

Minutes of meeting held in person

Present

Hazel Glenister (chair)	Francine Lawrence	Cllr Tariq Dar	Lia Colacicco
Gill Close (minutes)	Cllr Liz Dixon	Fitzroy Lee	David McClements

Apologies

Paul Hurst	Mark Cummins	Helen Goodsell	Rick Gibbs
Owen Plummer			

Actions are shown by initials or names in bold.

Minutes of 14 October meeting

- Minutes were approved.

Gladstone Centre update

- LD reported on the proposal agreed at the 17 November cabinet meeting, based on the wording on the Brent Council website as below. <https://democracy.brent.gov.uk/ieDecisionDetails.aspx?Id=7580&LLL=0>
- Agreed proposals for Health and Wellbeing Integrated Hub on the Gladstone Park Youth and Community Centre site:
 - 670 sqm health centre for Willesden Green Surgery and Integrated Neighbourhood Teams
 - 50 sqm community pharmacy
 - 20 sqm café with flexible community space
 - 200 sqm community padel court
 - 230 sqm community hall (which avoids loss of existing community asset)
 - One-off costs with community hall:
 - Brent CIL: £2.97m
 - Health Funding Streams: £5.05m
 - Total: £8.02m
- In relation to the community hall, the Council and WGS recognise the importance of ensuring that this facility serves the needs of the local community, including the Friends of Gladstone Park and other local groups. The WGS has committed to working collaboratively with the FoGP to agree arrangements for the design, use and management of the hall. It is proposed that the hall will be operated as a social enterprise, ensuring it is run for community benefit.
 - Discounted hire rates will be made available to local charitable and voluntary organisations, with further engagement planned with FoGP to shape final management approach and community access arrangements.
- The proposed design includes flexible-use areas, a café, and opportunities for shared use of facilities, ensuring the site continues to host a variety of social, cultural, and wellbeing activities. Programming of these spaces will be developed in partnership with local groups, including FoGP, so that the Hub reflects community priorities and remains a valued local asset.
- Prior to considering the report, Cabinet noted the representations and comments made by Dr Muhammed Najim (as a lead GP located within the Willesden Green surgery and NHS Brent’s Clinical Director for Health Inequalities) supported by Tom Shakespeare (Managing Director Brent Integrated Care Board).
- Dr Najim highlighted that the new local Integrated Neighbourhood Team would have access to clinical and non-clinical space on site, serving the healthcare needs of all local residents (including not only those currently registered at the surgery) with the scheme providing new outdoor community space including an outdoor gym, padel court, and wellbeing studio space as well as a community café.
- Cabinet decision to:
 - approve the allocation of up to £2.97m Strategic Community Infrastructure Levy (SCIL) funding to support the redevelopment of the Gladstone Park Youth and Community Centre site into the Willesden Green Health and Wellbeing Integrated Hub, subject to ‘planning consent being granted; confirmation of the full external funding; and completion of the agreement to lease with Willesden Green Surgery.

- approve the granting a 150-year peppercorn lease to Willesden Green Surgery to enable delivery of the Hub, with the Council retaining the freehold and securing lease clauses to protect health and community uses in perpetuity.
- authorise the Director of Property and Assets to agree the detailed terms of the agreement to lease and long lease disposal and to enter into the necessary legal agreements to facilitate the disposal and development and to take all necessary steps to complete the transaction.
- note the intentions to relocate Kilburn Cosmos Rugby Football Club (KCRFC) from the Gladstone Park Youth & Community Centre to the Gladstone Park Pavilion to secure suitable alternative premises for KCRFC and full vacant possession of the site to enable on-site delivery.
- note that Willesden Green Health and Wellbeing Integrated Hub would be a temporary working name for the new facility. The permanent name would be determined following discussions with key stakeholders, to reflect the hub's location within the Cricklewood and Mapesbury ward and to ensure the name was appropriate and inclusive.
- Target dates:
 - Planning approval Jun 2026
 - Start work on site Dec 2026
 - Completion and grant of 150-year lease Dec 2027
- LD reported that the community hall would be upstairs with separate access. A meeting with Councillor Muhammed Butt, doctors and community representatives was planned for Friday 5 December. Cosmos want an outside area in addition to the pavilion. It was hoped the café would be open in the evening. LD will provide an update at the next meeting.
- **LD** to give Francine a statement for the Facebook page on the Cabinet's endorsement of the proposed Willesden Green Health and Wellbeing Integrated Hub on the Gladstone Centre site and allocation of up to £2.97m Strategic Community Infrastructure Levy (SCIL) funding to support it. No residential space was proposed yet there were some concerns expressed on social media about flats being built.

