



## **Draft Minutes of the WLSE25 Annual General Meeting on** **24.09.2022**

### **Welcome**

**Apologies:** Paul Scott

**Officers:** Patsy Cummings, Shuba Rao, Chris Peskett, Rachel McKoy, Judith Burden, Pooja Takiar, Mike Bonello.

**In Attendance:** Michelle Normanly, Tamara Amarquaye, Akemi Higa Flores

**TT Representatives:** Vereena Ammon (Brutalist Library), Mike Bonello (Councillor), Justina Budd (Little Mouse), Judith Burden (TEPERA), Patsy Cummings (Councillor), John Hickman (Resident), Jordan Ignatius (Reaching Higher), Henry Lelen (Resident), Philip McCormack (Spurgeon's College), Orville Plummer (Socco Cheta), Doreen Soukup (Holmesdale Residents' Association), Dan Winder (Stanley Arts), Mary Wolf, (CYTO)

### **1. Matters Arising.**

- a. Strategy and aims for the next year.
  - i. It was requested that Town Team members bring ideas to the next meeting.
- b. The Love South Norwood app is up and running. It would be helpful to include a link direct to Ian Anantharaja ([iananantharaja@loqiva.com](mailto:iananantharaja@loqiva.com)) or to the app for additions.

### **2. Minutes of the 2021 AGM**

Proposed Dan Winder Seconded Jane Chambers

Minutes **Accepted**

### **3. Officers' Reports**

- a. **Chair:** Patsy
  - i. There will be an election for Chair and Vice-Chair at the end of the meeting because the Chair's term of Office has ended and the Vice Chair will be stepping down.
  - ii. The Constitution stipulates that the positions be filled from amongst the SE25 Councillors and rotation of roles and posts means that the next Chair will come from the Woodside Ward and the Vice Chair from S Norwood

- iii. A resume of the history of WLSE25 was given. The South Norwood Community Plan 2018 was highlighted, and was available at the meeting.
- iv. Michelle Normanly (Council Officer) helped raise funds in 2019 for the Regeneration Project from the Mayor of London and Historic England, but plans were disrupted because of Covid. Priorities for the programme were: specified community projects, and addressing the problem of empty shops in the High Street. Money went to Stanley Arts, CYTO, Socco Cheta and six local community organizations including South Norwood Business Neighbourhood and the Clock Tower Market.
- v. Some money for WLSE25 also came from outside the major grants such as from the Councillors' Ward Budget. This Budget no longer exists.
- vi. It was noted that PPR had produced a complete regeneration plan for Portland Road at the outset, but when bids for the major grants were successful, the relationship with the GLA changed.
- vii. There need to be checks to ensure that the Town Team is a true Community group, representing every aspect of the Community.

Thanks were offered to Patsy for her contribution to WLSE25 during her term of office.

**b. Secretary:** Judith.

- i. This year the Secretarial work has been shared between Judith, the Minutes Clerk, and Pooja who has been responsible for the other secretarial duties and for circulating the information that needs to be shared. Pooja will be stepping down from the Officers' Group as Secretary at the end of the AGM, but continuing as Admin Support.
- ii. The intention is that Officers meet monthly, and the Constitution says that the Town Team should meet quarterly. Since the AGM last September there have been 4 Officers and 2 Town Team meetings.
- iii. Officers' Meetings decide strategic matters such as governance and administrative items.
- iv. Town Team Meetings decide practicalities and operational matters such as approval of new members of the team, which working groups are operational, and receiving reports from ongoing projects.
- v. The Town Team is intended to represent the businesses and resident community of S Norwood and to give them a say in

how the money devolved to the area is spent. It is looking for new members who are prepared to take an active role.

