helens Gardens  
Fiona Withey, Kelfield Gardens

Forum members: 60 Attendees

### **MET POLICE SAFER NEIGHBOURHOOD TEAM**

Rowena Roberts and PC Mohammed Mohammed attended from the St Helens Safer Neighbourhood Team and gave an update on MetEngage/

Met Engage is a new form of engagement with police to find out what/how people want policing in their areas. You will need to sign up to Met Engage as they want to hear your personal experiences rather than depending on stats, so that they can allocate resources to what people in the area want/need.

<https://www.metengage.co.uk/>

Crime heatmaps show that there is a trend upward since the beginning of the year, which is similar across RBKC. St Helen's and Dalgarno is one of the safer parts of RBKC. The Heatmaps identify Ladbroke Grove, around the tube station, as an area of antisocial behaviour, drug offences and robbery. There is an uptick in antisocial behaviour in Memorial Park. Burglary is one of the Police's priorities for the area.

The Safer Neighbourhood Team (SNT) operate out of Royalty Studios, there is a police manned front desk Mon-Fri 9am-5pm where you can report crime and any antisocial behaviour.

**Questions:** Is Kensington Police Station still operating a front desk, as it was closed when someone visited?

**SNT:** In terms of Police Stations, Hammersmith operates 24/7 as does Kensington Police station at 72-74 Earls Court Road. Kensington 24/7 hours are under threat, and there is a push to close more police stations.

**Question:** Are E-bikes on the pavement a crime, as riders do not seem to think it is?

**SNT:** Yes – it is a crime. School officers will feed this information into St Charles College and All Saints and push the message about E-bikes not being allowed on pavements.

Scooters on pavements are also illegal – riding on road same penalty as driving a car – ie riding without insurance.

**Questions:** Local residents have identified drug dealing at a house on Oxford Gardens – and have contacted the police, with photographic evidence, number plates and descriptions but have heard nothing back.

**SNT:** The police will be doing something about it, but it can take a long time as takes a while to go through the works. When dealing with reported drug offences the police have to be careful that it's not malicious. Emailing Safer Neighbourhood Team directly will speed up the process.

Don't photograph people who could be dangerous – email descriptions/car registrations or any other information to the Neighbourhood Team, who will investigate it.

**Comment:** Private Security Companies in Bassett Road – ½ dozen houses who pay for private security Ladbroke Grove end.

**Question:** What can we do about any Dangerous Dogs that are off the lead and off the muzzle walking around the area?

**Question:** The Police have experts – if you can give an address or areas where they are walking, the police can apply to the courts to see if the animals can be seized to be examined, then there are rules that the owners need to abide by.

## **STQW / ST HELENS MANAGEMENT COMMITTEE**

Elections for the StQW Management Committee: Two new members elected to the committee, in addition to those listed above in these minutes:

Bella Huddart (Latimer Road)

Thasan Vallipurathan (Latimer Place) Co-opted – has expertise on planning matters which would be useful when updating policies within the Neighbourhood Plan.

Membership of the St Helens RA management committee remains unchanged. The two committees meet jointly given the overlap of membership.

## **ACCOUNTS REPORT – Maggie Tyler**

The AGM has moved from earlier in the year to later, so accounts will now follow the financial year, with the current accounts running from Nov 2023 – 5<sup>th</sup> April 2025. The next set of accounts will therefore run across the 5<sup>th</sup> April 2025 to year end of 2026.

StQW/St Helen's RA are cheap to run as the main expenses are for the AGM, hire of hall, Zoom subscription and hosting of 2 websites. Most Management Committee Meetings are held in the Chair's house or on Zoom and most of StQW work outside meetings is done online.

## **BALLYMORE/SAINSBURYS' APPLICATION**

**HP:** 'Engagement consultants' Thorncliffe/ You Shout have knocking on doors and asking, "Do you see a need for new housing in this area?". Survey forms are filled in, then taken away and sent into RBKC in batches, sometimes even within additions made. We are waiting to see how RBKC will treat this form of lobbying, which could be considered fraudulent. It may be argued that soliciting people at RA meetings such as these to write in and object is similar.

Joe Powell our MP has defined 4 tests before he as a Member of Parliament would supports the development (see slides).

1. The scheme is not good on providing adequate social and genuinely affordable housing
2. There are no serious plans for improving transport in an out of the opportunity area, just a single entrance/exit
3. Canalside House – voluntary groups will need to be rehoused
4. Decontamination of the site – this needs to be taken very seriously.

A decision has not been made on the application but is imminent – probably in the next couple of weeks (RBKC decision to grant consent made 11<sup>th</sup> November).

## **BERKELY HOMES ST WILLIAM PROPOSALS**

This is a separate large site going towards Scrubs Lane. There is no additional access in and out of the site apart from via Ladbroke Grove.

