



Ealing Fields Residents' Association
Minutes of the 46th Annual General Meeting
held on 18th June 2025 at 7.30pm at the Log Cabin, 259 Northfield Avenue

1 Welcome, introduction and apologies

The Chair, Roger Jarman, welcomed the 80 or so residents present. Apologies had been received from: Committee members Andrew Dick, Helen Johnson and Keith Marriage; Street reps Jane Judge and Charmian Ali; and EFRA members Jim Ballantine, Mike Ferioli and Edward Iredale. Apologies had also been received from Councillors Ian Kingston and Kim Nagpal. EFRA was pleased to welcome Councillor Paul Driscoll to the meeting as well as representatives from the Metropolitan Police, Alex Welsh and Penelope Acquah, GLA member for Ealing and Hillingdon Bassam Mahfouz, and also Linda Massey from the Blondin Consortium who would be providing an update later on the agenda. The Chair thanked members for their support, subscriptions and donations, without which EFRA could not continue to represent the local community in dealings with the Council, the police and other local agencies.

2 Community Safety – report Ward Forum Chair and EFRA member Raj Kapoor, and representatives from the Metropolitan Police

RK introduced the update, explaining that Ward Forum meetings took place quarterly, and that Northfields continued to have the lowest crime rate in the London Borough of Ealing. Priorities were set by residents themselves, and these currently focused on (i) tackling violence against women and girls, (ii) tackling anti-social behaviour, and (iii) tackling theft from vehicles. The hard work of the officers dedicated to the Northfields ward was commended.

Alex Welsh and Penelope Acquah provided an update on Operation Vigilant – which made use of behaviour detection and facial recognition on Ealing Broadway – as well as Community Steps, which was focused on encouraging women and girls to use the parks and open spaces in the borough for walking and running.

In terms of crime statistics, latest monthly figures showed 53 instances of theft, mainly from shops and motor vehicles (it was noted that the figure had actually reduced since this had been made a Ward priority). There had been seven burglaries from residential properties, 33 assaults, 4 actual body harm incidents and 43 reports of anti-social behaviour. There continued to be an issue with thefts of parcels, mainly in the following streets: Lawrence Road, Junction Road, Murray Road and Carlyle Road. Crime prevention advice leaflets had been widely distributed to residents.

An update was provided on 'Met Engage', which was a new platform to be launched later in June, enabling residents to leave comments and communicate with local police (there would be door to door sign-ups and also QR codes to be distributed). This was not intended to replace the formal channels for reporting crime (999 or 101). An attendee asked whether this was a two-way mode of communication, and the police representatives confirmed that it was. It could be a way to get an update on a crime previously reported, rather than reporting a crime. Another attendee explained that she had been providing updates (general intelligence rather than reports of criminal behaviour) but had encountered issues with the mailbox and messages bouncing back. It was confirmed that this issue had now been fixed.

3 Minutes of the 2024 AGM and matters arising not covered on the agenda

The minutes of the last AGM were approved without amendment. In terms of matters arising, it was noted that these could be picked up during the open forum.

4a Chair's report

The Chair summarised EFRA's activities over the last year, which were covered in more detail in the newsletter. Key updates provided were as follows:

Conservation Area - Although the consultation on creating a Conservation Area in Northfields had concluded in January 2024, the results were still not available. Planning officers were apparently working on more pressing matters particularly the Local Plan which was subject to an examination in public this summer. The first meetings in public had been held earlier in the week. There was no indication when the results of the consultation exercise on the Conservation Area proposal would be known.

Orion Park - The 95-unit development of 'affordable' housing on the Orion Park site opposite Northfields station remained stalled. EFRA had heard from the developer (Sovereign Network Group) earlier this year that work was expected to start 'this summer'. But there was no evidence of that so far.

Overdale Road – There was an update on this development of 27 two storey terraced houses and 14 flats. This had now secured full planning permission, with the developer signing the Section 106 agreement with the Council earlier in June. News was awaited from the developer about a potential start date.

Step Free access for Northfields – It had been confirmed that North Acton and Northolt were to be included in the programme of TfL stations to get step free access. EFRA continued to lobby for Northfields to be included on that list. EFRA had been pressing Bassam Mahfouz (the GLA member for Ealing/Hillingdon who lives in the EFRA area), Deirdre Costigan MP and local Councillors to ensure that Northfields was included in a future programme for step free access at the station. EFRA would continue its campaign to have this heavily used and strategically important station fitted with lifts as soon as resources allowed.

Runway 3 and possible changes to flight paths – The Government had announced its support for the development of a third runway at Heathrow airport. EFRA opposed the development of the additional runway and would keep members advised of proposals that emerged following this decision. There were also potential changes to flight paths in the future. This could have an impact on noise levels experienced in the area from planes flying overhead. Again, EFRA would monitor the proposals coming from the Government and the airport about these possible changes to flight paths. Members would be kept updated on the implications that any proposals may have.

