



**Brentham Society**  
**Minutes of Annual General Meeting (2020/21)**  
Tuesday 22<sup>th</sup> March 2022 at 8-00pm, Brentham Club

- Members in Attendance:** 50-60 plus Committee
- Committee Members Present:** Jo Bradley (Chair), Andy Akerman (Treasurer), Martin Mortimore, Alan Henderson, Steve Jenkins (Secretary), Sarah Salord
- Apologies:** None

## 1. WELCOME

The chair welcomed attendees to the meeting.

## 2. CHAIR REPORT (Jo Bradley)

The Chair ran through Society's achievements since the previous Annual General Meeting (AGM) in March 2020:

- The Society facilitated Brentham's response to the COVID 19 Pandemic
  - Identifying vulnerable residents and ensuring these had the appropriate assistance
  - Supporting the creation of street-based WhatsApp groups by residents
- Six issues of Brentham News were published and distributed.
- Christmas parcels were purchased and distributed to elderly residents
- Guided tours of Brentham were provided by Clive Evans and Sue Elliot to schools, a walkers' association and, in September 2021, to the general public as part of the Open London event.
- In 2021 the planning advice volunteers, Pat Baxendale, Heather Moore and Steve Jenkins responded to over 100 email requests (a record number).
- In 2021 we also reviewed 58 planning applications (another record number) and provided comments where these diverged from Brentham's Conservation Management Plan.
- We have responded to questions raised by Ealing Council as part of their periodic review and re-granting of conservation areas. One pertinent quote from the review was "The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset, such as a conservation area, as a larger scale change". These uncharacteristic changes can therefore result in the removal of Article 4 planning restrictions and of Brentham's conservation status leaving the estate open to ad-hoc development and potentially tower blocks.
- An updated, 48 page, Brentham Conservation Area Design Guide has been drafted which will supplement Ealing Councils new Generic Conservation Area Management Plan due to be published in 2022. The Design Guide should make it easier for residents to understand what changes can be made to buildings and gardens without damaging the significance of the Brentham Garden Estate as a heritage asset.
- The room at the top of the Brentham Club Tower has been refurbished and now houses the archive of Brentham designs, plans, photographs and memorabilia.

We have welcomed 40 new households during 2020 and 2021.

The COVID-19 pandemic prevented many events from taking place over the last 2 years but this year events are back in the calendar:

- Saturday 21 May: Brentham May Day and Parade
- Sunday 12 June: Open Gardens
- Sunday 26 June: Strawberry Tea

Thanks were given to the committee members and the many volunteers who have given their time to the society and also to Clive Evans, a stalwart member for many years who stood down from the committee to pursue more horticultural interests last year, and to Barn Cleave who also stood down due to work commitments. Andy Akerman will also step down from his role as Treasurer during 2022 and the Society will therefore be searching for a replacement.

### **3. MINUTES OF THE LAST AGM**

The minutes had been distributed electronically prior to this meeting and their acceptance as a true record of the last AGM was duly agreed by a show of hands. There were no matters arising.

### **4. TREASURER REPORT (Andy Akerman)**

Thanks were given to David Ballard for auditing the accounts. The accounts were presented and the finances remain healthy with no notable highlights.

### **5. BRENTHAM CLUB (Colin Hearn)**

As an invited guest speaker, the manager of the Brentham Club gave an overview of the club's activities which included an increased focus on social events and a reduction in social-only membership fees to encourage local residents to utilise the club's facilities and participate in activities.

The fabric of the Grade II listed Brentham Club building is deteriorating and the club has submitted a planning application to build a new Arts and Crafts style house on Meadvale Road in order to help finance the restoration. The Brentham Society is supportive but Ealing Council has recently raised concerns regarding the development as it is on Metropolitan Open Land.

### **6. TOWER ARCHIVES (Alan Henderson)**

Alan reminded members that the Brentham Society has a fantastic treasure of material in its archive, including old photos, architects plans and activity programmes, together with a library of publications relating to garden suburbs, local history and planning.

