



Mapesbury
Residents'
Association

ANNUAL REPORT 2025/26

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

We will be holding our Annual General Meeting in St Gabriel's Church on Tuesday 14th 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 AGM, either by email or hand delivered. (If not, please let me know). As usual we encourage anyone who wishes to join the MapRA committee to get in touch.

No Open Gardens day this year as it is a biennial event.

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, street cleaning and abandoned Lime and Forest bikes are key issues for residents. We fully support local Police in their efforts to control antisocial behaviour, drug use and crime. We also very much appreciate the work carried out by the various gardening groups.

The Dell celebrates its 21st anniversary this year and we will be assisting financially with their celebrations.

Gerry Weston, Organising Secretary, MapRA

IMAGE: A colourful new mural now brightens the Edgware Road bridge (just past Lidl) created by Wood Street Walls and funded through the High Street and Places Capital Grant Fund.



Forthcoming Events for 2026

MapRA Annual General Meeting (AGM)

Tuesday 14th 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 hustings for the local Council elections on 5th May.

Mapesbury Dell

The Dell has continued to thrive over the past year and remains a vibrant hub for our local community. We are delighted the Dell has once again been recognised with a Gold London in Bloom Award — a wonderful achievement.

Our heartfelt thanks go to Jill and the gardening team, along with all our fantastic Dell volunteers, whose hard work keeps the Dell looking beautiful and welcoming throughout the year. We are also very grateful to MapRA for their continued support.

We are looking forward to a busy calendar of events in 2026:

- Our popular **Wild Day** will take place on 28th June.
- Later in the year, we will host our **Back-to-School** event on 6th September
- Followed by **Christmas Carols** in the Dell on 12th December.

The Dell is always keen to welcome new volunteers to help with events and activities. If you would like to get involved, please contact them at trustees@mapesbury-dell.org

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 2025

Thanks to all who came last year on 10th April. Alex Henderson was elected chair. Gerry Weston was re-elected Secretary and Gerrie Sturgeon, Treasurer. Thanks to our retiring chair Steve Iliffe.

Michael Stuart, key organiser of One Kilburn gave us information about the work of his group.

Besides this, members and guests enjoyed refreshments, wine and chats 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.

If anyone is interested in attending talks and/or being on the mailing list, please let Gerry Weston know.

The triangle team continue their good work looking after the triangle gardens - pruning, tidying, weeding, planting bulbs. Extra volunteers for occasional one-hour stints are always welcome. There are also two groups looking after Willesden Green and Kilburn station gardens.

Planning and Conservation

Our usual reminder to residents (and landlords) in the Mapesbury Conservation Area that works which affect the front elevation and garden of the houses need a planning application. There are also limits to development at the rear of the property. Full details can be found online in the Mapesbury Conservation Area Design Guide, a link to which is available on the planning page on the MapRA website - <https://mapra.org.uk/planning>. It is generally easier to negotiate an acceptable compromise if plans are put forward before work starts.

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

We are pressing for preservation and improvement of the listed early 20th century coach house in Dawlish Road and continue to follow up the planning contraventions with Brent Planning.

Cleaning / recycling

We believe most residents are doing their best to make use of the blue recycling bags in line with Council policy. It is particularly important that paper and cardboard is separated from other recycling as the Council can sell it to generate additional, much-needed revenue.

Under the Brent street cleaning contract, some streets are cleaned every second or fourth week, supplemented by additional "data-led response" and main roads continue to be cleaned daily. In our experience, the best way to ensure side streets (i.e. those other than Walm Lane/Chichele Road) in Mapesbury are regularly cleaned is for residents to request this via the Brent website: <https://www.brent.gov.uk/parking-roads-and-travel/roads-and-streets/street-cleaning>.

MapRA has conveyed to the Council a request for extra rubbish bins in the area. We have proposed MapRA-sponsored bins which we believe will help reduce littering and assist community-minded residents to help clean up minor rubbish.



Rentable Bicycles

Residents will likely be aware of the presence of rentable bicycles in Mapesbury, in particular Lime and Forest Bikes. While we welcome the provision of an alternative source of transport which reduces car journeys and alleviates crowding on public transport, we do have concerns about the number of bikes abandoned on pavements which create challenges for pedestrians and residents with mobility issues. We have shared our concerns with the Council who have advised that an increasing number of designated parking bays for the bikes is being rolled out across Brent, including Mapesbury.

