

CROHAM VALLEY

RESIDENTS' ASSOCIATION

Summer 2020



A mural to brighten up our journeys. But how did it get here?

Contents

General Information	3
Letter from the Committee	4
Can you help	7
Letter from the Chair	8
Planning	10
News from other RAs	19
Nature notes	20
Useful Information	Inside back cover
Area Map	Back cover



Croham Valley Residents' Association Committee

President	<i>His Honour William Barnett QC</i>
Chair	<i>Jeremy Gill</i>
Hon. Secretary	<i>Vacancy</i>
Hon. Treasurer	<i>Wendy A Love FCCA</i>
Planning	<i>David Rutherford</i>
Member	<i>Linda Oram</i>
Archivist	<i>Paul Sowan</i>
Member	<i>Sara Pevsner</i>

Hon. Auditor *Jaffer Akberali Kapasi OBE FFA*

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Website Manager www.cvra.org.uk

The Spring and Autumn newsletter is distributed to all residents within our area and all are available to download on our website.

Your views and comments for publication in the newsletter are most welcome and should be sent to the Chairman or the Editor. Copy should reach the Editor by the 14th of February, 14th of May, 14th of August, 14th of November.

Publication of Advertisements does not imply endorsement by the Association.

Letter from the Committee

In the past month we have lost two long standing member of the Committee.

Angela Shaw, who has died aged 86, was by profession a nursing sister and lived in Castlemaine Avenue for almost 60 years. Her husband, a retired consultant orthopaedic surgeon, died about 8 years ago. The Shaws were extremely keen tennis players and had a grass tennis court at their home. They devoted a great deal of time to maintaining it in impeccable order and it was used with great regularity by them and their friends during the summer months. Angela was a member of the Association for as long as her daughter Jenny can remember and it is not unreasonable to assume that she was a founder member. Angela had very vivid memories of the area from the past and indeed always referred to the shops in South Croydon as being "in the village". She was very keen to preserve its characteristics and kept a very vigilant eye on all planning applications for very many years, delivering magazines, pamphlets and newsletters and sounding out the views of residents as she did so. The activities referred to above only ceased or lessened when unfortunately she suffered from ill health shortly after her husband's death. Notwithstanding her disability she pressed on with life with great stoicism and for several years hosted committee meetings of the Association at her home. She was a Vice-President of the Association and can fairly be described as its doyenne.

Edward Glynn, who has died aged 87, was born in Southend-on-Sea. After leaving Westcliff High School he further developed his keen interest in science and spent the first half of his career as an Analytical Chemist before becoming a Chief Chemist. He studied in the evenings gaining a Fellowship of the Royal Society of Chemistry. During this time he married Phyllis, moved to Middlesex and became the father of Paul, Anne and Mark. A mid-career change saw Edward inspiring his students in Physics, Chemistry and Maths. When he finally retired from his last appointment at John Lyon School, Harrow he was already working hard for the community in Shepperton. Edward spent time as a County Councillor for Spellthorne, chaired the Shepperton Residents Association for 10 years and was involved in many groups including healthand carer's groups, local

Talking News for the Blind and in conservation. He continued his involvement after being a carer for his wife, until she passed away in 2000. Where help was needed Edward was ready to listen and aim to find answers. He gained a well-deserved Civic Award for his services to Spellthorne. Edward and Christine met in 2002 through a friend. They chose a house together and happily settled in South Croydon in 2010. He was still eager to help in the community and chaired the Croham Valley Residents Association for eight years. Edward also involved himself in other groups and with his intense desire to conserve “ healthy green spaces” that included the London GreenBelt. Away from his involvements in the Community Edward was sociable, witty and could recount what seemed like an endless store of personal funny stories. He was thoughtful and sincere. He loved walking, music, languages, politics and competed strongly in crosswords and Scrabble as well as sharing a desire to visit interesting places. After a full and energetic life Edward's health sadly declined. He passed away peacefully on 30th May 2020.

We thank them both for their work for us.

We read this week of the decision that the Purley Skyscraper will go ahead. The timeline is that the planning inspector approved the design but the Government overruled. The developer appealed and won a judgement that the Government is not allowed to overrule the conclusions of the - Government appointed - planning inspector. The proposal went back to a second inspector who, with small modifications, approved the plan with no comeback allowed from the Government. Our issue with this is not that the inspector cannot be overruled, that is probably a good thing for democracy but that planning legislation is such a mess that the inspector can conclude the following.

