



Mapesbury
Residents'
Association

ANNUAL REPORT 2024/25

Welcome to this year's annual report; covering last year's actions and current plans.

We will be holding our AGM in St Gabriel's Church as usual on Thursday 10 April, details below. This will be our usual social occasion, with tea, coffee, wine and refreshments. Do come and meet neighbours, members of the local community, police and council officers.

You should have already received a formal notice of the Annual General Meeting, either by email or hand delivered. (If not, please let me know). As usual we encourage anyone who wishes to join the committee to get in touch.

It is Open Gardens day this year - on Sunday 22 June, details below.

We are sorry to announce that our chair, Steve Iliffe, will be standing down at the AGM. We have greatly valued his quiet, skilful authority and sense of humour over the past years. This report contains updates on the work of the Cricklewood and Willesden Town Teams, the Mutual Aid group and Cricklewood Library, as well as our planning and conservation group. Rubbish removal and street cleaning are key issues for residents; and we fully support local Police in their efforts to control antisocial behaviour, drug use and crime. We also very much appreciate the work that the various gardening groups do.

We congratulate the Dell on their 20th anniversary year and hope the break-in problems have been resolved with new security systems installed. The trustees are very grateful to our members for their generous donations.

Gerry Weston, Organising Secretary, MapRA

Forthcoming Events for 2025

MapRA Annual General Meeting (AGM)

Thursday 10 April, 7.00 pm - St Gabriel's Church

There will be information stalls representing social, community and charitable groups within Mapesbury, as well as representatives from the local police and council services. After the short formal AGM business (from 7.30 to 8.00pm) we plan a presentation developments in Kilburn; given by Kilburn One Voice.

Open Gardens Day 2025

Every other year we have MapRA's Open Gardens Day. This year our Open Gardens Day and plant sale will be on **22 June 2025**. Do put this date in your dairies as it is a lovely community day - a chance to meet neighbours, get plant bargains and see amazing gardens in our area.

Mapesbury Dell

The Dell continues to be a haven for many locals. We are looking forward to maintenance to the playground this year which Brent has kindly organised and will co-fund with the Dell.

Jill Rixon and her amazing gardening team's hard work resulted in yet another London In Bloom Gold Award last year. They would welcome all who are interestED in participating on a Monday morning at 10am.

Anyone who would like to attend the Dell AGM this year is more than welcome. It will be held in the Dell at 7pm on Wednesday 7th May.

Sunday 29 June, 11.00-4.00pm: Wild Day - Donkey rides, petting zoo, face painting, ice cream, BBQ, cakes, summer drinks

Sunday 14 September, 2.00-4.00pm: Back to School Children's Party - Mr Marvel, storytelling, face painting, tea and cakes

Saturday 13 December, from 5.00pm: Christmas Carols - local choirs, Father Christmas, mulled wine, mince pies
Entry free to all, If anyone would like to help with Dell events, please get in touch at: trustees@mapesbury-dell.org



Local resident, Anna, inspired by Bike Buses around the world, has set up the North West Pedal Express, allowing children to cycle to school in a fun and safe manner.

The 'Bike Bus' leaves every Friday at 7:45am, for schools in West Hampstead, Belsize Park and Regents Park. More information on their Instagram: [@Northwestpedalexpress](https://www.instagram.com/northwestpedalexpress)

This Annual Report is intended primarily for members of MapRA.

However, if you know someone locally who is not a member and may be interested, please pass it on to them.

AGM 2024

Thanks to all who came on 16 April. Steve Iliffe was re-elected chair and Gerry Weston secretary. Gerrie Sturgeon is now treasurer.

Paul Lewin (who is newly responsible in Brent for local plans, landscaping, and much else!) gave a guide to planning constraints and issues from National, London, to local levels.

Besides this, members and guests enjoyed refreshments, wine and chat with Police, Brent Neighbourhood Manager, Brent trees, Cricklewood, Willesden and Kilburn Town Teams and MapRA Garden group.

MapRA Gardens

The Gardening Club has been busy holding their monthly meetings, encouraging local gardening, with an interesting selection of speakers ranging from local bee keeping, scented garden plants, resilient gardening, to hedgehogs.

If anyone is interested in attending talks and being on the mailing list, please let Gerry know. They are also now planning a new initiative to turn Mapesbury into a hedgehog friendly area. If you would like to be involved with this let Gerry know.

The triangle team continue their good work looking after the 4 triangle gardens - pruning, tidying, weeding, planting bulbs. Extra volunteers for occasional 1hr stints always welcome.

