

# The H.O.M.E. Residents' Association

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## AGM 20th October 2024

*The H.O.M.E Residents Association (RA) was formed in 2004 and exists for the benefit of the residents in Havelock Road, Outram Road, Mulberry Lane, Elgin Road and Ashburton Road/Gardens/Close and the sections of Lower Addiscombe and Addiscombe Road between those roads.*

*It aims to preserve, conserve and improve the environment in the H.O.M.E roads as well as in outlying areas that have an effect on our area. For this reason, we see great benefit in working with neighbouring residents associations for the Addiscombe community.*

Chair report – page 1

Treasurer report – page 4

Accounts – page 5

Planning Report page 6

Neighbourhood Watch Report – page 7

Traffic Report – page 8

### **H.O.M.E RA REPORT FROM THE CHAIR 2023/24**

This is the 20<sup>th</sup> Annual General Meeting of H.O.M.E Residents Association. We are very grateful to the Ismaili Community for opening their beautiful centre to us for the second year in a row, thereby contributing to and being part of this, which we value the most – our close community.

For me personally, the 20<sup>th</sup> Anniversary of H.O.M.E is a great occasion to celebrate friendship and community. I would like to take this opportunity to share my story of how H.O.M.E was born. In December 2003, just before going to visit my parents in Croatia for Christmas, I had a letter from the Council with a notice of a planning application. The beautiful old Victorian house next door was to be demolished and replaced by a Lego-like block of 12 flats, boundary to boundary, stretching halfway down the garden. With my son, Neil, I printed out a letters, enclosing plans of the proposed building which I had obtained from Croydon Council (they were not available online as they are now), asking neighbours to object to the application. We delivered them to all homes in Havelock and Elgin Roads. On the morning after, there were many neighbours knocking on my door. I had lived in Havelock Road for three years and had not met them until that moment. I went to see the Field family, who lived on the other side of No. 29. Their son, Jack, took the letter and promised to give it to his parents. On my return from Croatia, I found an invitation from Rob and Kate Field to *Saving 29 Havelock Road with a Tea Party: "We would be very pleased if you would come for tea and cake next Sunday, 11<sup>th</sup> January, at about 4 pm where we can mull over ideas to save this beautiful house"*. Kate makes the best scones and cakes, so I feel that has much to do with our success story. Over 50 people turned up to the party, with councillors Sean Fitzsimons, Mark Watson and Amanda Campbell as well as Geraint Davies MP present too.

As far as the planning process was concerned, I did not know much about how the system worked. A significant person to remember is the late Steve Collins, the then Chairman of Canning and Clyde RA, and one of the contributors to the two-volume Book of Addiscombe, who coached me through

# The H.O.M.E. Residents' Association

[www.home.addiscombe.net](http://www.home.addiscombe.net)

the process. Many residents objected to the application. As a result, No. 29 Havelock Road is still sitting proudly in our road after more than 150 years. So, it is true; every cloud does have a silver lining.

At the next meeting, also held at the Fields' home on 25<sup>th</sup> January 2004, it was proposed to form a residents association for which a very appropriate name was suggested by Soke Taylor, of Elgin Road, viz. H.O.M.E – **H**avelock.**O**utram.**M**ulberry.**E**lgin. Elaine Black, whose mother, Sheila, lived next door, at no. 25 Havelock Road was the first (temporary) secretary, Norman Young the first treasurer and Mira the first chairperson. Should you wish to see them, the first minutes, the council registration form and other documents will be on our web under the **Other** tab.

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To come to the present time, our RA work is led by a committee, members of which all are volunteers, giving their time and skills for the benefit of all who live in these roads. Every resident is welcome to come forward with relevant ideas and suggestions, join the Association and work with us as and when they can. Please help us in our work, so the words in the box above become reality. Here is how we can work more easily and spread the word more quickly:

**Use our web page** – [www.home.addiscombe.net](http://www.home.addiscombe.net) – to keep updated. We are keen to hear from residents with potential content for the website.