“whilst the tower would be a prominent feature of Purley and would change the character of the town, it would not unacceptably dominate it or the surrounding residential area to the extent that any material harm is caused, and further that the proposed scheme would positively transform the area with a building of high architectural and material quality.”

Our point is decisions should not be made on such subjective grounds. Here it is concluded that there would be change to the character of Purley and that harm to the residents is conceded but is “not material” as the change is “not unacceptable”. Of course one persons acceptable is another persons not acceptable. There should be a whole set of specific national rules as to when how much you can intensify and in what circumstances so you do not end up with a 16 story tower in an area with existing buildings one third the height.

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Put your donation into the envelope included in this newsletter and send it off to the address on the envelope. Make sure you put your details on the envelope.

If you want to do more please join us on the Committee. We are specifically looking for an editor who would like to put the next few editions together. This is written on Microsoft Word so not difficult. You could let your creative skills come out and bring some new ideas for the newsletter!!.

Chairman's Summer Update – June 2020



Above is a picture of the proposed development for 219 Farley Road. The proposal is to replace the current single story building with a three story block with accommodation in the roof space. It is the most blatant example of what we and any

layman would call “overdevelopment” we have seen in our area.

The current planning guidelines from the Suburban Design Guide 2 -Chapter 2 Suburban Residential Development – are ambiguous.

<https://www.croydon.gov.uk/sites/default/files/Suburban%20Design%20Guide%20SPD2%20Chapter%202.pdf>

According to the guide, if it is deemed that the surrounding houses are predominantly detached then the four story element is OK but if the surrounding houses are semi-detached in a planned scheme then the building is one story too high.

Interestingly 219 Farley Road, as a bungalow, sits exactly between the last of the semi-detached houses coming down the hill and the detached houses below it. This will give some leeway with the Council.

Even if the council deem it compliant we would hope they reject it based on the fact that it is just too big compared to its neighbours. We live in hope.

In May we made a donation to the Selsdon Coronavirus Support Group. Their good work in helping the most vulnerable local residents acknowledged in Inside Croydon. We were happy to be able to help them. Their website is here.

<https://www.selsdoncontact.org.uk/>



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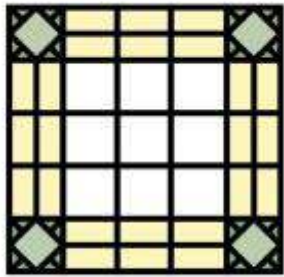
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CVRA Planning Update as of 20th July 2020

CVRA Local Planning Application Web Site

As previously mentioned the above-mentioned application is live and covers all roads and post codes in your Association's area, it's available for use by all CVRA residents free of charge. The application is updated weekly with all new and currently outstanding planning application information, as well as having multiple search capability of planning history. Also if you want to register your email address within the application, you'll be advised weekly when the Planning Table has been updated, together with a direct link into the application.

The application can be accessed directly from the following web link:

<http://www.localplanningapps.co.uk/croydon/cvra/anupdate/planningtable.html>

Planning

Intensification of Croham Valley Road

The latest proposed development at 8 CVR (9 Flats), together with the currently pending planning application at number 3 CVR (7 Flats), plus the recently approved applications at numbers 5 CVR (2 Blocks of 3 Terrace Houses), 6 CVR (9 Flats) and the land R/O 31-33 CVR (8 Flats) not to mention the almost completed development at number 10 CVR (8 Flats), plus there's a potential development of the Land to the R/O 4 CVR which together with the house is owned by the Croham Hurst Golf Club.

Croham Valley Road is not an intensification zone but you would definitely think it was based the afore-mentioned. I've emailed Chris Philp MP about this over intensification of Croham Valley Road.

Group of Residents' Associations Response to Cllr Paul Scott's Article in Your Croydon:

<https://insidecroydon.com/2020/07/17/residents-associations-angrily-reject-scotts-concrete-plans/>

Article by Cllr Paul Scott in Your Croydon - news from the Council:

<https://news.croydon.gov.uk/borough-reaches-milestone-in-long-term-housing-plan/>

Planning Area A

The Croft, 3 Binfield Road

This new planning application is for the demolition of the existing bungalow and replacing it with a pair of semi detached houses one 5 bedroom the other 3 bedroom. It's my opinion that the new owner of this property who has not lived in the property has bought it solely with the intension of developing the site and following the planning pre-application advice there's a reasonable likelihood that approval will be granted. New updated documents for this application were submitted in July 2020, well after the expiry of the consultation period.