There are two groups looking after station gardens; the Willesden Green group plan to migrate plants to more attractive pots and Michael Stuart's Kilburn team tends the herb and produce garden.

Planning and Conservation

A reminder to residents (and landlords) in the Mapesbury Conservation Area that planning applications are required for work which affects the front elevation and garden of the houses. There are also limits to development at the rear. Full details can be found online in the Mapesbury Conservation Area Design Guide.

The Conservation Area is being extended this year to include Sheldon Road and parts of Cricklewood Broadway.

The MapRA planning sub-committee acts on behalf of residents to protect the area from unsuitable development, working with council planning officers. We can advise on what is likely to be acceptable and you can report any unauthorised work via email: info@mapra.org.uk

The saga of 37 Lydford Road continues with yet another appeal. We continue to follow up the planning contraventions with Brent Planning.

Following Fairview's demolition of 110 Walm Lane, the former Queensbury public house, the site has been bought by another developer and building work has started. We are seeking an update on plans for this building.

It appears that the 19th century coach house in Dawlish Road has been sold for development, and we will be working to ensure that plans are sympathetic to its heritage and the conservation area.

We were dismayed to hear that the planning application for a bingo hall at the former Lloyds Bank on Walm Lane has been approved despite opposition.

Cleaning / recycling

Brent Council introduced a new street cleaning contract in 2023 with two main changes:

- (a) a separate 2-weekly recycling collection for paper and cardboard using a blue bag container. Despite issues with the bags, Brent wish to continue, arguing that the separation of paper and cardboard from other materials has resulted in a significant improvement to the overall recycling performance.
- (b) street cleaning in residential areas is now more "data led", with the contractor also responding when issues arise, as well as streets being visited on a regular routine basis.

If you see any fly-tipping or large amounts of litter, or rubbish has not been picked up, please report it with a detailed summary and a precise location. This can be done via; the Brent website, the Fix My Street app or emailing Phillip.Stagles@brent.gov.uk. If litter is reported the Council has generally been responsive in arranging for the contractor to promptly address the problem.

Willesden Green Town Team (WGTT) report 2024-5

The small group of volunteers achieved a lot in 2024. If you'd like to support us, make a donation or to get involved, please contact us by emailing willesdengreentownteam@hotmail.com

Willesden Green Station Gardens. The Town Team Gardeners achieved a 'Thriving' rating (Level 4 of 5) in the 2024 RHS 'London in Bloom' competition and received positive feedback from the judges: Still looking for keen gardeners, as well as those with no experience.

Gladstone Park Primary School – Gardening and Education. July 2024, the Town Team organised an educational and gardening session for the children at Gladstone Park Primary School at their Summer Fair.

Transformational Project for Willesden Green High Street. The WGTT is embarking on an ambitious new project, together with local Businesses and Resident's Association, for improvements to infrastructure and the appearance of Willesden Green high street, similar to the Kensal Corridor Scheme (see Brent Council website for details).

The Town Team successfully pressured Brent Council to bring in Selective Licensing for Private Rented accommodation in late 2023. We are now working with the Council to assess its impact and how it can be improved.

Crime, Antisocial Behaviour and Safety. The team are working closely with our local Councillors and Willesden Green Safer Neighbourhood Team to tackle the rising problems of crime, antisocial behaviour and substance abuse amongst other safety concerns raised by residents.

History Mural for Willesden Green. Brent Council commissioned History Mural, produced in collaboration with WGTT, the Residents Association and Willesden Green Historical Society. The mural which will be installed outside the large Sainsbury's in Spring 2025 shines a light on the rich culture and history of Willesden Green.

Willesden Green Town Team Website. Will launch very soon and will offer a one-stop shop for residents curious to learn more about the area. willesdengreentownteam.org.uk

Report from MAFW (Mutual Aid Food Willesden) food bank.

During 2024, aided by MAPRA's generosity, Mutual Aid Food Willesden was able to continue serving our community by distributing over 2200 food parcels. Roughly a third are delivered by our volunteer drivers to housebound people.

Every week around 100 people benefit from our work. We continue to be thankful to the Pakistan Community Centre, who provide the premises for our operation, which runs every Tuesday.

As well as food, we are able to supply a limited amount of toiletries and cleaning products and, on Tuesdays, we play host to various agencies offering advice on benefits and children's health.

Cricklewood Town Team (CTT) report

Station garden. The Cricklewood Station garden flourishes all year round thanks to the volunteers. Storm damage required replacement fencing donated by B&Q. Some of the history artwork on the glass panels of the passenger waiting shelter were removed, but with support from GTR Govia these have been replaced.