Playground refurbishment

- Trustees welcomed the drawings of two options for the lower playground on which the council was seeking votes. It appeared that provision was included for both younger and older children. It was agreed that trustees would vote individually online. Questions could be asked directly of the playground group.

Update on council actions

- The pond has now been cleared. **Hazel** and **FL** to continue to pursue with the council a regular maintenance contract for the pond.
- **Hazel/FL** to ask Sam Haines if Krinkels could pick up litter near the pavilion at 8.30am on Saturdays.
- FL has shared with trustees the email Caroline Woollard sent summarising her evidence about Biffa bins.
- Water is still running under the hedge on the path to the library. **FL** to report it to Sam Haines.
- The drinking water fountain outside the tennis courts has been joined to the water supply and is open.
- LC said that action was needed to identify ways of making space for girls in the park that the council could act on. The issue had come up at a Gladstone Centre meeting and the GPs were supportive of it. **All** trustees to think of a proposal for making space for girls in the park, to contribute to the item on this at the next meeting. Information from girls on what is discouraging them from using the park and their ideas for making the park safer were needed. **GC** to ask Crest Academy and Our Lady of Grace Junior School for their ideas. **LD** to ask Braintcroft Primary School for their ideas.

Code of conduct

- **FL** to draft a code of conduct to discuss at the next meeting.
- DM would not record a retrospective statement about a previous incident. In future, a record would be kept by FL.

Setting dates for tea party and public meetings

- Possible May dates for the tea party Saturday May 2 (bank holiday weekend), 9, 16, 23 (bank holiday weekend), or 30 were discussed. Trustees identified Saturday 16 May as the best date.
- **FL** to ask Rachel D'Abreu for Saturdays in May when the rugby club would have a match or event on site so the next FoGP tea party could be on the same day, with Saturday 16 May being the preferred date.

Friends of Gladstone Park - Trustee Meeting - 2 December 2025

- Trustees thought there should be a public meeting to discuss with the community the proposals for the Gladstone Centre. **LD** to check with officers whether the council is planning a public meeting to announce the plans for the Gladstone Centre, so trustees can then make a decision about holding one.
- **DM** to find out whether the council will hold an event to launch the designation of the copse as a Local Nature Reserve, so trustees can discuss at the next meeting holding some children's events to celebrate the designation.

Finance

- Treasurer's report accepted: balance £3,334.85.
- Trustees agreed website hosting 3-year renewal for £258.34.
- Trustees noted that the website needed to be updated regularly with activities. **All** trustees to look out for people who might be interested in updating the website regularly with information provided by trustees.

Any other business

- Hazel had updated the Friends of Gladstone Park suggested goals. Actions were needed to bring them to fruition. Ideas for actions would be discussed at the next meeting.
- GC reported that dates for litter picks with Our Lady Of Grace Infant School children were being arranged.
- **GC** to write wording for Facebook on how and why to report Public Spaces Protection Order (PSPO) breaches.
- Lia had tendered her resignation. Trustees thanked her for her many years of community work and presented her with flowers. Liz spoke of Lia's work with her in bringing together the community around Gladstone Park following the arrival of a large number of Romanian sleepers in the park. Liz spoke of how this grouping to promote and protect the park gradually became the charity The Friends of Gladstone Park.
- Lia said she wanted to be the link for Make Space for Girls.
- **Hazel** to email trustees to ask who will volunteer to be the FoGP safeguarding nominated person to take over this role from Lia.

Date of next meeting

- 6.30pm - 8.00pm Tuesday 24 February 2026 at Pakistan Community Centre, Marley Walk NW2 4PU