This application was approved under Planning Dept delegated authority on the 10th July 2020.

15 Campden Road

This planning application is for the development of the land beside 15 Campden Road which has been vacant for a good number of years, although in March 2017 there was a planning approval granted for 5 flats which is still currently valid; this approval has established a presumption of development on the site. The new proposal is also for 5 flats with 2 parking spaces.

50 Castlemaine Avenue

Planning approval was given in June 2019 for the demolition of the existing house and replacing it with a building of 9 flats and 4 parking spaces. Construction work has not yet commenced.

Coombe Wood School

Due to virus related delays the completion of the permanent buildings will be delayed again. It is expected that the work will be completed early in 2021. To help speed up the work the staff and pupils will relocate the empty St Andrews School for the Autumn 2020 and Spring 2021 terms.

The School have published their "Overspill Parking" plans for events such as parent's evenings. The publication of a plan was a condition imposed upon the School by Croydon Planning Committee at the time of granting of planning permission. However the plans do not provide for any meaningful additional parking capacity as they simply envisage playing around with the existing car park which has a capacity of 96 vehicles to provide and additional 18 spaces.

We are working with the residents of Melville Avenue to formulate our response.

38 Croham Park Avenue

This planning application is for the retention of an existing outbuilding which is a self contained 1 bedroom single storey unit for ancillary use to the main dwelling.

80 Croham Road

This planning application is for the demolition of the existing house and the erection of two buildings, one of 6 flats with 3 parking bays the other for a terrace of 3 houses with 3 parking bays which by virtue of its bulk, mass and poor design will create an overbearing incompatible development. This follows the withdrawal of an earlier application for 2 buildings comprising of a total of 9 flats. The owner of this property has already paid for Planning Pre-Application advice from the Planning Department. We're currently waiting for

a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will hopefully one of our local Councillors.

21 Melville Avenue

The approved planning application is for the demolition of the existing property replacing it with a building of 7 flats with 6 parking bays. Construction work has not yet commenced.

Land R/O 7 and 9 Spencer Road

This new planning application is for the redevelopment of the existing 10 space rear car parking area behind 7 and 9 Spencer which is currently used by the residents of the 10 flats in these properties. It's proposed to erect two semi detached 3 storey 3 bedroom houses with 1 parking space each. The proposed new houses are ultra modern and totally out of keeping with the surrounding properties and as a result of having open balconies at the third floor level there will be visual intrusion to the existing surrounding properties. This proposed development will result in the loss of the existing 10 off road parking spaces which will have the effect of forcing up to 10 more vehicles to park on the already limited controlled parking spaces in Spencer Road. Cllr Michael Neal has raised a referral on the application. Again the developer has already paid for Planning Pre-Application advice from the Planning Department.

Planning Area B

Land R/O 128 and 126 Coombe Lane

This new application is a planning permission in principle for the erection of 7 two bedroom mews houses in the land to the rear of 126 & 128 Coombe Lane. This type of application only provides very limited information and even if this was to obtain approval any development of the site would still be subject to either a Full or Outline Planning Application which would follow the normal planning approval process.

This application was approved under Planning Dept delegated authority on the 15th July 2020.

55 Crest Road

Planning approval was given in September 2019 for the erection of a 4 bedroom detached 2 storey house in the rear garden of 55 Crest Road fronting on to Croham Valley Road. Construction work has not yet commenced.

3 Croham Valley Road

This planning application submitted by Cobalt Construction for the demolition of the existing detached house and the erection of a five storey block of 7 flats with two storeys fronting Ballards Farm Road and with three basement levels going all the way down from Ballards Farm Road to Croham Valley Road plus 7 parking bays, this will add 14 bedrooms and potentially 24 persons. This is a massive over development of the site and a complete eyesore which is totally out of character with all the surrounding area. The developer has already paid for Planning Pre-Application advice from the Planning Department. We're

currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

Land R/O 4 Croham Valley Road

We've been made aware by one of our CVRA residents that the Croham Hurst Golf Club are holding an EGM to propose (among other items) immediately selling the land at the rear of 4 Croham Valley Road to the developer Turnbull with the further intention to sell the house at 4 CVR later stage. They are seeking Members' approval of the following:

- A deal they have negotiated with Turnbull regarding the land behind 4 CVR that gives the Club an initial £3K and a further £329K once planning permission has been granted.
- Then subsequently putting the house at 4 CVR on the market within the next 12-18 months.

