



Friends of Brook Green

Annual Friends Meeting - year ending December 2025

Date: Monday 19th January 2026

Time: 6.30 p.m. to 8.30 p.m.

Venue: Dunnhumby, Shepherds Bush Road

Minutes

In attendance:

Board members: Jackie Duff (chair), Jacco Brouwer, Charlie Boyd, Adrienne Clarke, Irene Rosazzo, Nick London. **Co-opted members:** Kristina Branum-Burns, Caroline Dickson, Anna Gardiner, Petra Glazbrook.

Friends: Cllr Stala Antoniades, Elizabeth Baker, Nick Baker, Jenny Brown, Tina Condor, Ricky Elizabeth, Florent Sherifi, Nigel Hensman, Barbara Hensman, Cllr Adam Peter Lang, Christine Lambie, Tina McQueen, Denise Seely, Isabel Taylor.

Apologies for absence:

Board members: Jason Collins, Charles Sanderson

Friends: Alex Gethin, David Taylor, Romayne Campbell, Babak Khakpour, Jack Blackwell, Emma Rickards, Sasha Mataya.

1. Welcome, introductions, apologies for absence

Jackie welcomed everyone to the meeting. Apologies for absence were noted.

2. Approval of the minutes of the 2025 Annual Friends Meeting held 27/01/2025

The minutes were approved as an accurate record.

3. Resignations from the Board

As required by the regulations, the following resigned from the board having been directors for longer than nine years: Charlie Boyd, Adrienne Clarke, Jackie Duff, Nick London.

All were eligible for re-election and, having been approved unanimously by the board, declared their intention to stand again.

4. Elections to the Board

All four were re-elected. In addition, Caroline Dickson, who had been co-opted to the board at the last AGM, was also elected to the board.

- Charlie Boyd: proposed by Jackie and seconded by Adrienne.

- Adrienne Clarke: proposed by Anna and seconded by Jackie.
- Caroline Dickson: proposed by Jackie and seconded by Nick.
- Jackie Duff: proposed by Irene and seconded by Charlie.
- Nick London: proposed by Charlie and seconded by Irene.

5. Co-options to the Board

Jackie explained that being co-opted to the board enabled individuals to participate in one of the working groups without becoming a director. She added that any friend who was interested in being co-opted or joining a working group should contact hello@friendsbrookgreen.org

The following were co-opted: Kristina Branum-Burns (first co-opted in 2025), Anna Gardiner (first co-opted in 2025), Petra Glazebrook.

6. Receipt of accounts to 31st March 2025 and Treasurer's report

Having noted that the accounts were available on the website and at Companies House, Jacco made the following key points:

- The finances were healthy with income coming from the tennis courts (slightly up on last year) and the annual inter-street quiz and raffle (raising £6,500 net of costs).
- Key extraordinary expenditure items had been the installation of CCTV and plumbing costs for the pavilion following repeated misuse of the toilets.
- Helped by good regular cleaning and maintenance, the tennis courts appear to last longer than per LTA guidance. However, there will be a major expenditure - probably in 2027 - when the tennis courts will need full refurbishing to ensure they meet Lawn Tennis Association (LTA) standards.
- We are in full planning mode on this year's annual quiz, planned for Thursday 5 March
- FBG's reserves are expected to sufficiently cover such major refurbishment alongside regular expenditure on the courts and pavilion alongside select Charity donations for local good causes.

7. Working groups updates:

7.1 Tennis

Charlie highlighted the following key points:

- The courts operate on a free membership model.
- Half the profits from the courts go to the Council.
- A key aim is to balance coaching (the coaching contract is held by Courtfit) and public usage.
- Currently Courtfit are coaching 120 juniors and 80 adults a week. In addition, they are running holiday camps and outreach sessions for three local schools one – at no cost and the other two at a reduced cost.
- Courtfit's licence expires at the end of March this year and will be renewed.

- Currently, there are issues with water pooling on the courts and individuals tampering with the locks in an attempt to play without having booked/paid.
- Flood lights now come on at 7 am as opposed to 8 am and the courts are used intensively during this additional hour.
- As part of the refurbishment of the courts the lights may be upgraded to LED lighting
- Finally, it was noted that the courts are the most used in the Borough.

Nick Baker asked if Friends of Brook Green received funding from the LTA given the LTA want to encourage more young people to play tennis. It was agreed that this would be looked into.

Action: tennis group.

7.2 The playground

- Caroline confirmed that a number of issues, including problems with the water fountain, have been resolved.
- A number of residents had asked for floodlights to be installed in the playground. This had been discussed with the Council who confirmed that none of the playgrounds in the Borough had floodlights and there were no reasons to make Brooke Green an exception.
- In response to questions Caroline confirmed that a number of schools use the playground on a regular basis and that idverde clean the playground every day.

7.3 The Pavilion cafe

Jackie explained that Bears had pulled out from running the café in November last year. The key reason for this was that their main business was no longer in Hammersmith but in Whitstable. She was able to announce that Friends of Brook Green are in the process of signing a contract with Debbie Jo. It is hoped that Debbie Jo will open in March using the current internal layout. They will review this after six months to determine if the layout can be improved.