There was talk of a ped/cycle bridge from Kensal Cemetery, but the application does not include this, nor a road bridge to Barlby Road. These are the only two transport options that have been discussed. The applicants say buses will be enough, however, it is a 25 minute walk to the nearest underground – which is not considered acceptable access to Public Transport in London.

Trellick Tower, at 30 floors, has been set by RBKC is set as a benchmark height for both the developments at Kensal Canalside. The scheme is car free except for disabled parking. There will be around 4,000 new homes with the third southern par of the

Opportunity Area to be added, but you can't have a car - this is London Plan policy and happening with all developments around the Scrubs.

Although the official deadline for representations has passed but you can put in representation up till the time the Planning Application is finally decided. StQW have not yet put in anything nor has Kensington Society. It maybe several months till the application is decided.

There is no right of appeal once a Planning Application is decided. There is scope for Judicial Review, but this costs thousands to get started.

### **KENSAL CEMETARY UPDATE**

Johanna Holmes, (Wallingford Avenue), Chair of the Friends of Kensal Green Cemetery gave an update. The cemetery is owned and managed by a private company, The General Cemetery Company (GCC), it is not public land. The Friends have very little influence, or involvement, in the plans that are going ahead which will be the biggest change at the cemetery for the last 70 years.

About 10 years ago GCC took responsibility for the fact that there were problems as the income from burials and cremations don't cover the cost of maintaining the cemetery or conserving the historic monuments & buildings. The cemetery is on the Heritage At Risk List, biodiversity is declining and it not used enough by the community. The plan to sell the Cemetery and Crematorium (which keeps them going financially) to a new charity has gathered speed as this can optimise grants from the National Lottery. Restoration of the cemetery has been estimated at somewhere between £20M - £30M which is six times the grant any other cemetery of historic quality has been awarded. Optimising 106 funding from the Canal Site development is under discussion between Historic England, RBKC and the developers.

The GCG was formed in 1830s and needs to become a modern company to transfer over to a charitable entity. Drafting their business plan and producing a newsletter on progress and forming a Board of Management, which will become the Board for the new Charity and are applying for charity registration, and conservation plans are happening behind closed doors.

There are concerns as there is a new Bill, that has already cleared the Lords and is at committee stages in Parliament, to re-use underutilised grave spaces and sell pieces of land for burials.

There will be implications for local communities and RAs and people who visit the cemetery, who tend to live on the Harrow Road – and there are concerns that information and opportunities to get involved are not getting through to the local communities. Kensal Cemetery is the least visited historic cemetery so there is a complacent attitude in that people aren't interested.

Grave re-use has substantial implications and there is not enough consultation. There is a lack of interface with the other local voluntary organisations like the Friends of Wormwood Scrub, Meanwhile Gardens, the Light House, all who are doing brilliant work – and there needs to be a joined-up strategy as they will be competing for volunteers and funds.

There are questions as to whether the Canalside Development will be a blight on the cemetery and force through a division through the cemetery to provide a right of way to the Harrow Road and a bridge across the canal.

The crematorium transfer to the charity will pay for the staff and maintenance involved with cremating and burying people, rather than maintaining it as a local heritage and wildlife asset.

If you want to get involved or know more email Johanna: holmesj@btinternet.com

### **CANALSIDE OPPORTUNITY AREA**

Officials at GLA state that the OA will be retained as ‘Nascent’ – ie bottom of the list and is reliant on transport connections – it is not a realistic place for car free high rise housing.

### **OLD OAK COMMON STATION**

Old Oak Common station due to open next year with the Elizabeth Line, however the rail superhub is disappearing into the future. This has impacted the development at Oakland Rise as people living there are very angry that they can’t get to work and can’t get their children to school. This is a repeat happening all over again at Old Oak. StQW is one of 8 local groups that participates on the ‘Residents Panel’ feeding in views to the OPDC Board.

### **LATIMER ROAD**

Unit 10 was given planning permission 2 years ago is now up for sale – the price has been reduced. London building and construction level is very low at the moment.

Unit 9 was refused planning as a result of local people lobbying effectively. The Neighbourhood Plan came into play on heights and sense of enclosure. It has gone to Appeal, but we might not hear for months on this

Latimer Underpass – Imperial website said it would be starting on site mid this year, then late this year, but has now has moved into 2026 with prelim prep works taking place this year. Section 106 agreements taking a long time to agree. StQW is putting in a bid for CCTV & additional lighting at the southern end of Latimer Road, which is looking promising, but not for additional lighting.

Volunteer Pub – two repeat applications have been delayed – lots of objections querying whether they intend for it to run as a pub or for it to become residential. It is on record that the owners are talking to pub operators and will lease the whole building to an operator with ancillary (Landlord) accommodation. However, they have changed the first floor from dining room to accommodation. Pelican and Cow have kept their first-floor dining which does very well. There are questions over whether it will now be viable as pub as is too small and the railings look more residential than the front of a pub.