The afore-mentioned information has been confirmed by a member of the Club.

5 Croham Valley Road

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the demolition of the existing house and the erection two blocks of 3 houses with accommodation in the roof spaces. One block will front on to Croham Valley Road being 4 floor 4 bedroom houses with only 2 parking bays, the other block will front on to Ballards Farm Road being 3 floor 3 bedroom houses with 2 parking bays. Construction has not yet commenced.

6 Croham Valley Road

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the demolition of the existing house and the erection of a two storey building comprising of 9 flats with accommodation in the roof space plus 8 parking bays. Construction commenced within one week of the approval.

8 Croham Valley Road

This new planning application is for the demolition of the existing house and the erection of a three storey building comprising of 9 flats plus with 9 parking bays. This is a massive overdevelopment of the site due to its bulk, mass and dominating appearance that will create an overbearing incompatible building that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene which will add 21 bedrooms and potentially 30 persons. A good number of local residents and the CVRA will be objecting to this application plus one of our local Councillors has raised a referral. Again the developer has already paid for Planning Pre-Application advice from the Planning Department. The developer has already paid for Planning Pre-Application advice from the Planning Department. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will

speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

10 Croham Valley Road

Progress on the construction of this block of 8 flats is very close to completion with only internal works and landscaping required.

Land R/O 31-33 Croham Valley Road - Fronting on to Ballards Rise

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the development of the land to the rear of 31/33 Croham Valley Road for the erection of 2 two storey detached buildings with accommodation within the roof space comprising of in total 8 flats. Construction has not yet commenced.

219 Farley Road

This new planning application, although just outside our area is for the demolition of the existing house and the erection of a four storey building comprising of 9 flats with only 5 parking bays. The proposed development by virtue of its bulk, mass and excessive height versus the neighbouring properties will create an overbearing incompatible building that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene plus it has a very unattractive, irregular shape and a contemporary style. Clearly the lack of off road parking provision is another concern where the developer is suggesting that vehicles could be parked some 200+ metres away on the non bus route part of Croham Valley Road and also Ruffetts Close. The developer has already paid for Planning Pre-Application advice from the Planning Department. The CVRA has objected plus there have been 99 resident objections and a Councillor referral. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

Planning Area C

148 Ballards Way

Following the approval in December 2018 for the demolition of the bungalow and the erection of a building of 8 flats, the construction these flats is now well advanced.

11 Chapel View

This new planning application for the erection of a large two storey extension which has balconies at the first and second floor levels as well as adding back the rear conservatory to the proposed extension. Further this house sits well above number 13 (Christine Holland) due to the steep incline of the road and the house has previously had two extensions, one for the erection of single/two storey side/rear extension, the other for a conservatory and in addition there's a loft conversion. The original house had 3 bedrooms but currently now has 7 bedrooms and the new proposal is for the house to be extended and reconfigured to have 9 bedrooms which is a massive over development of this house, which is totally unacceptable.

This application was refused planning approval under Planning Dept delegated authority on the 15th July 2020.

29 The Ruffetts

This new planning application is for the erection of a large rear extension projecting out 6 metres from the rear wall of the original house with a height of 3 metres. Because of the incline of the road this property sits well above 31 The Ruffetts and has an overbearing effect both on 31 and 27 The Ruffetts. This application was refused permission on the 10th July 2020 which can be summarised as follows:

- The proposed works would be detrimental to the amenities of the occupiers of 27 and 31 The Ruffetts by reason of the height, depth and massing of the proposed extension resulting in an unacceptable loss of outlook and an overbearing impact on the rear habitable rooms and rear amenity space.

Prior to the afore-mentioned refusal being decided upon, a new planning application has been submitted by the applicant on the 6th July 2020 which is almost identical other than some cosmetic changes. Because of the incline of the road this property sits well above 31 The Ruffetts and has an overbearing effect both on 31 and 27 The Ruffetts. I would expect this latest application to also be refused.

Planning Other

Croydon Planning - Some Changes Detected

- Since the start of 2019 across the South of the Borough 24 planning applications for the demolition of detached properties to be replaced with up to 9 flats or a mixture a of both flats and houses have been refused planning approval under the Council's delegated authority or at Planning Committee meetings and another 20 similar planning applications have been withdrawn, presumably in many cases because of advice from the Planning Department that they were not going to obtain approval.
- There continues to be many more planning applications from developers for the conversion of larger houses into flats and at the same time adding extensions to these houses, this is also happening to a much lesser extent even with semi detached houses. Also there has been a marked increase in the number of applications for the conversion of properties into Houses of Multiple Occupancy (HMO'S).