Jackie was thanked for the time and effort she had put into seeking a new operator for the café and everyone present was delighted that Debbie Jo will be running the café.

In answer to a question about opening hours and staffing, Jackie explained that Jack from Debbie Jo would be determining the opening hours and staffing needs in the near future.

It was noted that there had been major expenditure on the Pavilion in recent months. This included jet cleaning the outside, repairing, and repainting external and internal areas.

7.4 The Green

Having detailed the planting that took place on Brook Green, Irene highlighted an exciting partnership with a local business who will be sponsoring the development of a new garden in the quiet area located by the tennis courts. The Council have been involved in approving the planning and design and the aim is for the garden to open in the autumn. This is dependent, however, on the installation of a bore hole which will provide a supply of water which will be necessary to maintain the area. Local schools will help with propagation and the local business will cover the cost, not only of developing the area, but maintaining it.

In answer to a number of questions, it was clarified that currently dogs are only allowed in the area if they are on a lead but, in the future, this will be a no dogs area. It was agreed that the

current signage was unclear and that the council would be asked to ensure that the current signage clarified that only dogs on a lead were allowed in the area. It was also clarified that the gates, which don't close properly, will be replaced as part of the redevelopment.

Issues were raised about the state of the kick-about area as most of the time half of it can't be used due to reseeding, and the other half is always muddy as the area doesn't drain. Cllr Antoniades suggested that the area could be raised slightly so the water flowed away from it. Anna raised her earlier suggestion of using clover to re-seed the area. It was agreed that this should be discussed with Charles Sanderson who had been following up on this suggestion.

Action: to discuss with Charles

It was noted that some of the railings had been damaged. It was thought that the damage was being caused by lorries backing out of Saint Paul's Girls' school and that this should be taken up with the school. **Action:** The Board

Questions were raised about a fun fair held on Brook Green during the autumn half term. Adrienne explained that she had fed back concerns raised by the community to the Council. She had also spoken to the proprietor of the fair who said he felt it wasn't a very appropriate area or time of year to operate the funfair. It is hoped that this will not return to Brook Green:

Action: to discuss with Stefan Czeladzinski, the parks officer.

It was also agreed that the various issues in relation to kick-about area and signage in the quiet area should be discussed with Stefan at a review meeting. **Action:** Adrienne to organise and will be joined by Jackie, Irene and other members of the Board.

The issue of Anti-Social Behaviour (ASB) on the Green was discussed. Everyone involved in dealing with the problem was thanked, although it was noted that some of the individuals concerned had initially moved to an area by Tesco. It was agreed that the temporary removal of the benches, the installation of CCTV cameras, the action of the Council and Councillors, and the presence of the police and the law enforcement team (LET) along with the identification of certain individuals seemed to have solved the problem. The concern was would ASB return again this summer. It was agreed that the situation would be monitored. Nigel expressed concern that the benches had been removed as being able to sit on Brook Green is part of its attraction. It was emphasised that the benches had only been removed on a temporary basis.

The fact that the Green is used by local schools was also discussed and a question was asked if they paid towards the upkeep of the Green. Jackie reported that this question had been asked of the council who had said the information was confidential. It was agreed that the use of the area by local schools should be monitored, especially as Wetherby-Pembridge has recently opened a secondary school as part of the Olympia development and the students had the option of being on the Green at lunchtime. Isabel noted that there are currently only 98 pupils, but this will grow to 470 over the next few years. **Action:** The Board

7.5 Events update

It was noted that the date of the quiz is Thursday, the 5th of March.

7.6 Outreach

Jackie explained that the outreach strategy was designed to help members of the community, across a range of demographics, who needed additional support.

Adrienne noted that the following had received support in the last financial year: West London Welcome, Masbro Elders, West London Action for Children, the Christmas Day lunch for pensioners and Hammersmith foodbank including a donation to support their forced move to new premises. Caroline added that she was currently trying to contact MENCAP.

7.7 Communication

Adrienne explained that the newsletter remained the main source of communication and that this can be viewed on the pavilion noticeboard (and in the library). Kristina agreed to support Adrienne both to diversify the communication channels and to help with the necessary upgrade of Mailchimp which is used to circulate the newsletter.

8. Community initiatives

Jackie clarified that although a number of residents would like Brook Green Day to take place, this required over 100 volunteers and, given the fact that friends of Brook Green now had wider responsibility with the tennis courts and the pavilion, there wasn't the capacity to organise another Brook Green Day.

She reminded everyone about the quiz and highlighted the successful launch of the Living Advent Calendar with West London Action for Children in December.

9. Questions

A question was raised about the two phone boxes at the end of Brook Green. It was noted that Emma, who was unable to attend the meeting, had looked into this as had Anna who explained she had completed a form on behalf of Friends of Brook Green to purchase the phone boxes for £1 each. However, she had not received a response. Charlie mentioned that had been informed that a local body had also expressed an interest in the film boxes. It was agreed this should be followed up via the council. **Action:** Charlie and Anna.

10. AOB

There being no further business, meeting closed at approximately 8:30. Everyone was thanked for coming.