

ANNUAL REPORT 2007



Mapesbury
Residents'
Association

Chairman's Letter

Welcome to the MapRA Annual Report for 2007. We want to keep you abreast of what is happening in Mapesbury; both environmentally and socially. Another excellent opportunity to keep in touch is our AGM - on Thursday 24th April 2008. Not only does it provide a friendly and enjoyable way to meet fellow residents over refreshments, but there will be many stalls manned by Brent Council Officers dedicated to letting you know about important local services.

All Mapesbury Residents are welcome to join at our AGM. Bring your neighbours along. There is an application form on the other side of the Agenda for new members, or to renew for 2008. We are happy to report welcome changes to parking and transportation, and that changes to Slade Court are at last being progressed.

Last year's Open Gardens Day went extremely well and our Tea Garden gave us the opportunity to use and show the Mapesbury Dell (for information about the Dell keep looking at their site www.mapesbury-dell.org).

The Open Day had a record turnout and sales of tickets; we are indebted to all our gardeners, ticket sellers and other helpers and particularly the members of the Mapesbury Gardening group. This year we don't have the Open Gardens Day; it is the year of the front garden competition which I hope many members will focus on. See inside and at the AGM stall for details.

*Gerry Weston
Chairman of
Mapesbury Residents Association*

Parking & Transportation

MC Zone has joined the MA zone but are retaining their times of 10.00am to 9.00pm. This will encourage Mapesbury residents from both areas to visit each other without the fear of receiving a penalty ticket.

The changes to MA went off very well and the Transportation Department made a huge effort to make it go efficiently. This is the second phase in a continuing plan to make Mapesbury a virtually pole-

less area with small conservation signs placed on walls, or on a short pole, at a height that drivers can spot from their cars.

Together, MapRA and Transportation identified many extra parking spaces in all the roads in the old MC area. This will make a significant difference to finding parking spaces near residents' homes.

At the Cricklewood Broadway end of Keyes, MapRA residents and Streetcare worked closely together to create a cycle lane with new trees and a smart circle of paving stones with up-lighting. This gives an attractive appearance to the end of the road.

Enforcement Changes

You may notice that tow trucks have virtually disappeared from the obviously residential areas in Mapesbury. A possible reason for this very welcome change is that new legislation came into force on 31st March designed to promote greater transparency and accountability of local authority parking operations for the local community.

Brent Cross Railway

The expansion plan for Brent Cross is estimated to greatly increase vehicle traffic, with consequential worsening congestion. The London Group of the Campaign for Better Transport has put forward an exciting plan for a rapid transit system (probably a tramway) to improve public transport access and hence substantially reduce car use in the area.

The new line would go from alongside the Brent Cross Northern line, via the expanded Brent Cross shopping centre and town centre, to Neasden (Jubilee line) and Harlesden (Bakerloo line) with possible extensions to North Acton (Central and/ or Park Royal). It would run over the Dudden Hill freight line route (across Gladstone Park). This is a major visionary project and clearly major financial support would be required from the developers and the Greater London Authority before this could become a reality. Details and the full proposal from www.bettertransport.org.uk.

In this issue

Annual General Meeting 2008

The AGM will be held on Thursday, 24th April at 7.00 at St Gabriel's Church. The formal AGM meeting will begin at 8.00 pm, but refreshments will be available and the Stalls will be open from 7 pm. Come in good time so that you can meet your neighbours, and get invaluable information from Brent Departments, the Safer Neighbourhood Police Team and local Societies and Groups at the many Stalls. The AGM Meeting will give you an opportunity to ask questions about MapRA itself, and its function. The meeting is planned to end at about 8.45pm, but the Stalls will still be available afterwards for personal discussion with officers and local societies.

Front Gardens competition 2008

We all appreciate walking past attractive local front gardens and as a 'thank you', and to encourage new gardeners, MapRA awards prizes and certificates biannually to beautiful or newly enhanced front gardens. See inside for details.

Brent Cross railway

The Campaign for Better Transport has put forward an exciting proposal for a railway (tramway) to link Brent Cross with the Northern line and, via the Gladstone park rail link, to Neasden and Harlesden

Major works to Slade Court

At long last major improvements are about to be made to the structure and security of Slade Court. Over the years MapRA has been helping residents to put their case to the Council for essential renovation of their neglected 1950's block. At Slade Court's AGM on 27 Feb, Ann Théato – coordinator of Slade Court residents' association was able to announce that short-listing of contractors had started. The work itself is envisaged to start by June and take sixteen weeks.