It was agreed that StQW will register the pub as an Asset of Community Value.

### **UPDATE ON THE FUTURE OF PEMBRIDGE HOSPICE**

Kensington & Chelsea Save our NHS – Pembridge Hospice – 2018 13 inpatients who were reaching the end of their lives – now provides palliative care service. Closure based on Consultant Geriatrician was not possible to find a suitable replacement. Charitable hospices – don't have cars and can't reach the other places. Was supposed to be temporary.

### **POSITIVES TO THE AREA OVER THE LAST 10 YEARS**

#### **Green Spaces - Stays**

- Nursery Lane Gardens (fought off planning applications for housing and
- Bowling Club
- New Studio

#### **CCTV Cameras on North Pole Road – has been Positive**

- Evidence have reduced shoplifting and antisocial behaviour

#### **Support the view that the Underpass in Latimer Road is positive for the area – majority support**

- Cycling and walking – quicker to the Central Line

#### **Residents Parking Bays are more easily available to people that in other parts of the Borough in difficult times to park here – better but worse than it used to be.**

- What about workmen – not enough meter. Visitor Permits

#### **Do you see the fact that there area fewer vacant shop units in St Helens/North Pole – this is positive**

#### **More amenities in Latimer Road than in the last ten years – No**

- The Playground Theatre, Lloyd Williamson School but loss of the pub

#### **More Cafes in the area – majority agreed**

- Adrianas, Mug, Queen's – majority

**The Bowling Club– Yes positive change to the area in the last ten years.**

- It is doing very well now – more members and more events and more use as a community asset

**St Helens Festival - yes**

- St Festival has been revived and is a great asset to the neighbourhood

**St Quintin Health Centre – Majority support**

- Was at risk that it was being sold to a developer

**Memorial Park — yes a positive**

- The improvements are seen as a positive change

**Wormwood Scrubs – positive– Yes.**

- A well maintained and the ecology strategy is being implemented in a positive way

**Anything else:**

**Electric cars — Yes**

- Charging points are now working points and new ones – good supply of electric charging points

**Traffic Calming from St Helens to the Memorial Park – Yes and No**

- Planting is good as is access to the Park , but the traffic is faster on St Helen's Gardens as there is no raising of the crossing.

**Hammersmith and City line much improved –**

- The overground has made a big difference – regularity of buses – the circle line rerouted. Better quality tube trains, but longer ago than.

**Waste generally– very good**

- Introduction of Food Waste – and waste generally including garden is very good

**Local Schools managing traffic and flow of people has got better.**

If anything has improved in the area over the last ten years – what you bring up is very important

**NEGATIVES OVER THE LAST TEN YEARS**

### **Ebikes and scooters dumped on pavements -Yes a negative**

- Cyclists & pedestrians ignoring traffic, seems to have happened in only the last couple of years riding straight through redlights and people crossing the road without looking, whole families cycling on pavements.

### **Professional dog walkers – big negative**

- Big increase and many taking more than the 4 dogs legally allowed and meeting other dog walkers so that there can be 12 dogs in a group.
- Not enough poo bins in the area and poo bags being left under the trees.
- Dog walkers going into areas where dogs are not allowed – No legal rights to do anything about this – the quiet areas – used by the nursery and have to go round picking up dog poo.

High rise developments around the scrubs – agreed is a negative

- Freshmore Towers contaminated route

### **Traffic Queues – Yes - worse than ten years ago**

- Lots of cars use Dalgarno as a short cut.

### **Ignoring the 20 mile an hour limit – Yes**

- Is there an interest in more speed bumps – Oxford Gardens, Latimer Road are the only streets with low level ones – people don't want them because of the damage to cars.

### **Street Trees not being replaced**

- Ruth Hilary found empty places where they aren't get
- Replacing street trees by climate change proof – silver birches – and not using lime trees and put one in front of the house.

### **Zebra Crossing at unsafe locations**

- Cambridge Gardens across Bramley road – if there is traffic going southward the cars go straight ahead in front of them, the whole corner is dangerous. Also, dangerous zebra crossings at Westway Sports Centre and the one near bowling club.
- Need to be a review of zebra crossings.

### **Flash flooding – Yes – a negative change**

- More and more gardens are paved over – have tried to raise with the Council, have to be a bit careful and be sure that the surface is impermeable.
- Planning Permission is needed to pave over front gardens (Conservation Area)

**Fly tipping – Yes a negative change**

- North Pole Road – all the time by the old Post Office – there is CCTV but Fly tipping not taken seriously
- Walingford and Barlby Road

**Dog Poo – yes a negative change**

- More dogs in the area.

**Imperial – new building**

- They are doing a consultation.