Cricklewood Lane Market. Funding from Barnet Business enabled a successful evening of music and food on a world food theme. The video highlighting the local market cuisines as a go-to food destinations in North London is on our website.

Oaklands. NCIL funds installed a "Smiths" star and noticeboard, achieving positive social media feedback. It's a favoured accessible location for Brent Public Health's vaccination bus.

Brent Women of Renown Project. The evaluation report was approved by the National Lottery Heritage Fund. See <https://cricklewood.net/brent-women-of-renown/> for more.

Christmas festive spirit

- The station lights display supported by B&Q
- JJ Rhatigan sponsored a tree at Oaklands Road, where local churches held a carol service. and SOCO's tree was enjoyed by Market shoppers.
- Our thanks to local councillors for Barnet Christmas lights.

Engaging with developers

- JJ Rhatigan, Galtymore site, completion aimed for 2026.
- SOCO developers for the Co-op site.
- The B&Q development site working group.

In spite of extensive challenges, gaming licences continue to be approved across Cricklewood.

Chichele Road Pedestrian Crossing. CTT and NW2_RA are seeking a resolution. We continue to advise the local councils of issues of graffiti, fly tipping and unusable phone boxes.

Ashford Place continues delivering social support services to the residents of Cricklewood and across Brent. An important charity for vulnerable residents and grateful to local groups for engaging with them for assistance to residents of Cricklewood

See www.cricklewood.net for full report.



Cricklewood Library report

We now have several paid members of staff helping us lead the organisation to even greater success. We're excited to launch our monthly cinema club, which has led to building improvements including the installation of a blackout curtain, making our hard-working space even more versatile and suitable for events of all kinds. Our other great free activities carry on too – Crickreaders, CrickleUkers (very popular Ukelele group!), Crickmovers seated exercise, German conversation class. It's all go at the library!

We continue to look for volunteers to refresh what we do and bring new ideas and enthusiasm. Please do get in touch if you'd like to join the team at info@cricklewoodlibrary.org.uk. We're always open to new ideas for ways to use the space and improve on our offer.

Local Police

Mapesbury & Cricklewood Safer Neighbourhood Team have engaged with Operation Terminos, a targeted action from Cricklewood to Kilburn since April 2024, achieving a reduction in burglary (48%) and violence with injury (21%). Following an initial increase in robbery (30%), no robberies were reported in the ward in December.

Criminal Behaviour Orders have been issued to prolific offenders for repeat offending of burglary and shoplifting, often products stolen to order.

Successful Day of Action in Cricklewood with Brent and Barnet police and their Council officers was conducted to disrupt known offenders who cause persistent crime and anti-social behaviour problems. This increased working with Barnet SNT enables Cricklewood Broadway to be a better place for residents and business.

Regular Violence against Women and girls' walks are conducted to encourage people to talk about their concerns.

Current Priorities:

- **Violence** – Focus around Cricklewood Broadway and Chichele Road
- **Burglary** – Focus on areas that are being targeted which have been reported.
- **ASB/Drugs** – Focus patrols around hotspots where ASB and drug use occurs.

To report ongoing problems or issues ring 101 (in emergency 999)

Follow on X (Twitter) @MPSMapesbury or on Facebook – Mapesbury Police

To report various crimes as well as anti-social behaviour online at <https://www.met.police.uk/ro/report/ocr/af/how-to-report-a-crime/>.

Email for details of a crime but not to report Mapesbury&Cricklewood.SNT@met.police.uk (we do want to encourage people to report all activities - and online is a good way if it's not a serious ongoing issue).

Useful Contacts:

Health: Illness and emergency. Willesden Medical Centre 020 8459 5550, or call 111, 999 in emergency.

Falls and Bone Health service. Harrow community services. 0300 555 8889.

Brent Vaccination Centre 020 8937 1234.

Late Chemists. Chana Chemist, at Willesden Centre for Health and Care, Robson Avenue, 020 8459 2332, 8am- midnight (Sun 10am-6pm). Bliss Chemist, 50-56 Willesden Lane. 9am – 7pm Mon-Sat 020 7624 8000

Rubbish collection / Recycling. If you need an assisted collection, or have problems with rubbish collection or dumping, email recyclemore@brent.gov.uk or phone 020 8937 5050.

Fly-Tipping. Download "Fix My Street" app to your smart phone. Or email customer.services@brent.gov.uk or call 020 8937 5050. Do not approach anyone you see fly-tipping.

Visitors' Parking. Contact 020 8290 8300 from 9am-5pm Mon-Fri.

Planning enforcement. If you see something that you believe may be an infringement, please contact 020 8937 5280.

For general planning enquiries contact 020 8937 5210 or look on Brent Council website.