Clare Gordon, a Mapesbury resident serving on the MapRA Planning & Conservation Sub-Committee, is assisting the Slade Court residents to fulfill their dream. Clare has had many years of experience in renovation of property and has been appointed consultant for the building work; she will be meeting once a week with Residents, BHP staff and Contractors during Major Works.

Planning and Conservation

Until 2003 Brent had 32 Conservation areas but in Brent Council's appraisal last year 10 areas lost their Conservation Area status owing to 'widespread erosion of key historic, architectural and landscape features'. Constant vigilance is therefore needed to preserve Mapesbury. All residents must be alert to infringements of the Designation as well as its requirements. Advice is available from the Planning and Conservation Sub Committee as well as the new and comprehensive Design Guide produced by the planning authority. Contact: Sheelagh Putnam, 10 Keyes, Sheelagh@lending-law.co.uk

Green zones

This is an initiative to try to improve the level of recycling. Rather like Neighbourhood Watch the aim is to change environmental behaviour over the next few years by rewarding streets that demonstrate high levels of good environmental behaviour. The first trial area in the borough is Kensal Green and this has successfully increased the recycling rate in the street by around 13%. We are keen to support this with a trial area in Mapesbury. We need a core of keen people to try to motivate their street or block. Anyone interested in helping should contact Lia Colacicco (lia.colacicco@btconnect.com) or come to the Recycling stall at the AGM to discuss the idea.

Safer Neighbourhood Team Update

Our Mapesbury SNT has gone from strength to strength and has had a particularly successful year-end, with a record number of arrests.

To pick out one prosecution highlight; surveillance of a suspected local cannabis factory led to the recovery and destruction of £80,000 of illegal drugs and, finally, the sentencing of one offender to two years imprisonment.

The SNT have also played an important role in effectively combating antisocial behaviour and resolving various neighbours' disputes; for example, one serious case in Blenheim Gardens led to a successful prosecution for harassment and the offender received a suspended jail sentence along with an open ended 'safeguarding and protecting' restraining order. In Sylvan Grove a Dispersal Order was implemented to combat anti-social behaviour, underage drinking and drug dealing. This gave the team the power to disperse groups and return under 16's to their parents' custody, successfully reducing the number of complaints.

As a result of "Smart Water", a revolutionary property identification tool, and intensive patrolling, the burglary rate in Mapesbury is going down. The team has moved to Willesden Police Station; future plans are for an office in Walm Lane. As you see on the right, Sgt O'Hara has left and will be replaced by Sgt. Dick Jackson who has had many years of experience. MapRA is looking forward to working with him.

Community Link

One of the special pleasures of living in Mapesbury is the lively network of contacts provided by Community Link. Members of MapRA can, if they wish to, register their different interests on the MapRA database, and this enables Community Link, co-ordinated by Suzanna Burford, to put newcomers in touch with residents who have similar interests. She has encouraged and supported the formation of many groups with enthusiasms in common: the Theatre Group combines visits to plays with critical discussions afterwards; the Bridge Club holds convivial bridge parties in each other's houses; the History and Architectural group covers a wide territory, from talks on the development of local communities to guided exploration of London on foot; the Garden Club organises talks and visits gardens of interest, as well as discussing their own garden triumphs and failures; the Walking Group, having covered the length of the Thames in easy distances, stopping for pleasant pub lunches, is now tackling London

Police matters

A Sad Goodbye to Sgt Patrick O'Hara

Patrick O'Hara has done an enormous amount for our Mapesbury area. He began in a specialised Problem Solving Team working on crime hotspots in south Brent, including Cricklewood Broadway and Willesden Green. The Team was very successful in solving crimes and arresting the criminals responsible. In this period Patrick supported Slade Court residents through some very frightening incidents.

We were fortunate that, when the Safer Neighbourhood initiative was set up to deal with communities' greatest priorities, Patrick volunteered to work in the Mapesbury Safer Neighbourhood Team. He tackled his new job with tremendous skill and an enthusiasm that motivated his whole team. Patrick has impressively combined getting to know residents' concerns in great detail with imaginative ways of catching offenders.

