



To all Members of the Place Committee (Councillors Stella Wilson (Chair), Millie Kent (Vice-Chair), Samantha Alleyne, Sandra Bynoe, John McArdle, Shifaa Ali) with copies to all other Councillors for information

You are hereby summoned to attend a **Meeting** of the **Place Committee** to be held at **St Jude's Hall, 71 Ilbert Street, W10 4QH, 18:00 24th September 2025**

Shuwanna Aaron, Proper Officer

19th September 2025

AGENDA

- PL 11 25/26 Apologies for absence** – to receive and approve any apologies for absence from councillors.
- PL 12 25/26 Declarations of interest** – to note any Declarations of Interest or Dispensations granted in respect of any item on the Agenda.
- PL 13 25/26 Minutes of the previous meetings** – to consider for approval the minutes of the Place Committee Meeting held on 23rd July 2025 for confirmation and signing as a correct record.
- PL 14 25/26 Public session** – to receive any questions, representations or petitions from members of the Public. *(Members of the Public may speak for up to 3 minutes at the discretion of the Chair).*
- PL 15 25/26 Financial Report** – to receive a verbal update of current financial position.
- PL 16 25/26 Contractors Report** – to receive verbal updates from HCGA.
- PL 17 25/26 Working Group Reports** – to receive verbal reports on work being undertaken by the Committee's Working Groups
- PL 18 25/26 WCC Retrofit** consultation – to receive a verbal report from the Committees' Vice-Chair and agree a response to the City Council's Retrofit Consultation.
- PL 19 25/26 CIL Spend** – to discuss and decide on the utilisation of CIL allocation.
- PL 20 25/26 Additional Funding** – to discuss and decide on the utilisation of additional funding of allocated to the Committee at the May Annual Meeting.
- PL 21 25/26 Officers' Report** – to receive a verbal report from the Officers.

Shuwanna Aaron, Proper Officer

QUEEN'S PARK COMMUNITY COUNCIL

Minutes of the Place Committee Meeting held at St Jude's Community Hall,
71 Illbert St

on **Wednesday 23rd July 2025 commencing** at 18:00

Present: Councillors Stella Wilson (Chair), Millie Kent (Vice-Chair) Sandra Bynoe, Samantha Alleyne, Shifaa Ali, Shamsa Hersi, Roger Diamond and John McArdle.

Also present: Shuwanna Aaron (Proper Officer), three members of the public

PL 01 25/26 – Apologies for absence – No apologies were issued.

PL 02 25/26 – Declarations of interest – No Declarations were made

PL 03 25/26 - Minutes of the previous meetings – The Minutes of the meeting held on 19th February 2025 were circulated as part of the meeting's papers and accepted as read. The minutes were seconded and a vote was undertaken.

RESOLVED THAT – The Minutes be APPROVED *and signed by the Chair.*

PL 04 25/26 – Public session – A resident raised concern that the meeting time was not included on the meeting agenda. The Proper Officer noted the oversight and confirmed they will ensure the time is included going forward.

PL 05 25/26 – Financial Report – A verbal financial report was delivered noting no significant spent on the committees' budget line since most projects had not yet begun. Income was noted to the community gardening income line from the Big Garden Clean-up project – with some spending budget to support the facilitation of the project.

RESOLVED THAT – *The report be NOTED.*

PL 06 25/26 – Contractors Report – A verbal report was delivered on behalf of HCGA, noting the continuation of Thursday's community sessions in the Rose Garden, the finishing of a bug hotel on the site and a number of corporate volunteer days planning new vegetable and herb planters in orchard. The report noted new signage in the rose garden to acknowledge it's maintenance by local volunteers. It was also noted another successful year of the Queen's Park in bloom competition with 215 certificates being handed out, by 14 volunteer judges. It was also noted that a new hose was bought to support the work of the friends of Queen's Park Gardens, as well as the installation of a tap at St Jude's Hall to support ongoing maintenance of the herb gardens. Concerns were raised about the suitability and quality of the hose which has already been broken and a follow up was requested. A number of upcoming activities were included in the report such as a volunteer lunch and nature play activities for families. Additionally, the report noted that lavender from the Queen's Park gardens were being harvested and provided as part of patient care at Westminster & Chelsea

Hospital and West Middlesex Hospitals. Councillors praised the initiative; the report was seconded and a vote was undertaken.