Environment. Pests, Noise etc. Contact 020 8937 5252.

Brent Trading standards. For help / advice with trading scams. 020 8937 5522.

To follow up problems with Council services. Contact the Mapesbury Neighbourhood Manager; Phillip Stagles at Phillip.Stagles@brent.gov.uk or 020 8937 5418

MapRA guide to traders and services
<https://mapra.org.uk/local-traders>

MapRA Community Clubs. We have several clubs focused on particular interests: Book Clubs, Gardening Club, Harvesting group, Film club, Theatre Group. contact@mapra.org.uk or ring 07931 955037

Mapesbury Residents' Association Income and Expenditure for the Year to 31 Dec 2024

	2024		2023 restated	
	General Fund	Open Gardens Day	General Fund	Open Gardens Day
A: INCOME				
Subscriptions	1,669		2,161	
Annual report sponsorship	75		105	
Donation including AGM receipts	299		321	
Return of Grant for Triangles	250		0	
Bank Interest	72		67	
Donations by film companies	0		250	
Oliver Sacks Festival from Brent				
Open Garden Day income		0		4,256
	2,365	0	2,904	4,256
B: EXPENDITURE				
Website support	60		232	
Internet support	156		139	
Annual Report	113		390	
AGM costs	159		187	
Other expenses	134		271	
Open Gardens Day expenses				1156
Grants given*	4,050	580	2,340	2,850
	4,672	580	3,559	4,006
C: NET SURPLUS / (DEFICIT) (A-B)	(2,307)	(580)	(655)	250
Opening Cash Balances	8,104		8,509	
Closing Cash Balances	5,217		8,104	
Reduction in Funds	2,887		405	

Subscriptions paid in advance 2,729
Held for Open Gardens Day 457

*2024: Dell £500; Hope Café £500; Lawrence Larder £500; Mutual Aid £2550:
For OGD Cricklewood Library £290; WG Town Team for Station Garden £290

Accounts prepared by S G Sturgeon treasurer. I have examined the accounts and records of the Association.
There are no matters that I wish to bring to the attention of the members: Simon Judge, Independent Examiner

Sponsors

Camerons Stiff & Co

2 Willesden Green Station, Walm Lane, NW2 4QS
T: 020 8459 1133 / 020 8450 9377

51 Lonsdale Road, NW6 4RA
T: 020 8459 1133 / 020 8450 9377

62 Salusbury Road, NW6 6NS
T: 020 7328 2828

E: enquiries@cameronsstiff.co.uk
E: rentals@cameronsstiff.co.uk
www.cameronsstiff.co.uk
@cameronsstiff.co.uk

O'Farrell's Traditional Family Butchers

35 High Rd, NW10 2TE
020 8459 2840

Nathan the Computer Bloke

07972 367 501
nathan@computerbloke.net

Elizabeth Dunn AGSM Piano teacher; very experienced, all ages and abilities, Cranhurst Road, 07708 090 990

Ken at Haircuts Men's & Women's Hairdressers

6 Exeter Parade, Exeter Road, NW6 3UH 020 8450 2981

Opai Greek Bakery

2 Exeter Parade, NW2 3UH

Lampards Estate Agents

4a Lonsdale Road, Queens Park
oliver@lampards.co.uk
07494 193632, 0208 208 0055
lampards.co.uk

Local Councillors

Mapesbury & Cricklewood Ward: Mayor Tariq Dar (07467 004 752), Gwen Grahl (07741 767 590)

Brondesbury Park Ward: Erica Gbajumo (07467 004 829), Ryan Hack (07717 697 436)

Willessden Green Ward: Saqlain Choudry (07717 695 564), Janice Long (07920 378 716), Tom Miller (07721 233 041)

Email addresses can be found online at: <https://www.brent.gov.uk/councillors>

Current Committee Members

Steve Iliffe (Chair), Gerry Weston (Org. Sec), Dickson Abegunde, ex-Mayor Lia Colacicco, Alison Cossar, Cllr Tariq Dar, Derek Forsyth, Alex Henderson, Angela Payne, Jacqui Pelham, Carol Reeman (NW2 Residents' Association), Gerrie Sturgeon (Treasurer)

To get in touch with MapRA please contact:

Steve Iliffe (Chair) s.iliffe@ucl.ac.uk or Gerry Weston (Organising Secretary) 020 8452 0649 gerryweston@btinternet.com

Communications: Website / Email network

We encourage people to look at our website www.mapra.org.uk for information on local community events; MapRA clubs; local Police news as well as other local information. And join our email network (email contact@mapra.org.uk) for news, updates and security alerts.