Newsletters - For members with email addresses, EFRA produced and sent e-newsletters several times a year. Any feedback on frequency or broader comments were welcomed.

Website - Following last year's AGM, Cheryl Burke (CB) (Blondin Avenue) had helped EFRA develop its website offer. CB had made some major improvements to the website: EFRA now had minutes of meetings placed on the website as well submissions that were made to the Council (and others) on planning matters and on other issues too. CB had agreed to become a full member of the Committee.

4b Membership report

Clive Herring (CH) presented the membership report, noting that there was now a change in the way membership was recorded – it was now at a household level rather than an individual level. There were currently 400 paid up member households. There remained a number of members from prior years who had not paid their subs and a decision would need to be made imminently to

remove those who had not paid in the last 2 to 3 years from the membership lists. The Chair thanked Clive for his work in the role in the last year and also thanked the Street Reps for their assistance with distributing the newsletter. A request for further Street Reps was made as there was always a need for more. Anyone who wished to volunteer as a Street Rep was encouraged to speak to CH after the meeting.

5 Treasurer's report and Accounts, and Re-appointment of auditor

Holly Perry (HP) presented the Treasurer's Report for the year ending April 2025 which had been audited on 9 June. The bank account had now been operational with Lloyds Bank for around two years, and while it was working well with ease of access aided by the app, it was unfortunate that Lloyds was now applying a monthly charge, as well as individual charges for paying in cheques, cash and BACS transfers. Overall, the financial position was stable with the year-end position being a positive balance of £2,690.24 (2023/24: £2,512.78). HP thanked the auditor Caroline Busby for providing her services free of charge for a second year. Looking ahead, EFRA would potentially see a rise in costs for room hire for meetings, which might put pressure on the budget in addition to the charges now being applied by Lloyds Bank. The re-appointment of Caroline Busby as the auditor was agreed.

The Chair thanked HP for her work both as Treasurer and Secretary of the association.

There were two questions from the floor – one person noted the increase in web-hosting costs; and a further person suggested a move towards making payments / donations via tap / touch and BACS – this would be looked into by the Committee at a future meeting (**Action**).

6 Election of Officers

The following Committee Members had offered to serve for a further year, and all were proposed and elected. Committee Members would be appointed to their roles and responsibilities at the first Committee meeting following the AGM:

Roger Jarman, *Chair* (Dorset Road), Wendy Hallam *Vice Chair* (Hollies Road), Holly Perry *Secretary and Treasurer* (Chandos Avenue), Clive Herring, *Membership Secretary* (Bramley Road), Keith Marriage, (Chandos Avenue), Andrew Dick (Little Ealing Lane), Jane Cocking (Convent Gardens), Carol Atkinson (Jefferson Close), Raj Kapoor (Weymouth Avenue), Ed Ballard (Julien Road), Helen Johnson (Wellington Road) and Diane Kerr (Chandos Avenue).

David Ashforth (Bramley Road) and Mike Eastgate (Radbourne Avenue) had left the area and therefore could no longer serve on the Committee – the Chair thanked them for their work for EFRA over many years. As reported earlier in the meeting, Cheryl Burke had been co-opted onto the Committee in 2024 and had put herself forward to serve as a full member of the Committee. This was agreed and seconded. Sally Malin (Devonshire Road), John Russell (Bramley Road), Charlie Cooper (Hereford Road) and Dominic Palman (York Road; not present at the meeting) had also put themselves forward to serve on the Committee. All were elected on to the Committee at the meeting. There remained three vacancies on the Committee that needed to be filled.

7 Committee Member report - transport and parking

Raj Kapoor reported on EFRA's work through the year, including the successful traffic calming measures around the schools in the area, and the successful installation of the roundabout and a new zebra crossing at The Plough junction, which had now been operational for around two years. In terms of the work on 'School Streets', following consultation with residents in the immediate area, this was now in the implementation stage, with the restrictions to be introduced from the autumn term. Only the residents in Weymouth Avenue and adjoining streets would be able to use their cars in the designated area during the restricted times (the times would be early in the morning and in the afternoon, to coincide with school drop off and pick up times).

There were around 43 or so 'School Streets' in LBE at the date of the meeting. There were a number of questions from the floor relating to School Streets and other traffic related matters: (i) how the school holiday dates would be advertised (they would not be – as they varied year-on-year; during the holidays); (ii) concern about the volume of parents and children congregating in the area around the drop off and pick up times restricting access to the pavements (this would be picked up with the Heads of the two schools); (iii) whether an additional pedestrian crossing could be introduced on Little Ealing Lane, between the current crossing opposite Little Ealing Primary School and the junction of Popes Lane/South Ealing Road (this was unlikely, as it would be too close to the existing crossing); (iv) whether parking spaces could be marked out on streets to prevent poor parking/use of space (LBE has not introduced such a system to date although the developer of the land at the back of Overdale Road was suggesting such a scheme for Overdale Road itself); and (v) whether 'dropped kerbs' were monitored, and where access was never used, if these could be de-commissioned to free up parking space (this was a matter to be taken up with LBE directly by concerned residents).

