

August newsletter from StQW Forum and St Helens RA

From: Henry Peterson (sthelensasn@137052101.mailchimpapp.com)

To: sthelensasn@aol.com

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St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum



Our 2025 Annual General Meeting

The joint AGM of the St Quintin and Woodlands Neighbourhood Forum and St Helens RA will be held on Thursday 18th September at St Helens Church Hall, at 6.30pm.

The agenda will include the following items:

- Elections for membership of the StQW and SHRA management committees
- Kensal Canalside update (the Ballymore/Sainsbury application may be on a RBKC Planning Committee agenda in October. We will also look at the proposals from Berkeley Homes/St William for the western end of the Opportunity Area.
- Keeping our homes cool in heatwaves (see item below)
- Latimer Road - update on plans for the Volunteer, the appeal on Unit 9, and our NCIL bid for CCTV at the planned underpass entrance/exit.
- Implications of the 'HS2 reset' on the timeline for Old Oak Common station and when this may open (see below)

We will also invite the Met Police Safer Neighbourhood Unit to come along to give us a brief update on local crime levels and how their new MetEngage system is working out in terms of subscribers.

If there are other local issues which you feel we should be discussing, please email sthelensasm@aol.com. There are some places available on the joint management committee, so please also email if you would like to stand for election to the committee. Minutes of the 2024 AGM are on the StQW website at [this link.](#)

HS2 and Old Oak Common Station

The [Old Oak Neighbourhood Forum](#) is our sister body in East Acton, for which Henry Peterson acts as the volunteer adviser. The Forum has 150 members (including some from StQW/SHRA and the Friends of Wormwood Scrubs) and has been active over the past decade in trying to influence the plans and proposals of the [Old Oak and Park Royal Development Corporation](#).

Construction continues on [Old Oak Common station](#). Despite HS2 being cut back to a Birmingham to London line, this £1.7bn station continues to be billed as a 'rail superhub' and a 'catalyst for regeneration' of the wider area. Originally due to be in operation by next year (2026) the remaining HS2 Project has been undergoing a 'comprehensive reset' since June. Escalating costs and delays have been acknowledged by Government as 'a complete mess'.

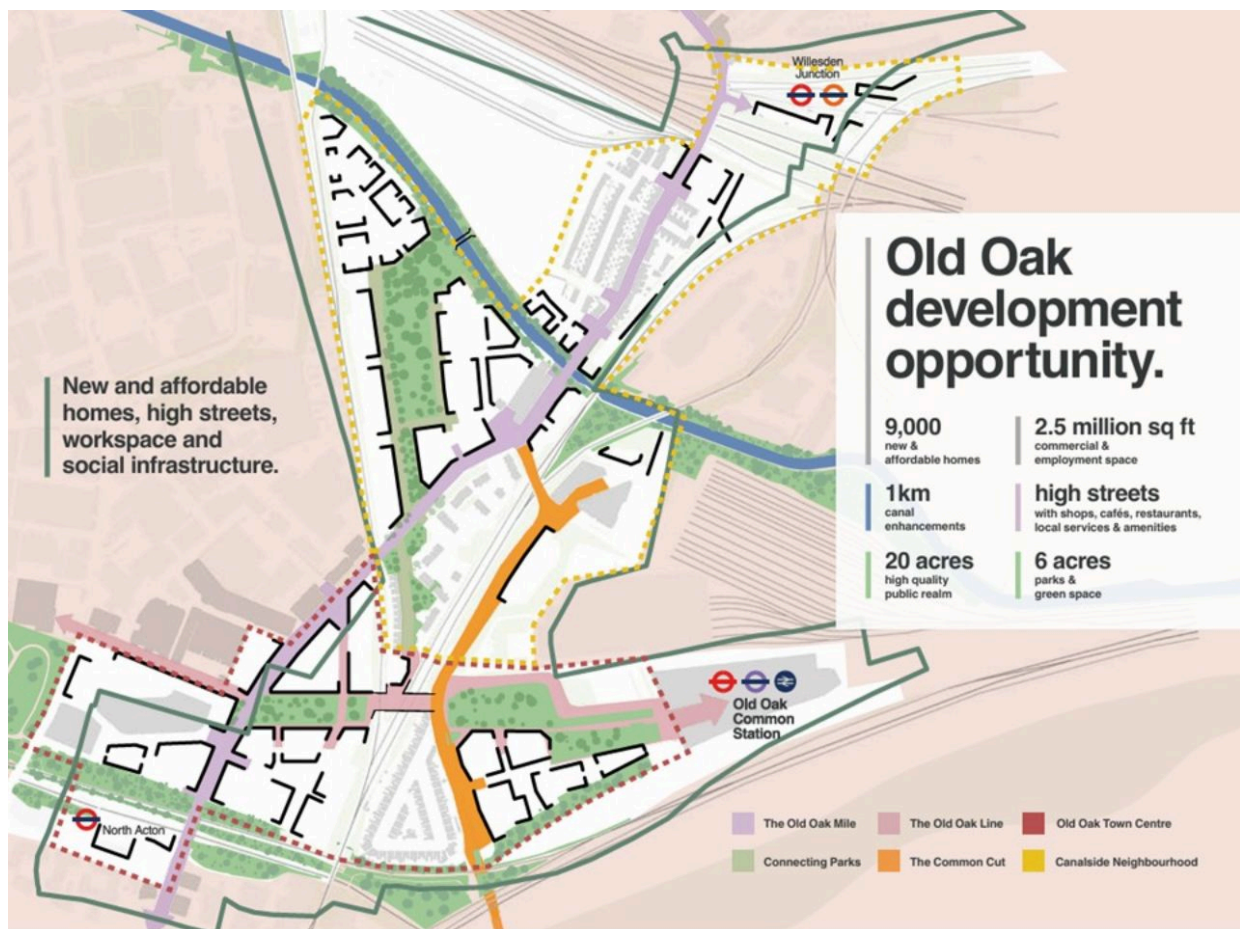
The biggest implication for our neighbourhood is that the Elizabeth Line platforms at Old Oak Common are tied in with the HS2 timeline. The rail interchange may not open until the late 2030s or early 2040's. We won't even know the outcome of the HS2 reset until early 2026.