**c. Treasurer:** Chris.

i. WLSE25 Annual Report Year End 30 June

1. WLSE25 income is distinct from the major GLA and HAZ grants for the Regeneration Project.
2. £18,000 was carried over from last year. This was from historical savings, from fundraising and other contributions
3. WLSE25 external income was zero because the Councillors' Ward Budget no longer exists. The only income was from a rebate from Stanley Arts for a cancelled booking from FYE 2021.
4. There was a net spend of £6,367 including a one-off £700 fee for a website re-vamp. ZOOM fees are to be re-considered.
5. £12,554 was carried forward from FYE 2022.
6. The Minigrants will be continuing within a strict overall financial limit of £5,000
  - i. It was clarified that the applications for the minigrants are judged, according to a set of criteria, by a panel drawn from the Officers and Town Team, and that anyone can apply with a costed bid.
7. A contribution of £2,000 will be made to the Portland Road Tree project in FY 2022 -2023
  - i. The funding for the project was explained. Some trees will be replaced by the Council and some by additional funding. A question was asked about how the Council decides where trees planted. It was explained that funding is awarded for planting in specific areas selected by socio-economic and other criteria. This is not decided by WLSE25. Specific tree pit sites have been identified in Portland Road.
  - ii. The accounts were approved and a plea was put forward for a fundraiser, as the income stream from the Councillors' Ward Budgets is no longer available.

**4. Project updates**

a. **Minigrants** (Shuba)

- i. The background to the Minigrant project was reprised. A total of £5,000 is available in pots of £500. This year there was an overspend to include an extra project.
  - ii. Completed projects
    - 1. Norwood Junk Action went on to the Notting Hill Festival
    - 2. Station Planters
    - 3. Love Lane Allittlements
    - 4. Power wash of the High Street pavements
    - 5. Planters at Socco Cheta and Holmesdale Road
    - 6. John Collis clearing graffiti
    - 7. Croydon Living Streets Recreation Ground mural
    - 8. Wish for our Trees project in South Norwood Lake
    - 9. South Norwood Country park Kestrel boxes
    - 10. Holmesdale environmental improvement
  - iii. The projects are listed on the website with photos. (WLSE25.org/ wlse25-min-grant-projects)
  - iv. A new tranche of Minigrants is to be launched with an absolute limit of £5,000 in 10 pots of £500. Date to be decided.
- b. **Good Growth Fund/ Heritage Action Zone:** (Michelle)
- i. The Council secured the two pots of funding the project is using. The programme has been disrupted by Covid, but funders have been understanding.
  - ii. Tamara and Akemi were introduced and the team's roles were explained. Tamara is providing Business support and Akemi will be working on community engagement and the shop and building grants project.
  - iii. The Regeneration Project has been working with a budget of approximately £2.5 m.
- c. **Placemaking** (Michelle)
- i. Workshops,
    - 1. These involved members of the Town Team and local Stakeholders and took place to refine and add to initial ideas from the 2018 Community Plan. £330,950 was allocated from GGF & Section 106 money.
  - ii. Conservation Area CAAMP
    - 1. The Conservation Area Appraisal Management Plan was adopted by the Council in July. John Hickman had a significant input. It will be used as a resource for the programme and to help protect the heritage

of the area. Town Team organizations who want their own copy should contact Michelle.

- iii. Bridge Lighting
  1. This will involve lighting, cleaning and repairs to the mosaic on this important gateway between the two halves of SE25

**d. Business Support (Tamara)**

- i. Tamara has worked with the Clock Tower Market and South Norwood Business Neighbourhood (SNBN) to develop the business support programme since she joined the programme team in May 2021
- ii. The Clock Tower Market plays a role in nurturing young businesses.
- iii. South Norwood Business Network is establishing itself as a voice for South Norwood's high street businesses.
- iv. We are working with both organizations to build a bank of resources from workshops, webinars and projects that can be used by their members after the regeneration programme ends.
- v. The business support delivered to date are
  1. Portland Road Business Mentorship Scheme
    - i. The planning and fundraising support it gave to businesses in that area was outlined
  2. Workshops for creative enterprises on social media, marketing, communications
- vi. The total number of Businesses that took up the opportunities will be shared on the website. Evaluation for the GLA is quite exacting. One of the measures of success is business turnover rates but there have been two years of disruption so a discussion is taking place with the GLA about how useful the 'business turnover' criterion is. The evaluation and outcomes will be published on the regeneration webpages. At the moment, if a business fails, it is hard to tell whether this is because the scheme has failed or because of the disruption of the last two years
- vii. Another legacy for the programme is the project to increase the power supply on Station Road for the Market, to enable it to expand and accommodate more hot food stalls and other businesses which need power.
- viii. Congratulations were given to Tamara for co-ordinating the project.