MapRA would like to thank Patrick O'Hara for making Mapesbury a safer place to live, and for creating our new Website, which was only a dream until he offered to help. With his smile and cheerful disposition Patrick is a fine advertisement for our modern police force. The good news is that he has not left Brent; he is now a patrol car officer, so when you see a police car speeding around Mapesbury it might well be Patrick chasing a crime for us.

Police Station reorganisation plan

We asked the Borough Commander, Chief Superintendent Mark Tolland, to explain the proposed radical changes in Police accommodation in Brent. He told us that most of the police accommodation in Brent is not fit for modern day policing, and, with a large increase in staff, it has quite simply been outgrown; the buildings need to be modernized to provide better facilities for people coming to the stations, and to accommodate the larger number of staff.

His main aims are to: provide new front counter facilities in Harlesden and Willesden, and possibly combine these with Safer Neighbourhood Team (SNT) bases; site SNT centres within their communities, a priority in order to improve accessibility; combine all custody facilities in a New Custody Centre; accommodate all operational officers in a single Patrol Base; consolidate many existing support functions in Wembley Police Station. The Borough Commander will explain all these changes in more detail at the AGM

Brent Community Safety Board

The BCSB's purpose is to promote a two-way information flow between all sections of the community and senior officials from the council, police, and fire services responsible for safety. The BCSB has a core membership of community group representatives, but the Board would like to hear from anyone concerned about policing and safety. It is an opportunity to hear Brent's policing and safety policies, and to directly influence them.

If you are interested in BCSB contact Natasha Springer or Patrick Jacobs 0208 965 1141

Victim support

This important local charity has supported victims of crime in the Brent area since the 1980s. From June, it will become part of the National Association of Victim Support Schemes. However there will still be a Brent office in Stonebridge and the service to victims and witnesses should remain the same. Keep a note in your address book now, in case you or your neighbour should need their support in the future. All calls will be dealt with through the national helpline - 0845 30 30 900.

Street Trees - update

Insurance companies all over the country are continually pressurising residents and Councils to remove street trees where they decide that trees must be causing the subsidence problems to properties.

In Mapesbury, some residents badly affected have begun to get together to decide how to go forward:

Keyes Road. An action group decided to replace their plane trees with an avenue of field maples, suitable for a narrow street with small front gardens. These were successfully installed by Brent Streetcare last year; later **Hoveden Road** residents asked to replace their trees with matching maples. Following an official consultation, the Council recently replaced Hoveden's six remaining planes with nineteen field maples.

Residents in both roads have clubbed together to buy 250 bedding plants and in April will be having a planting day to surround all their new trees.

Melrose Avenue. Following a formal consultation about the future of their trees, MapRA helped organise a consultation meeting at which Brent's Deputy Director for the Environment, Irfan Malik answered residents' many questions. At the meeting, residents who

attended were clearly very upset that their trees were disappearing fast and were not in favour of a phased removal and replacement scheme. Streetcare has therefore resumed normal maintenance; this involves a cycle where the trees are pollarded every two years. However, if a subsidence claim arises and the resident's insurance company is insisting that the tree outside the property is the cause, Brent Council have no alternative but to remove the tree.

Exeter Road North - Very few trees have survived in this street. We are keen that Exeter Road residents get together soon to decide what direction to take. In the meantime MapRA have asked Streetcare to think of providing possible new trees for Exeter in their 2008/9 budget. Anyone who is interested, contact Sera Mendelsohn, (8208 2037) or talk to her at the AGM. Sera will send residents of Exeter an informal consultation note about new trees in their street.

Please note that Brent Council have assured MapRA that there are no current plans for any phased removal to replace street trees in other roads in our area but they will have to remove trees if there are any subsidence claims.