**Become a member** – Let us have your email address. There is a form accessible via a link at the right-hand top corner of our web page for you to join and be added to the H.O.M.E Residents Association (RA) database. This database is used exclusively to inform members of RA events, activities and matters of interest to residents. If you do not have an email address, please contact us in person to arrange a way to keep you informed.

A short summary and mention of our main activities follow below – you can find sections on our web page, under the headings used in this report.

## **Meetings & events: serious stuff and social (check our web for updates)**

**Mid - Croydon Conservation Area Advisory Panel** –attended by Mira Armour. This panel comments on the planning applications in several conservation areas in central Croydon. Meetings are every month, on the last Tuesday in the month. Please contact Mira if you would like to join this panel.

**Residents Associations Meetings with the Planning Department** – this used to happen twice a year and was a good opportunity to hear how the planning department works. There has only been one meeting so far this year, in July, to advise us on the upcoming **Croydon Local Plan 2019 to 2040**. consultation. This was really too late to allow residents to consider the proposals, which were set out in huge, detailed, not user-friendly online documents available with only four weeks before the consultation closed on 12<sup>th</sup> August 2024. The culture of poor communication with residents from the previous administration seems to be persisting. Regarding the enforcement, if you wish to be reminded as to why often nothing happens there is my report for the last year available on our web

# The H.O.M.E. Residents' Association

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site under Serious Stuff (the Council considers what is and what is not important, no rules exist more or less, apart from the question of how great is the potential harm done).

**The Triangle** – at the junction of Ashburton Rd and Lower Addiscombe Road. The area by the fence was planted with more attractive plants. A big thank-you to Carol Porter who takes care of the border. If you can help with keeping this area nice please get in touch.

**HOME cleanups** – the next one is on 2 November 2024., starting from 29 Ashburton Rd. This is our way of looking after the environment by organising cleanups of our roads, including the Narrows. It would help if you were on our e-mailing list as you may not want to miss what are rather social occasions 😊. Additionally, using the **Love Clean Streets** application does work when reporting rubbish, graffiti, dead animals, overgrown trees etc. [download app from Google Play or Apple iPhone].

**Carols at the Triangle** in December was popular last year, as was **the quiz night** in January at the Builders Arms the previous year. Please save the dates: Quiz Night on 6<sup>th</sup> December and carol singing on 14<sup>th</sup> December.

## **Some other things each of us can do to make our area more attractive:**

Satellite dishes and solar panels cannot be affixed to the front of properties where they can be seen from the street. The Council will order them to be taken down and repositioned. We have guidelines for mounting them in an acceptable way. Please have a look at that document on our website.

**Rubbish bins** – please keep them off the pavement (it would be good to keep all the rubbish in them as well, sadly this is not the case at some properties).

## **It is good to remember what we have achieved so far:**

1. H.O.M.E community – everyone has been welcome since 2004!
2. Conservation Area status was granted in 2008. This gives us better quality development.
3. Getting bigger in 2012, when Ashburton Road, Garden and Close joined H.O.M.E RA.
4. New street lighting with heritage design lamps in 2016.
5. The new conservation area street signs have made the streets smarter since 2017.
6. New trees in Elgin Road 2018. Replacement trees in 2021 and 2022.
7. **What is the next achievement? Traffic sorted???? We have been waiting for 6 years now.**

Many great people have made a special contribution to HOME in the last 20 years year and are no longer with us. We will remember Helen Goron and Roger Smith who have sadly died this year. There are many more who were part of our community since 2004., each and every one of whom gave something to it, thus making it so special.

So please initiate, join, lead and share in any present and future events, bring forward issues of importance to you and of potential benefit to our community. We know how important to have good neighbours around us, if you have no family nearby, your neighbours become the key people that support you.

Mira Armour, Chair on behalf of the Committee, AGM 2024

# The H.O.M.E. Residents' Association

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## **Treasurer's Report HOME AGM 2024**

My name is De Rainbow and I am HOME treasurer. I resumed this position in September 2023 taking over from Ken Marriot. I was previously treasurer for a number of years until 2020.