**e. The High Street (Michelle)**

- i. The Workspaces, Shops and Uppers Project will be underway shortly and will require business and building owners to make a contribution to the overall cost of the works
- f. **Stanley Arts:** (Michelle)
  - i. Phase 1 of SA's improvement programme was completed earlier this year, part-funded by the regeneration programme.
  - ii. £120,000 from GGF was put into the Gallery to turn it into a co-working space.
  - iii. £255,000 HSHAZ funding went towards addressing structural issues damaging the heritage fabric and to improve key spaces like the Assembly Room.
  - iv. The next phase will look at the South Norwood Hill facade, improving access and connection with the public realm.
  - v. Stanley Arts raised additional funding.
  - vi. **Work being done** (Dan)
    - 1. A summary of Heritage Highlights up to 2023 was given.
    - 2. Money from GGF and Historic England was used to support further funding over the next 4-5 years
    - 3. For the next phase of works, it is proposed to pave over the garden at the front to provide a waiting space for the bus stop. It is now out to tender.
  - vii. London Borough of Culture plans for next year.
    - 1. Dan has been elected Chair of the Borough of Culture Steering Group, which could have a positive effect on this area.
    - 2. A Community Producer has just been appointed.
- g. **Socco Cheta**
  - i. £241,000 regeneration programme funding was spent on the Socco Cheta reactivation project - approximately £188,000 from the GGF and £50,000 from Croydon Council. Socco Cheta Community Hub CIC raised an additional £45,000 towards these works.
  - ii. Accessibility and fire safety were the major issues we addressed with programme funding. There were delays during the works, particularly waiting for the power upgrade work which was completed at the end of May 2022.
  - iii. The community groups taking on the operation of the centre began their fit out works in February 2022 while waiting for the power upgrade.

- iv. One of the big changes that people who know Socco Cheta will notice is the entrance, where the covered canopy was removed creating a courtyard area between the street entrance and the main building.
- v. Orvil Plummer, a director of Socco Cheta Community Hub CIC, explained that the new consortium managing Socco Cheta is made up of four organisations - Croydon United Domino Club, South Norwood Community Kitchen, Screen25 and the Association of Jamaicans in London Trust.
- vi. The consortium members are permanent residents of the building and began to use the building from July 2022.
- vii. There are flexible spaces available for hire for community activities. For information, contact [hello@soccocheta.co.uk](mailto:hello@soccocheta.co.uk).

#### **h. CYTO**

- i. The regeneration programme will be working with CYTO later this year both on building improvements and organisational development as part of the capacity building programme.

### **5. Governance**

- a. There was a plea for new TT Members who could represent an organization in S Norwood. This is an open-ended request. Anyone interested should contact [info@weloveSE25.com](mailto:info@weloveSE25.com)

### **6. Election of New Officers.**

- a. Patsy stood down, and the election for the new officers was supervised by Rachel McKoy from the Officers' Group.
  - i. Chair: Nomination: Councillor Amy Foster (Woodside)  
**Elected unopposed**
  - ii. Vice-chair: Nomination: Councillor Christopher Herman (S Norwood)  
**Elected unopposed**

### **7. Community Announcements.**

- i. Spurgeon's College now has University status for all areas.
- ii. CYTO is not a drama school but was started in order to give young people from the area a chance to be involved in drama and performance. A summary of its activities was given.

### **8. Close of Meeting**

- a. The meeting ended at 2.57pm.