Cricklewood Homeless Concern Good News

The new CHC building at 60 Ashford Road is now open, speeded by many donations from friends and residents. Staff are working hard to develop a full programme of services as soon possible. It is not quite fully up and running yet as there are a few regulations that have to be taken on board and some final building works. Recently, local residents visited the centre to have a look around and to hear staff talk about how they could access the services such as IT training and meeting rooms. CHC's main work is supporting vulnerable people in Brent who face disadvantage and/or exclusion. The new Centre is also available to help residents who need support for issues such as training and employability, substance abuse and mental problems. For more information look at www.chc.org.uk or contact Danny Mahler (8208 8591; 07810423956)

Brent Citizens' Advice Bureau 25th Anniversary Year

25 years ago Brent Citizens Advice Bureau opened its doors on Willesden High Road. Since then it has transformed the lives of thousands of people who have used its services

The bureau is an independent registered charity; in fact it's the only charity in Brent to provide free, confidential, impartial and independent advice and information on a wide range of subjects including debt, welfare benefits, employment, consumer rights, housing, immigration and other legal problems.

The Bureau is open to everyone and works throughout Brent. To find out more about the services offered visit www.brentcab.co.uk

Front garden competition 2008

Members of the MapRA Gardening Club will be looking at front gardens in the first two weeks of May. To thank gardeners whose front gardens add to the pleasure of living in Mapesbury, and to encourage new owners, MapRA will be giving prizes and certificates for different types of garden, including those which are mainly a parking area but with flower beds or containers. For the first time, awards will be made for the best gardens in a street or area, because it is sometimes difficult to compare the impact of a delightful small garden with a relaxed spacious garden in quite different surroundings. A final decision will be made in the middle of May. Further information from Margaret Mann Tel: 8459 5419, e-mail: mags_mann@yahoo.co.uk.

National Garden Scheme

We are fortunate that three Mapesbury gardens have been chosen to take part in this National scheme. These delightful gardens will open, in aid of Charities, on the following days:

Chris and Miranda (208 Walm lane) - Sun 15th June (2 - 7pm) with tea and home made cakes, Wed Aug 13th (5-9pm)

Ian and Michael (10 Hoveden Road) - Sun 15th June (2 - 6pm)

Claudia (64 Blenheim Gardens) - Sun 22nd June (2- 5pm)

For more information see www.ngs.org.uk.

Recycling and Rubbish Collection update

At the moment only plastic bottles are being collected in the weekly green box collection or at Sainsbury's on the High Road. For your information Sainsbury's are selling eco clothes made from recycled plastic bottles as well as bags, fruit, vegetable and meat trays. All other forms of plastic are collected at the council recycling site in Park Royal just off the North Circular, Park Royal exit.

A guide to what can be re-cycled, and where, will be included on our web site (MapRA.org.uk) by the end of April. Otherwise contact Lia on 8452 7272.

New Associations

New Brent Housing Partnership Residents' Association

Cathy Little, a BHP tenant in Mapesbury, is initiating a new Residents' Association for BHP tenants and leaseholders occupying Street Properties in Mapesbury. This is important because there are currently no BHP Residents' Associations for Street Properties in the Mapesbury area. Therefore, unlike the estates and blocks, these residents have no voice on the Area Housing Boards, so their opinions and specific needs are not heard. Cathy and the BHP Neighbourhood Services Manager, Christina Byrne will be staffing a Stall at the AGM supported by the area officer, Bhadrash Patel and a representative from Major Works. MapRA is delighted to invite all Mapesbury BHP tenants and leaseholders to the AGM. This is your chance to share your ideas with Cathy, and find out about the planned improvements for your property at the BHP Stall, as well as enjoying the refreshments, friendly atmosphere and all the information stalls. Contact Cathy for more details about the proposed new Association (tel. 8621 1681; email cathylittle654@hotmail.com)

NorthWestTwo Residents' Association

MapRA welcomes the successful setting up and development of a new Residents' Association called 'NorthWestTwo' in an area covering 13 streets centred on Ivy Road; these streets previously had no Residents' Association to represent them. They have already made real progress in raising local issues and solving local problems. Mapesbury Residents' Association looks forward to mutual collaboration and warmly offers its support. MapRA invites any resident who lives on the north side of the Mapesbury Ward, to join our AGM, enjoy our hospitality, and take the chance to chat to the helpful Brent Council, Department and Police Officers on the Information Stalls.