Croydon - Local Plan Partial Review – Call for Evidence on Local Green Spaces

Only site within our area that was under this category is The Ruffet, which many residents provided information back to the Council on why this site should have some level of protection to safeguard it from potential development. We're still waiting to hear.

News from other Residents Associations within the Borough

Apart from the usual planning news involving specific redevelopment, Summer is a quiet time for all residents' associations.

However as well as concern over the Purley Tower, Kenley Purley residents' associations are concerned with loosing butterflies to development and loosing locally used green spaces to development.

On a more general planning issue, many residents' associations have signed a letter from the planning guru from the Kenley and District Residents' Association arguing against the current planning targets in terms of numbers and type of development set by the Council. The letter outlines that the Council's plans are not compatible with the overall London plan.

Lastly whilst not strictly in our area for the last year we have had our journeys brightened by the mural underneath the railway bridge in Sussex. The mural is on the cover.

We now see that from Inside Croydon - who are profiling a new mural of his in Purley - that this mural was painted by local artist Lionel Stanhope.

It looks like Network Rail help sponsor these murals so we are going to do something we do not often do and say "thank you Network Rail"

Nature Notes - Encounters with butterflies

Amongst the butterflies the Orange-tip appears for a few weeks in spring but several other species on the wing at the same time can be seen throughout the six months or so of the butterfly season. The Purple Emperor butterfly flies in July and is most likely to be seen at the tops of particular "master" trees where the males congregate to have aerial battles and to await the arrival of the females. Like many butterflies they need salts which they get by descending to ground level to sample moist patches or urine and other materials left by animals. On one occasion, when I was with Martin Wills, we entered a woodland to look for butterflies and saw a couple of people examining something on the ground. As we got nearer we could identify the object of their attention as a female Purple Emperor. As a ranger's vehicle was coming up the path Martin persuaded the butterfly to move on to his finger where it quite happily probed his skin for salts. I took several photos then the insect was transferred to my finger to allow Martin to take his pictures. Not bad for a species often considered to be elusive.

Another butterfly encounter occurred a few years ago on the Denbies hillside, near Dorking, where Chalkhill Blue butterflies had an exceptional year. There were so many insects that a sweep of a butterfly net would probably have caught fifty or more at once. We estimated that there were around 50,000 of the butterflies on the wing that day.

Clouded Yellow butterflies are migrants which appear in the UK in summer or autumn, usually in small numbers. While on a visit to the RSPB reserve at Elmley on the Isle of Sheppey to look for birds we were delighted to see hundreds of the butterflies along the grassy edges of the track which led from the car park and across the reserve.

Painted Lady butterflies are familiar to many school children who may have been involved in raising them at school. They are migrants arriving in most years in moderate numbers but in 2009 they arrived in millions and suitable wild and garden flowers were soon covered in them. It was some time before it was realised that the offspring of these butterflies do a return migration, flying at height where they are detected as a swarm on radar.

Closer to home the Hutchinsons Bank reserve in Featherbed Lane is one of the best places to see Small Blue butterflies in particular and it usually has one of the best totals of species in Surrey. Further along Featherbed Lane, towards the White Bear, is the companion reserve, Chapel Bank, where one passes through a small glade before entering the main part of the reserve. This glade was originally filled by scrub which was removed and treated so that it would not reappear. Now there are orchids and Violets and other flowers which are attractive to Fritillaries. There have been hundreds of Dark Green Fritillaries and a fair number of Silver-washed Fritillaries, and even an occasional White Admiral in this area.

One last example involves the Brown Hairstreak butterfly. Malcolm Bridge was due to lead a trip to Merstham to walk around Slynnes Mere but was not sure he would be able to arrive on time. He asked if I would help by starting the walk if he was late and to give me an idea of the area we went down the day before. During our walk we stopped to talk to a lady walking her dog and during the conversation Malcolm suddenly pointed to a female Brown Hairstreak flitting around the small Blackthorn at our feet. We managed to get several photographs so that next day I was able to show the group a picture of what had been seen.

Malcolm arrived on time and we pursued our walk around the area. We failed to find another Brown Hairstreak but when we reached the spot where the picture was taken we examined the small Blackthorn and found several eggs which had been laid.