8 Blondin Park Consortium

The Chair welcomed Linda Massey (LM), Honorary CEO of the Blondin Consortium. LM reported that TfL had been in touch regarding the use of some of the park space in Blondin Park for the erection of portacabins connected with the rebuilding of the sidings structures at Northfields depot (the newly commissioned Piccadilly line trains were longer than the current ones and did not fit the existing space). This might be for a period of up to 8 years. There were safety issues to be flagged and engagement with TfL was ongoing.

LM reported that there had recently been a case of vandalism against a tree, which had been captured on CCTV and the teenager apprehended. The parents of the teenager had got involved, resulting in a £200 donation to the Consortium, the planting of new trees, and the teenager acting as a mentor to discourage such behaviour among peers.

Sadly, it would be the last year of the Brentford Festival in Blondin Park on Sunday 7 September. LM had organised the events for 20 years and had not found a successor. In addition, the costs of security were significant, and made the future of the event untenable for the longer term.

The pavilion was used extensively by a wide variety of groups and there was an inexpensive café for all to enjoy as well which assisted with fund raising. LM concluded her report by reporting that the work to transform the inner sports area was progressing well, and the Consortium had already raised £50,000. All proceeds from the café were going towards it.

9 Updates from (a) Bassam Mahfouz and (b) Councillor Driscoll on live matters

London Assembly Member Bassam Mahfouz (BM)

BM introduced himself and his portfolios (transport, environment, budget, oversight committee), explaining that transport accessibility was a particularly important focus for him. Having secured approval for step-free access at Hanwell, Northolt and North Acton, he would next be focusing on Northfields station (it was reported that Turnham Green had recently been given the green light for the installation of lifts at the station). BM added that the new Piccadilly line trains would be starting later in 2025¹ and would be more spacious, air-conditioned and accessible. Central line trains were to be refurbished, and news of the four-year funding settlement for TfL as part of the recent Spending Review was welcomed. The accessibility works on the Elizabeth line platform at Ealing Broadway would be undertaken in two phases; an initial phase would involve an interim solution to reduce the gap between the platform and the trains, with the longer-term solution to potentially reduce the gap through the lowering of the tracks. £140m had been granted to fix the signalling issues affecting the Elizabeth line. BM concluded his update by reporting that ULEZ had been a great success in terms of cleaning London's air, and the next priority was clean water.

¹ Shortly after the AGM, it was reported by TfL that the introduction of the new trains was delayed until 2026

Councillor Paul Driscoll (PD)

PD passed on the apologies of Cllrs Kingston and Nagpal who were attending a key Council meeting and reported the good news that LBE had risen up the rankings of the London 'climate score' from 10th place to 5th place which was to be commended.

PD provided a detailed update on the Sustainable Urban Drainage System (SUDS) – a significant tripartite programme of work involving LBE, Thames Water and the Environment Agency, the aim of which was to prevent surface flooding in areas in the south of Ealing (Junction Road and beyond, in particular). PD provided a summary of what had happened since the 2023 planning application, including why the works had stopped for intervals, and how information was being shared and some of the challenges that were being faced. PD also provided an update on the e-coli that had been found in the water, which had occurred following a misconnection of a foul water pipe from a private dwelling.

The Chair thanked PD for the update, noting that EFRA's position was that implementation of the project had had a range of shortcomings, and invited questions from the floor. Questions were raised about: (i) why the area had not been tanked as had happened in Dean Gardens (because the scale of the Lammas Park works was far more extensive, making tanking untenable according to PD); and (ii) whether there were issues about the quality of the soil – whether it contained asbestos or shrapnel (PD had made onsite inspections and confirmed that the excavation works had found no material such as this – and the meeting was reminded that top soil would be placed on top of the works, once completed).

PD concluded his presentation by providing short updates on the 'stop and shop' proposals for Northfields Avenue, and the planning application for the East Lodge in Lammas Park. In relation to the former, the proposal was to continue to allow cars 30 minutes of free parking, but with the need for drivers to register (by the app, by phone or by PayPoint), which would allow the 30 minutes to be extended. PD had discussed the plans with various business and commerce groups who were largely supportive. In relation to East Lodge, the notice of protection which LBE had applied to Historic England for had sadly been rejected – there had not been enough merit to support listed status. It was likely that the developer was now considering their options. Residents were encouraged to ensure that comments made in relation to any future application submitted by the developer reference very specifically residents' objections within the planning application, rather than general comments.

9 Open forum

The Chair apologised for the shortage of time to take further questions from residents in addition to those raised during the course of the substantive agenda items, and added that committee members, Councillor Driscoll and GLA member Bassam Mahfouz would be present following the meeting's closure for further discussion and questions over refreshments.

The meeting closed shortly after 9pm.