Other Items

If you need to get in touch with MapRA please contact either:

Gerry Weston (Chair) 8452 0649 westonj@supanet.com:

Sheila Lee (Deputy Chair) 8452 1612 sheila.x.lee@gmail.com

Judy Langley (Organising Secretary) 8452 7316 judy@lunarbac.com judylangley2008@hotmail.co.uk

Mapesbury Residents' Association

For the year ended
31 December 2007
£

INCOME

Subscriptions & Donations (for 2007)	1,006
Donations by film companies	1,450
Sponsorship from local Businesses	100
Donations at AGM	201
Bank Interest	28
	2,786

EXPENDITURE

Annual report	482
AGM expenses	281
Newsletter costs	162
Donation to Mapesbury Dell Trust	250
Website development	250
Cost of marquees	800
Less: Contribution to Open Gardens Day for marquees (400)	
	1,825
Surplus for 2007	961

BALANCE SHEET

as at 31 December 2007

ASSETS AND LIABILITIES:

Bank balance on main accounts	7,477
Less: Owing to Exeter Rd residents re lighting	(1,633)
Less: Owing to St Gabriels Rd residents re lighting	(97)
Subtotal after deducting the amounts for residents	5,747

Bank balance on Open Gardens Day accounts	5,288
Cash	20
Subscriptions paid in after year end	93
Less: Subscriptions received for 2008 to 2017	(1,348)
Less: Sundry creditors	(548)
Net Assets	9,253

Represented by:

UNRESTRICTED FUND

Accumulated surplus at start	2,795
Surplus for 2007	961
Accumulated surplus at end	3,756

RESTRICTED FUNDS

Net surplus from previous Gardens Open Days	2,824
Net surplus in 2007 (after contributions for marquees)	1,679
Less: Grant by Open Gardens Day to Brent for trees	(600)
Accumulated surplus at end	3,904

Polio Concerts in 2005 & 2006 net surplus	637
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Community Link fund	955
	9,253

Accounts prepared by A. J. A. Aiken, Honorary Treasurer
Certified a true and fair view D C R Drown, Auditor

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Daniel and Harris, Solicitors

338 Kilburn High Road,
NW6 2QN
020 7625 0202

CMS Design Associates, Ltd

Landscape and Garden Design
Catharina Malmberg-Snodgrass
13 Keyes Road
NW2 3XB
020 8452 6956
catharina@cmsdesignassociates.com

Smooth Cuts

Gents Hair Salon
65 Cricklewood Broadway,
NW2 3JR
020 8208 3485

The Olive Tree

Organic Food Store
152 Willesden Lane,
NW6 7TH
020 7328 9078

Annie Friedmann

Homeopath
38 St. Gabriels Road,
NW2 4SA
020 8452 2946
anniefhom@aol.com

Waitrose

Brent Cross Shopping Centre
NW4 3FQ
020 8203 9711
119 Finchley Rd,
NW3 6NN
020 7624 0453

Ms Lidia Amorelli

Piano Tuition
020 8830 5881

Ken at Haircuts

Hairdressers
6 Exeter Parade,
Exeter Road,
NW2 3UH
020 8450 2981

Elizabeth Dunn AGSM

Piano Tuition
All ages and abilities
020 8450 8419

Kilburn Flowers Ltd

Kilburn Station
020 7328 5661/2

O'Farrell's

Traditional family Butchers
80 High Road, Willesden
NW10 2PR
020 8459 2840

V-Flowers

80 Walm Lane,
NW2 4RA
020 8451 8989

Adam Boucher, D.O.

Registered Osteopath
Chatsworth Clinic
1 Loveridge Mews,
NW6 2DP
020 7372 0093
07930347012

Alex Leese,

Plumbing & Heating,
Corgi Reg.
50 Birkbeck Road,
NW7 4AT
020 8959 0668
07930 111 990

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Committee members in 2007

Robert Afia, Andrew Aiken
(Treasurer), Andrew Beckman, Ian
Brownhill, Susanna Burford,
Charlotte Curran, Khalid Dar, David
Drown (Auditor), Lia Evans, Chris
Gear, David Gee, Clare Gordan,
Michael Hirschl, Nina Jayaswal, Judy

Langley (Organising sec), Nick
Langley, Sheila Lee (Deputy
chair), Cheryll Lewis, Margaret
Mann, Jacqui Pelham, Sheelagh
Putnam, Gerry Weston (chair).
Councillors: Chris Leaman,
Hayley Matthews, Sam Hashmi.