Willesden Green Town Team (WGTT) report 2025

Willesden Green Underground Station Gardens

Our Gardeners were awarded a 'Thriving' rating (4/5) in the 'It's Your Neighbourhood' (IYN) category in the RHS 'London in Bloom' competition. Volunteers always welcome!

Gladstone Park Primary School – Gardening and Education

Our collaboration with the Gladstone Park Primary School was supported by Brent's "Together Towards Zero" programme. We were thrilled to join the school's first



Gardening Club session in May and to present at the school assemblies in July, where we talked about growing plants from seed; also, at their International Day on the 11th of July. The plants grown by the children were then transplanted onto the Willesden Green Station platforms.

Voices for Clean Air

Willesden Green is part of the 'Breathe London' network of air quality sensors. Our sensor, located opposite Willesden Green Library, takes hourly readings of PM2.5 and NO2, both harmful to human health - readings are available on www.breathelondon-communities.org. Last year, WGTT was selected to represent London in the film 'Voices for Clean Air' about how different communities from around the world are combating air pollution in their cities, launched at COP30 in Brazil in November 2025.

History Mural for Willesden Green

Commissioned by Brent Council and produced in collaboration with WGTT, this celebrates the rich culture and history of Willesden Green. Installed outside Sainsbury's in Poplars Avenue, it was unveiled on 5th April. See the video on our website:

Follow us on Instagram @willesdengreentownteam and Facebook @Willesdengreenteam
New website! www.willesdengreen.london. Please support our work by volunteering or donating via our website or contact us by emailing willesdengreentownteam@hotmail.com

Report on the MAFW (Mutual Aid Food Willesden) food bank (end of February 2026)

During 2025, aided by MapRA's generosity, Mutual Aid Food Willesden was able to continue serving our community by distributing nearly 2,000 parcels of food, toiletries and cleaning products, some going to single people, others to large families. Roughly a third are delivered by our volunteer drivers to housebound people. Post codes served are overwhelmingly NW2 and NW10. Many recipients are living in refuges or hostels. Some are homeless. Every week around a hundred people benefit from our work. We continue to be thankful to our parent charity, SUFRA, and to the Pakistan Community Centre, who provide the premises for our operation, which runs every Tuesday. Twice a month we also host various agencies offering advice on benefits and children's health.

Cricklewood Town Team (CTT)

Destination Cricklewood

See front page picture and article.

Cricklewood Festival – Crossroads

September's Crossroads Music Festival was a great success, celebrating grassroots music and Cricklewood's cultural diversity. Backed by Arts Council funding, volunteers and local venues, it created a vibrant community atmosphere, including a lively session in the Dell.

Station & Local Improvements

Volunteers continue caring for the Cricklewood station garden. The market's food traders feature regularly on Instagram, highlighting Cricklewood's expanding food scene.

Community Activity

At Oaklands, the Brent Public Health bus continues supporting residents, and Brent-sponsored bike repair events encourage greener travel. Christmas lights at the station and Oaklands Road were upgraded with help from B&Q and JJ Rhatigan, enabling carol services for local churches.

Planning & Engagement

Rhatigan's Galtymore development nears completion, with Asda opening in June 2026. The Town Team remains engaged on the B&Q, Gladstone Centre and Matalan proposals. Key priorities include tackling fly tipping, graffiti and securing a pedestrian crossing on Chichele Road. Ashford Place continues providing essential support to vulnerable residents. www.cricklewood.net for full report.

Cricklewood Library

We now have several paid members of staff helping us lead the work of the library. Over the past year, Cricklewood Library has continued to grow as a vibrant, community-led hub. Working closely with local partners and volunteers, we have expanded our programme of free and low-cost activities for all ages. These have included creative writing through Cricklewriters, weekly movement sessions such as CrickleMovers, guided relaxation hours, author talks, concerts showcasing emerging local musicians, and intergenerational community events, including our new CricklePlayers Theatre Group.

We have strengthened our partnerships with local organisations, supported independent creatives, and provided affordable space for workshops and meetings. Our book groups and cultural events have brought residents together, helping to reduce isolation and build meaningful connections. We have also increased our digital communications, improving outreach and engagement with new audiences. Above all, the library has remained a welcoming, inclusive space — offering warmth, creativity, learning and community connection throughout the year.