RESERVED THAT – *The report be NOTED.*

PL 07 25/26 – Queen's Park Canalside Update – A City Council representatives delivered a verbal update with regards to the Queen's Park Canalside re-development noting the completion of the canal wall restoration and the impending commencement of the wider scope of the project including the mural on the vacant wall, the design of the reading room and the extension of pedestrian pathway connecting the outdoor reading room to the Queen's Park Library. The representative noted, future plans for re-development of the paly area outside the library and the redevelopment of the H 'Penny steps to support greater sense of safety and connectedness. Councillors raised questions regarding community representation in the mural design and were informed of workshops undertaken with local primary schools which contributed elements to the design. It was noted that similar input was being undertaken for the design elements of the Ha'penny step re-development. Councillors raised concerns that secondary-aged children are consistently left-out when such consultations and community engagement are undertaken. Discussion unfolded about the difficulty engaging secondary school in such projects, but a commitment was taken away to re-attempt engaging secondary aged children. Concerns were also raised regarding the accessibility of ramp access to the outdoor reading room, specifically that the turns in the ramp were too sharp to sufficiently support wheelchair access. The representative confirmed that appropriate expertise was consulted to ensure that the ramps were fit for purpose. Councillors also raised concerns about the on-going maintenance of the site – stressing that a planting and maintenance plan needed to be put in place to ensure the safety and sustainability of the redevelopment and were informed that while a maintenance plan had not yet been agreed, an agreement would be finalized and the site will be maintained by the Councils contractors. Further concerns were raised about the lighting of the area – with regards to ensuring appropriate lighting to support users' sense of safety during the night. The representative noted a lighting audit was undertaken and that the developers were assured the site would be appropriate lit from a central point. Councillors thanked the representative. The report was seconded and a vote was undertaken.

RESERVED THAT – *The report be NOTED.*

PL 08 25/26 – Working Group Report – The coordinator of the Air, Environment and Climate Emergency Working group delivered a report on the most recent air quality monitoring noting a significant rise in poor-air quality across all areas of the ward. Areas such near St Johns Church and Kilburn Lane were significant above the legal limits, and the report was thought to be among the worst for many years. Councillors discusses the significance of the report and speculated about potential causes, noting a culmination of increased driving in the colder months in addition to road and traffic works along Kilburn Road during the recording period likely led to more drivers diverting into the estate and greater number of idle cars along the outer roads contributing to the significant increase. Councillors proposed re-visiting the discussion on new approached to take following a review of the next report, and seeking the city Council's support with the installation of new no-idling signs along the outer roads. The coordinator of the Planning Working Group Delivered a verbal report noting QPCC has

responded favourably to consultations on the provision of a Multi-use Games Area in the grounds of Wilberforce school, although it has asked that a management plan be published setting out how prioritisation for local access will be secured and residential amenity protected, and has also supported the Canalside mural. Elsewhere it was noted that the plans for a public art mural were progressing. On traffic matters, plans for cycle improvements along the Harrow Road, a Play Street in Lancefield between Caird and Mozart, and one way operation northbound on the dog-leg of Kilburn Lane were supported and comments submitted in each case. On city wide issues, QPCC joined WASF in supporting the current campaign against short term lets (Airbnb type holiday lets) as they reduced the supply of homes and had an adverse impact on residents. On behalf of the Public and Community Arts Working Group, the proper Officer noted ongoing conversations with the city Council regarding use of St Jude's Hall for the Community Cinema Project, alongside a planned series of community screenings starting in October to coincide with Black History Month.

RESOLVE THAT – The report be NOTED.

PL 09 25/26 – Additional Funding – Due to time constraint, this item was not discussed. The chair notes the discussion would take place at a subsequent meeting.

PL 10 25/26 – Officer's Report – The Proper Officer delivered a verbal report as noted in appendix A (below). The report was seconded and a vote was undertaken.

RESOLVE THAT – *The report be NOTED.*

Meeting closed at 19:58

Signed by.....

Date.....

Councillor Stella Wilson (Chair of Place Committee)
Councillor Millie Kent (Vice-Chair of Place Committee)

Minute Ref: PL01 –10 25/26

Appendix A

Report To:	Queen's Park Community Council		
Title:	Officers' Report		
Purpose:	For information and discussion		
Author:	Shuwanna Aaron, Proper Officer		
Date of Meeting	23rd July 2025	Agenda Item	PL 10 25- 26

1 Summary

This report sets out some of the activity undertaken by Officers since the last meeting and activities proposed for the next few months through the autumn and winter.