Please see copies of the accounts for details of income, expenditure and current cash & bank balances. Accounts run from AGM to AGM therefore may be more or less than 12 months.

I'd like to draw attention to a couple of points:

1. Subs. These are low relative to 2022/23. This is accounted for in part by a number of subs for 2023/24 being paid & cashed before the last AGM. I also note that we often pick up subs through the year at key events such as New Year socials or quizzes which we did not hold this year.
2. Printing. Croydon council covered printing costs of leaflets & posters for the traffic consultation saving us a considerable amount. The wonderful leaflets & posters which drew you to the AGM today will be paid from 2024/25 accounts. Our heartfelt thanks go to James Denny, of Mudlark Creative, for his art work on the flyer.
3. Website. You will note that there were no costs in 2022/23 due to timing of invoices. Going forward our current website host company have indicated that they will be significantly increasing their charges. The committee and other members who provide unstinting support in maintaining the website anticipate that we will be able to find a suitable alternative to keep costs down.

That concludes my report.

# The H.O.M.E. Residents' Association

www.home.addiscombe.net

## The H.O.M.E. Residents' Association

Statement of Accounts 16/09/23 - 16/10/24

Account year runs from AGM to AGM

|                                                          | 2023.24          | 2022.23 |
|----------------------------------------------------------|------------------|---------|
|                                                          | <b>£90.00</b>    |         |
| <b>Subscriptions cashed</b>                              | £90.00           | £300.00 |
| <b>Other Income</b>                                      | <b>£16.67</b>    |         |
| Raffle/Tombola                                           | £0.00            | £0.00   |
| Donations - general                                      | £16.67           | £99.08  |
| <b>Costs</b>                                             | <b>-£181.72</b>  |         |
| Socials - food, drink, hire, gifts                       | £0.00            | -£34.06 |
| Software/Website                                         | -£136.40         | £0.00   |
| Competition prizes                                       | £0.00            | £0.00   |
| Printing / Photocopying                                  | -£35.32          | -£89.99 |
| Neighbourhood Watch                                      | -£10.00          | £0.00   |
| Misc                                                     | £0.00            | -£62.00 |
| Cash balance received by incoming treasurer 16 Sept 2023 | £2,463.36        |         |
| Add Subscriptions                                        | £90.00           |         |
| Add Other Income                                         | £16.67           |         |
| Less Costs                                               | -£181.72         |         |
| <b>Cash balance 16 Oct 2024</b>                          | <b>£2,388.31</b> |         |
| Cash to Hand (float)                                     | £35.10           |         |
| Bank Account                                             | £2,353.21        |         |
| <b>Cash balance 16 Oct 2024</b>                          | <b>£2,388.31</b> |         |

Havelock Road, Outram Road, Mulberry Lane, Elgin Road and Ashburton Road/Gardens/Close

For a Safer, Cleaner, Greener and Friendlier community

Contact details:

27 Havelock Road, Croydon CR0 6QQ

Tel: 020 8654 6437 Fax: 020 8654 3540

Email: [athome@addiscombe.net](mailto:athome@addiscombe.net)

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# The H.O.M.E. Residents' Association

www.home.addiscombe.net

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## Planning Report AGM 20 October 2024

We have had mixed success since the last AGM. On the plus side, the plan for a small street of houses behind 1 to 4 Mulberry Lane has so far been prevented - the developer's appeal was dismissed in October last year.

On the negative side, Mr Datto's organisation has succeeded in getting through some planning applications for 19 Ashburton Road. Permission for a giant garden shed was granted in 2012. Since then there have been about 12 applications to turn it into a bungalow. They were rejected by the council but, unfortunately, permission was eventually granted on appeal. We warned that if permission was granted, it would not stop there. Sure enough, he subsequently applied for a two-flat bungalow. We objected, of course, and await the council's decision and likely subsequent appeal.

The problem of back garden development also occurred at 34 Outram Road behind a locally listed building. We were shocked that the planning department approved this development despite our objections and conservation area rules clearly being against back garden developments.