The Society's ambition has always been to display the archive in the Brentham Club Tower and make the information available to anyone interested. This is about to become a reality:

- In 2013 it was agreed with the Brentham Club that, in exchange for use of the room, we would help to raise some money to refurbish the tower which was in a state of disrepair. A project group was headed up by Clive Evans.
- We arranged for a detailed survey and sought quotes to undertake the work.
- We needed to raise £75,000 and did this by seeking individual donations from residents and club members, sought grants from various bodies (including The Fred Perry Organisation) and from fund raising activities.
- However, we only managed to raise £42k and then had to refund some grant money when the scope of the project changed. Leaving us with about £24k in the Tower Fund.

So, we set about undertaking what we could and during the last year we have:

- Repaired and painted all the windows in the tower
- Re-plastered and painted the internal rooms in the tower
- Installed new electrics (lighting and sockets)
- Installed heating
- Installed Fire Doors throughout the tower and additional handrails on the narrow staircase.

As the Tower Fund had been depleted the Brentham Society funded the completion of the Top Room:

- Storage cupboards for the archive
- Fitted carpet
- Refurbished the original furniture.

The Brentham Tower Archive Room will shortly be open for viewings by appointment via [archive@brentham.com](mailto:archive@brentham.com).

### **7. GARDEN AWARDS (Teresa Mazur)**

Teresa presented photographs of the gardens that had been shortlisted Front Garden Awards on behalf of the Brentham Garden Group. These included: 19 Brentham Way, 16 Woodfield Crescent, 214 Pitshanger Lane, 51 Meadvale Road, 67 Meadvale Road, 111 Fowlers Walk and 115 Fowlers Walk.

There was no Spring garden award due to COVID-19 restrictions. The award for the best Summer garden went to 65 Woodfield Road. The best Autumn garden and winner of the Rose Bowl for the best front garden across all seasons was Holly Smallman at 33 Holyoake Walk.

## **8. SUSTAINABLE ENERGY IN A CONSERVATION AREA (Steve Jenkins)**

Steve described how, in the same way that gas lighting gave way to electric lighting as the estate was being built, the next couple of decades would see fossil fuels being gradually phased out for cooking, hot water, home heating and transport in response to the risks of climate change, energy security and rising costs. Thankfully replacement technologies such as heat pumps and electric vehicle chargers are improving.

Buildings in Brentham need to adapt response to these changes but in such a way that avoids damaging the design features that characterise the conservation area and contribute to the Brentham's significance and value as a heritage asset.

Last year a Sustainable Brentham Group was created and held 2 online meetings to share knowledge. We have made contact with Ealing Council and with groups in Hanger Hill and Hampstead Garden estates who are facing similar challenges.

The next steps during 2022 will be to:

- Update the Conservation Guidance to include information about heat pumps and electric vehicle charging points
- Share information, knowledge, case studies and trusted suppliers between residents and other organisations
- Explore potential community projects

## **9. BRENTHAM DRONE SURVEY (Martin Mortimore)**

Martin presented historic and contemporary aerial images of Brentham which highlighted the unique architectural groupings, open spaces, rooflines and street layouts that characterise the Garden Suburb. An aerial video survey using a drone camera is planned for late March in order to further highlight the unique design features of the estate and provide a more detailed snapshot for future generations.

## **10. ELECTION OF 2022 COMMITTEE**

The BS Constitution allows for between four and nine members and up to four co-opted members. Two members have resigned: Clive Evans and Barn Cleave. The following members of the previous BS Committee were willing to stand again:

Andy Akerman (Treasurer)	55 Meadvale Road	co-opted until a replacement is found
Jo Bradley (Chair)	9 Woodfield Crescent	
Alan Henderson (Archive & Website)	47 Meadvale Road	
Steve Jenkins (Secretary & Planning)	119 Fowlers Walk	
Martin Mortimore (Newsletter)	54 Fowlers Walk	
Sarah Salord	22 Neville Road	

No further nominations for new members had been received. The Chair proposed that unless there were any objections, an en bloc vote should be taken. Their election was proposed by a show of hands.

## **11. MEMBERS QUESTIONS AND ANSWERS**

A couple of questions relating to the sustainable energy presentation were answered by Steve.