2 Recommendations

That the Committee discusses the matters raised and notes the report

3 Main tasks / issues since last full meeting of Council

Proper Officer
Housing
The Proper Officer has had two meetings with the City Council's Contracted Consultants Neighbourly labs, sharing anecdotal evidence surrounding the difficult residents face contacting the Council regarding housing needs and concerns, the subsequent lack of support residents receives with regards to addressing concerns with their housing and the knock-on effect on housing conditions among many Council tenants. Support has also been offered to support the wider engagement of local people through the community Council's digital channels.
Retrofit / Energy Efficiency
The Proper Officer has worked collaboratively with the City Council's Climate Emergency contributing to the development and delivery of the Queen's Park Avenue's Health Home Project. The Project was now in its second stage where it is working with residents and expert retrofitters and architects to develop a "guide" providing information to local people on the various retrofit options that can help improve the health of Avenues Homes, in addition to the cost efficiency and sustainability of the homes. Community Council support was offered to ensure residents had a telephone number to call for more information and to express their interest in the project – ensuring residents with digital barrier could engage in the programme. The Programme has engaged 20 residents across all key demographics including racial ethnic, tenancy, age, etc.
Queen's Park Canal Side
The Proper Officer has attended North Paddington Board meeting and received updates with regards to the plan work at the Queen's Park Canal side. Work has already begun on the site and is set to come to completion in November.
Dog Run / Dog Strategy

The Proper Officer has been working with the City Council's Animal Welfare team to organise a drop-in pet welfare clinic with the Mayhew Centre. Due to the Beethoven Centre's no-dog policy, the event was postponed and will be facilitated later in the Summer. The Dog Welfare Team and the Mayhew will be in attendance at the Summer Festival offering their advice and services to residents.

Public Realm Improvements

The Officer has engaged with Fiero Planning to share the Committee's concerns regarding the proposed mural for Kilburn Lane, shared the Committee's ideas for improving the proposal and signposted local artists, recommending their involvement in the redesign of the mural. A local artist was selected, and has produced a new design for the mural which more closely represent the local community. The Officer has feedback council's positive comments on the new design and has offered support to engage the wider community's feedback through the council's channels.

The most recent North- Paddington Partnership Board meeting provided updates on the completion of 12 shopfront improvement along the harrow road, and plans to complete a further 8 shopfronts by October 2026.

Queen's Park Gardens & Hut

No updates

Open Spaces

The Officer has written to the A2Dominion for updates about Selby Square, expressing the Community Council's interest is seeing the site redeveloped and in participating in the development and further community consultation with regards to the site.

St Jude's Hall

No updates

Jubilee Community Centre

The latest cohort of free usage at the Jubilee Community Centre has been confirmed from July – October.

The City Council is reviewing its provision of community access across all its sites and are in the process of making new proposals to the Cabinet members about how this might work. This would result in changes to the scheme established at the Jubilee. The current proposal, may see the organisations' access to the scheme limited to one-quarter before organisations are moved onto a different offer – which could be up to 50% off the commercial hire rate.

The Proper Officer is currently producing feedback raising concerns about the plans with consideration that while some more-resources organisation can sustain their activities on a lower-cost pricing plan, many smaller resident-led organisations and groups may not be able to access the Jubilee through a paid scheme- even if discounted. The Officer has also feedback that the restricted slots

provided at the jubilee under the scheme continues to be a barrier for organisations accessing the scheme, with a knock-on adverse impact on the scheme success.

Wilberforce MUGA

The City Council's consultation on the Wilberforce is ongoing. The Officer has forwarded the concerns of several residents to the Planning Working group Coordinator and asked that response be made.

Public and Community Arts

The Proper Officer is working in collaboration with the City Council's Senior Community Engagement Officer to secure St Jude's Hall for the running of the proposed community cinema planned to run from Autumn to Spring. A further application has been made for funding to participate in the City Council's Canalside Programme.

Air, Environment and Climate Emergency

Community Clean-up – Next session on Sunday 3rd August

Greening - No updates

Climate Emergency / Environmental Strategy – No update

Garden Clean-up – The Officer has co-ordinated garden clean up sessions with three corporate partners with sponsorship of £2500 for the project's budget.

Community Development Officer

Big Garden Clean Up

Led on all aspects of three BGCU events in May & June, working with 13 residents' gardens.

Air quality, climate and environmental concerns

Logistical & communications support for Great British Spring Clean Community Clean Up

Communications

- Clean Air Day campaign
- Started 'Naturehood Watch' column for e-bulletin & Voice, in partnership with Climate Champions

Funding

- Canalside Activation Grant Funding Application submitted, for Canalside Community Cinema project



GREEN

Place Committee July 2025
PL01-PL10 25/26