West London MPs (Rupa Huq, Andy Slaughter and Joe Powell) are involved in lobbying to get the Elizabeth Line

platforms at Old Oak Common opened in advance of HS2 operations. The Department for Transport say they are '*looking at the possibilities*'. Currently Hammersmith & Fulham and RBKC lack access to what has become one of London's principal public transport spines. Whereas there are four Elizabeth Line stations spread across Ealing, with 25 million passengers passing through since the line opened.

After several months of negotiations with the Old Oak and Park Royal Development Corporation (OPDC) local people have persuaded the Corporation to set up a formal 'Residents Panel', This will give better access to the OPDC Board and its decision-making. The eight community representatives on this Panel will include the three neighbourhood forums (StQW, Old Oak and Harlesden) as well as Friends of Wormwood Scrubs (FOWWS) and the larger RAs in the Old Oak area).

A decade ago there were ambitious plans for a new major town centre on the Cargiant land at Scrubs Lane. We were being promised '12 minutes to Bond Street' on the Elizabeth Line. OPDC and HS2 continue to insist that this part of London is about to experience a '[development boom](#)'. Old Oak residents are unconvinced that this will happen anytime soon. OPDC has an [ambitious masterplan](#) for a major town centre at 'Acton Wells' and has assembled a series of development sites for a joint venture with a selected 'development partner'.



It would be good to hear views at the AGM on what StQW/SHRA members would like to see happen (or not happen) in this part of London over the next two decades.

Keeping our homes cool

The [Daily Mail](#) and the [Evening Standard](#) have both carried articles recently on how residents in tower blocks are experiencing insufferable heat in their flats – partly as a result of high standards of insulation. Victorian and Edwardian terraced homes experience less build-up of heat. But there is growing interest in what can help to keep houses cool, short of adding air conditioning.

The Council has recently published an online [Householders' Guide to External Solar Shading](#), as one of its new Green Guides. This gives examples of the types of awnings and blind-boxes that were widely used in the Borough in the 19th century but fell out of fashion. Revival of their use is not straightforward. The guide concludes as follows: **Flats or houses - installing awnings or shades in surviving historic awning boxes will not require planning permission as long as your building is not listed. Anything else such as installing a new awning box will need planning permission.**

We will check before our AGM whether the requirement for planning consent applies to the rear of houses -- particularly where kitchen/living room conversions have introduced full width glazing and doors. If this proves the case, we could include a policy in the revised Draft StQW neighbourhood plan to vary borough-wide groundrules, as we did for several RBKC conservation policies in the 2018 StQW Plan.



Carnival - if you need to report anti-social behaviour

Those who have signed up the Met Engage system will have received an email with details of how to report incidents of anti-social behaviour this weekend. The message says as below:

During Notting Hill Carnival there can be increase anti-social behaviour for our local residents such as urinating in gardens, graffiti, use of NOS Canisters etc.

The Police office at Royalty Studios has a phone line for residents to report these issues, open 8am-8pm Sunday and Monday of carnival.

*The number is **020 8721 3028**.*

IN AN EMERGENCY STILL DIAL 999.

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