In 2020, Datto's organisation purchased 16 Elgin Road, a three-storey, locally listed terraced house that was split into two flats. They immediately converted it into a house in multiple occupation with 8 flatlets but without planning permission. The flatlets were rented to vulnerable young people which resulted in rubbish and the smell of cannabis. This all came to light in 2022 with an application to put a further flatlet in the roof space. The council took action and ordered them to convert the property back into two flats. Since then there has been a long series of delaying tactics with 9 applications to retain fittings or claiming that the previous two flats had themselves been in multiple occupation. These applications have all been refused by the council and subsequently appealed.

Perhaps the most blatant breach of planning consent occurred at 186c Lower Addiscombe Road. Permission was obtained for a large garage at the back. As this was being built it became apparent that it had cavity walls and supplies of electricity, water and gas(?). When finished, it was very obviously a bungalow, not a garage. So far, the council has suggested that the owner applies for retrospective planning permission. We trust that this is just a formality and that the building will be ordered to be converted to a garage.

Bob Porter  
Planning coordinator on behalf of H.O.M.E

**Planning Applications:** We have a Planning section on our web page listing the new planning applications. Melanie updates this list and Bob Porter leads on preparing reasons if we need to object. We are keen to involve more people in this task. An email alert is sent to everyone on our

# The H.O.M.E. Residents' Association

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- mailing list: please subscribe to receive updates. Leafletting is done by or with the help of residents potentially affected by the proposed development. Any concerns, anything you are unsure of – please get in touch!

## **Neighbourhood Watch Report – AGM 20 October 2024**

The Addiscombe East Safer Neighbourhood Team (SNT) Ward Panel was finally established, and we had our first official, quarterly meeting in January 2024. This panel is made up of a diverse range of residents in the ward and we have the chance to interact with our local SNT to receive updates, set local ward policing priorities for the quarter and to hold the SNT to account. To demonstrate HOME's commitment to getting the panel established, I volunteered to act as joint Secretary. Norman Young is also representing HOME on the Panel.

I attended the Croydon Borough Neighbourhood Watch Association Crime Prevention day and AGM with Carol Porter on Saturday, 12th October at the Royal Russell School. There were some interesting speakers covering topics relevant to Croydon including modern slavery, trading standards, cyber awareness as well as question and answer sessions with the Mayor and the Inspectors of each Safer Neighbourhood team area.

If you would like to receive a copy of the Croydon Eye quarterly, please ensure you are registered as a HOME member. Copies are usually emailed, or hand-delivered.

If anyone is interested in joining the SNT Ward Panel or attending the NHW Crime Prevention Day next year, please let me know.

Melanie,  
HOME Neighbourhood Watch Co-ordinator

# The H.O.M.E. Residents' Association

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## **Traffic Matters:**

TfL have agreed in principle the 7pm-7am restrictions on HOME roads, with a caveat that they would like some monitoring done when in place. The Council team are pushing to make this permanent rather than experimental.

It may be possible to have, as an experimental scheme, daytime restrictions, too (for example, 11 am – 3 pm), but this is complicated and further analysis is required.

Wider engagement is planned for November/December. There will be drop-in sessions in a similar format to the ones some time ago.

Funding is now being sought for the project for 2025/2026 with the aim of implementing all actions then (including additional safety measures).

The Executive Mayor of Croydon has backed this project from the start. It was in the local election manifesto 2022, and so far, the Conservative Party has stuck to its word.

It all looks very promising, but ultimately it needs funding by TFL as the Council itself has very limited resources to fund such projects.

Final caviat, "all proposals and times are subjected to engagement and working with local businesses in the area and their needs."