Cricklewood & Mapesbury Safer Neighbourhood Team

The current focus remains on violence, particularly along Cricklewood Broadway and Chichele Road. The team ensures that violence on the ward remains low as they conduct proactive patrols and work with partner agencies to reduce crime-related matters and antisocial behaviour.

The Team are engaged on Op Terminus which focuses on priority crimes of violence, burglary and robbery and also anti-social behaviour and drugs. The team will target known offenders and provide uniform and plain clothes patrol. On patrol, individuals who have been identified as suspects for burglaries are either engaged with or disrupted, and if offences are committed, they are arrested. For the worst offenders, officers seek injunctions or community protection orders.

Where anti-social behaviour and drugs are the issues, the team will work with the Council officers and charities who help house the drug users and provide necessary safeguarding. Undercover patrols are maintained.

MapRA is well represented on the regular ward panel meeting with the local SNT.

Updated details will be provided on Met Engage. It is worthwhile using Met Engage to follow our local police team at: <https://www.metengage.co.uk/Content/LocalArea/79692/Cricklewood%20%26%20Mapesbury> Through Met Engage you can get to know your local officers, help shape how they police the area and have direct access to key information and advice.

To contact to your team about local policing issues, email Cricklewood&Mapesbury@contact.metengage.co.uk. (Please do not use this contact method to report crime, in an emergency always call 999 or you can report crime online at www.met.police.uk or dial 101). <https://www.met.police.uk/ro/report/ocr/af/how-to-report-a-crime/>.

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. If you see any fly-tipping or particularly large amounts of litter, or you notice rubbish has not been picked up, please report it. This can be done via 1) the Brent website: <https://www.brent.gov.uk/bins-rubbish-and-recycling> 2) the Fix My Street app; or 3) emailing Phillip.Stagles@brent.gov.uk. 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 the 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>

Mapesbury Residents' Association Income and Expenditure for the Year to 31 Dec 2025

	2025		2024	
	General Fund	Open Gardens Day	General Fund	Open Gardens Day
A: INCOME				
Subscriptions	1,686		1,669	
Donations	962			
Film Company Donations	750			
Annual report sponsorship	90		75	
AGD donations	216		299	
Return of Grant for Triangles			250	
Bank Interest	49		72	
Open Garden Day sponsorship		450		
Open Garden Day receipts		5,119		
Total	3,753	5,569	2,365	0
B: PAYMENTS				
Annual Report	123		113	
Internet support	359		216	
Paypal / Sum-up costs	38		44	
AGM expenses	85		159	
Other expenses	153		90	
Open Gardens Day expenses		1,663		
Grants given	* 1,350	! 3,825	4,050	580
Bank charges	48			
TOTAL paid away	2,156	5,488	4,672	580
C: NET SURPLUS / (DEFICIT) (A-B)	1,597	81	-2,307	-580
Opening Cash Balances	5,217		8,104	
Closing Cash Balances	6,894		5,217	
Addition / Reduction to Funds	1,677		-2,887	
Subscriptions paid in advance	2,470			
Held for Open Gardens Day	538			

Notes: * 2025: Mutual Aid £1100, Willesden Green Lights £200; Gardening Group £50
! Women's Refuge £765, National Brain £765, Lawrence's Larder £765, Ashford Place £765, St Gabriel's Church (CAP / Hope Café) £765

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

Local Councillors (may change after election on May 5th!)

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

Brondesbury 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

Alex Henderson (Chair), Gerry Weston (Org. Sec), ex-Mayor Lia Colacicco, Alison Cossar, Jacqui Pelham, Gerrie Sturgeon (Treasurer), Freddie Wynne. **Honorary committee members:** ex-Mayor Cllr Tariq Dar, Cllr Gwen Grahl, Angela Payne (Cricklewood Town team), Carol Reman (NW2 Residents Association)

To get in touch with MapRA please contact: Alex Henderson (Chair) alexhenderson1967@gmail.com or Gerry Weston (Organising Secretary) gerryweston@btinternet.com 020 8452 0649

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.

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

O'Farrell's Traditional Family Butchers

35 High Rd, NW10 2TE 020 8459 2840

Nathan the Computer Bloke

07972 367 501
nathan@computerbloke.net
www.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

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