What will be seen on a butterfly walk is not completely predictable but the potential is always there for something unexpected.



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Cllr. Maria Gatland, Cllr.
Michael Neal, Cllr. Jason Perry

Councillors for Selsdon & Addington Village

Cllr. Helen Pollard,
Cllr Robert Ward

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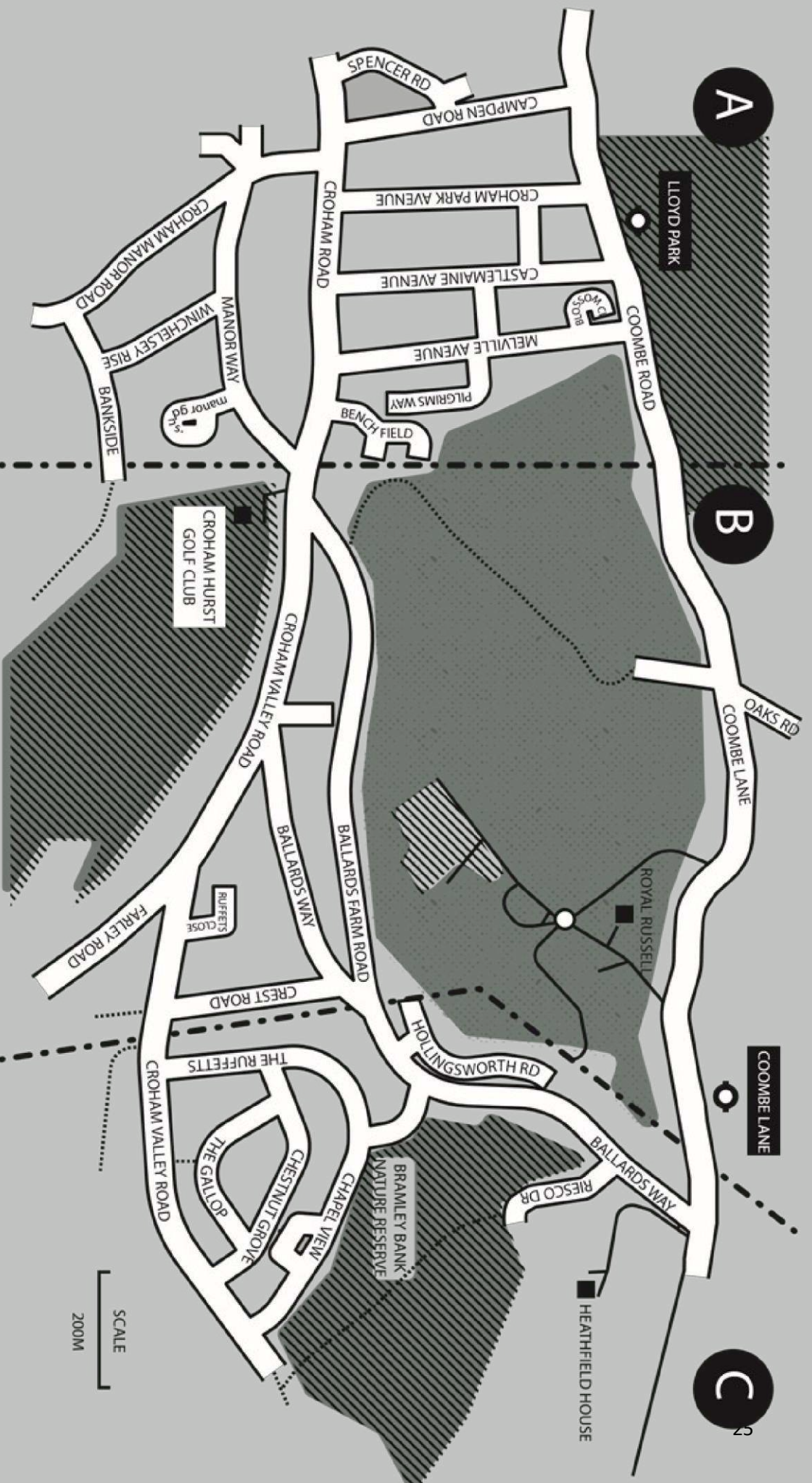
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Textiles should be bagged and left out for collection weekly

www.croydon.gov.uk/environment



The above map indicates the areas that are covered by each association's representatives in respect of planning application or any other matters of concern. The phone numbers to contact for each area are as follows:

A. 020 8688 9558 / B. 020 8657 8787 / C. 020 8657 6585