Norman Young, traffic lead for H.O.M.E RA

End of Reports

# The H.O.M.E. Residents' Association

[www.home.addiscombe.net](http://www.home.addiscombe.net)

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## **Traffic Consultation – information and notice from the Council's lead officer**

The upcoming wider engagement starting on the 18<sup>th</sup> Nov until 9<sup>th</sup> Dec with drop-in sessions at St Mildred's Church on the following dates

1. Thursday 21<sup>st</sup> Nov session to start from 5pm until 8.30pm in the Small Hall
2. Saturday 23<sup>rd</sup> Nov session to start from 2pm until 5pm in the Pavilion
3. Thursday 28<sup>th</sup> Nov session to start from 5pm until 8.30pm in the Small Hall
4. Saturday 30<sup>th</sup> Nov session to start from 2pm until 5pm in the Pavilion

To reach the wider community I plan to send letters out to both sides of the boundary roads and all residential roads within the boundary roads. I would like to ask for your assistance in promoting the engagement events via leaflets and posters if possible. Can you please let me know if you can assist in any way to promote the engagement. I will write a similar email to other associations. I can appreciate the short 4 week notice. Letters will go out on the 1<sup>st</sup> Nov to reach by the 4<sup>th</sup>.

There will be an on-line survey on the web page to complete aimed at seeking views / concerns you may have / support or not. For now let me know how you can promote the engagement. I also need to ensure resident associations outside of the area can use their network to promote the engagement.

Regards

Abu Barkatoolah  
LIP Programme Delivery Manager  
Highways  
Sustainable Communities, Regeneration and Economic Recovery  
Bernard Weatherill House  
8 Mint Walk  
Croydon CRO 1EA

# The H.O.M.E. Residents' Association

www.home.addiscombe.net

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## Message from Maddie Henson, Cllr for Addiscombe East Ward, Campaigns co-ordinator

Hi All

So sorry I can't be with you today! Below are a few of the things I have been working on on your behalf.

### Traffic

Traffic continues to be a major issue for the area of Addiscombe and in particular the H.O.M.E roads. That is why after many years of campaigning I managed to get TFL and the council to commission an area-wide review of the traffic.

This process is ongoing, and we recently had the latest update from this exercise. They have identified the roads which are most heavily affected (and as we all know this specifically includes the HOME roads) and they are currently exploring an option with TFL to restrict access to some linking roads during nighttime hours.

I have just had an update on the days of the next engagement (all again at St Mildred's Church). These dates should be circulated shortly if they haven't been already.

Hopefully we may be finally making progress on this.

### Ashburton Park

I have been your councillor for a little over 6 years (and 10 years since I was initially elected).

During that time one of my passions has been green spaces and I will be forever grateful to many of you for the work we have done together to bring about change for the better to the green spaces in our ward such as Ashburton Park and the Addiscombe Triangle.

This has included, in Ashburton Park alone: getting the old library building restored, the new swing park installed and brokering a deal with Oasis to have a new youth centre in the park.

The latest project I have been working on is with the Friends Group where we have bid for and been successful in getting over a million pounds from the heritage lottery fund to restore the whole park.

If you are interested in this project please feel free to drop me a line and/or you can visit: <https://www.croydon.gov.uk/libraries-leisure-and-culture/parks-and-open-spaces/100-years-ashburton-park-project>

### Business forum

This has been something I have tried on and off for several years to set up. Recently I have had more success.

# The H.O.M.E. Residents' Association

[www.home.addiscombe.net](http://www.home.addiscombe.net)

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An informal business forum has had one meeting where they elected the Chair and then another where representatives have met with the Mayor to lobby for resources to tackle the problems with antisocial behaviour. There is also a WhatsApp group which anyone from any local business is welcome to join.

The next steps in doing this is I intend to get them involved in the park project and I have an officer who is going to work with them in formalising the arrangement.

I have set up a meeting with one of the council officers who has agreed to work with me to take this step forward.

I am also exploring the option of having a second Addiscombe Christmas Trail to coincide with Small Business Saturday.

Finally, being your councillor is an honour I cannot thank you all for enough and if you ever want to talk about these issues or anything else you can always drop me a line any time on 07949 943311 or through email to [maddie.henson@croydon.gov.uk](mailto:maddie.henson@croydon.gov.uk).

**Or alternatively my surgery details are:**

1st Tuesday of every month 6-7pm at St Mildred's Church

Hope you are all well and I will see you all soon.

Maddie