

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

www.home.addiscombe.net

21st H.O.M.E RA - AGM 16th November 2025

Combined Annual Reports

The H.O.M.E. Residents Association (RA), established in 2004, represents residents of Havelock Road, Outram Road, Mulberry Lane, Elgin Road, and Ashburton Road/Gardens/Close, as well as the sections of Lower Addiscombe Road and Addiscombe Road located between these streets.

The Association's primary purpose is to preserve, conserve, and enhance the local environment within the H.O.M.E. roads and in adjacent areas that influence the quality of life in our neighbourhood. To achieve these objectives, the Association actively collaborates with neighbouring residents' associations and community.

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CHAIR'S REPORT 2024/25

This is the 21st Annual General Meeting of the H.O.M.E. Residents Association. For the third year in a row, we are holding this event at the Ismaili Community Centre. We are grateful to them for their generosity and being part of our community.

The work of H.O.M.E. RA is led by a committee elected each year at the AGM, with representatives from each road. Every resident is welcome to come forward and help the Committee whenever they can.

To help improve communication, please:

- Use our website – www.home.addiscombe.net – for updates. Sam Porter and Andrew Bennett manage the website. We welcome contributions from residents with potential content.
- Become a member – Please share your email address. A sign-up form is available at the top right corner of our website. You will be added to the H.O.M.E. RA database, which is used exclusively to inform members about events, activities, and matters of interest. If you do not use email, please contact us in person to arrange another method of communication.
- Join our Facebook group – facebook.com/homera. This closed, apolitical group is for residents of our roads and focuses on matters relevant to our area.

Below is a short summary of some other regular activities. More detail is available on our website.

Mid-Croydon Conservation Area Advisory Panel – Attended by Mira Armour. The panel reviews planning applications in several Central Croydon conservation areas. Meetings take place on the last Tuesday of each month. Please contact Mira if you would like to join.

Residents Associations Meetings with the Planning Department – These used to take place twice a year and offered valuable insight into planning processes. Unfortunately, no meeting was held for two years.

The Triangle (junction of Ashburton Road and Lower Addiscombe Road) – A big thank-you to Carol Porter for looking after the border planting. If you can help maintain this area, please get in touch.

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H.O.M.E. Clean-ups – We organise clean-ups of our roads, including the Narrows, to keep rubbish and vegetation under control. Being on our email list helps you stay informed about these events. **The Love Clean Streets app** is very effective for reporting rubbish, graffiti, dead animals, and overgrown trees.

Events – Carols at the Triangle in December was not well attended, but our January Quiz Night at the Builders Arms was a great success. We also held Walks across Lloyd Park in January and April.

Little Things Residents Could Do to Help

Satellite dishes and solar panels must not be installed on the front of properties. The Council may order their removal and repositioning. Check our website for guidelines or contact us.

Rubbish bins – Please keep bins off the pavement, and ensure all rubbish is placed inside them! Maybe consider collecting any spilled rubbish from the pavement and the road just in front of your house?

While we do organise many social and fun events, the core of our work focuses on planning matters - usually conversions or extensions, rarely new buildings, and increasingly HMOs (Houses in Multiple Occupation). We currently have a few ongoing enforcement cases.

A particular concern that has occupied many of us over the past eight years is the significant change to the peaceful character of our roads caused by unfair treatment regarding traffic and road use, when changes were introduced in Lebanon Road, Addiscombe Court Road, and Canning Road. This has led to worsening air quality and increased noise pollution across many of our streets.

I would like to recognise the work of our friend and neighbour Miriam de Souza, who is now stepping down from the Committee. Miriam contributed substantial time and professional expertise to our traffic campaign for several years. Very often the work of an individual stays unseen so I want to make a record of her contribution.

We do not want to conclude that politics and fairness cannot coexist. We therefore hope that before the next elections in May 2026, the current administration delivers on its promise to somewhat return our roads to the status of side residential roads we had before they became extensions of the A232 and A222 routes.

Please continue to initiate, join, lead, and support events, and bring forward issues that matter to you and benefit our community. Good neighbours are invaluable—especially for those without family nearby.

Mira Armour, Chair on behalf of the Committee, AGM 2025

Treasurer Report and Accounts AGM 2025

HOME accounts for the period 16/10/24 to 07/11/25 income, expenditure and current cash & bank balances are detailed above. Accounts run from AGM to AGM and therefore may be more or less than 12 months.

This year we close with a net gain of £144.83. I'd like to draw attention to a couple of points:

1. **Subs.** Subs from members cover our costs which have been lower than last year due to the timing of the AGM. Thank you to everyone who supports HOME by paying their subs. Details of our bank account are available on the website or on one of the subs forms which we can give you today.
2. **Printing.** This is normally our largest expenditure but supports communication with those who may not yet be members or new to the area, as well as acknowledging that not everyone can access digital information. We always seek to identify the cheapest printing options.
3. **Website.** You will note that there were no costs in 2024/25 due to the timing of invoices.

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Statement of Accounts 16/10/24 - 07/11/25

Account year runs from AGM to AGM

	2024.25	2023.24
	£316.55	
Subscriptions cashed	£316.55	£90.00
Other Income	£0.00	
Raffle/Tombola	£0.00	£0.00
Donations - general	£0.00	£16.67
Costs	£171.72	
Socials - food, drink, hire, gifts	£45.00	£0.00
Software/Website	£0.00	£136.40
Competition prizes	£0.00	£0.00
Printing / Photocopying	£105.22	£35.32
Neighbourhood Watch	£0.00	£10.00
misc	£21.50	£0.00
Balance 16/10/24	£2,388.31	
Add Subscriptions	£316.55	
Add Other Income	£0.00	
Less Costs	£171.72	
Balance 07 November 2025	£2,533.14	
Cash to Hand (float)	£30.15	
Bank Account	£2,502.99	
Balance 16 Oct 2024	£2,533.14	

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

www.home.addiscombe.net

Deirdre Rainbow, Treasurer HOME RA

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Planning Report - AGM 2025

Current planning applications can be viewed on HOME's website.

We continue to object to back garden developments which are not supposed to happen in our conservation area. Unfortunately, Mr Datto finally succeeded at 19 Ashburton Rd and building work is ongoing on a two-flat bungalow which takes up most of the back garden. So far, his organisation's plans for a house in multiple occupation (HMO) at 16 Elgin Rd have not succeeded.

MP Natasha Irons' office kindly found us a legal point which should prevent the council being harassed by multiple similar applications on the same property: the Town and Country Planning Act 1990, section 70A. Unfortunately, the council's planning department seems unwilling to use this legal point; we fail to see why not! There were about 19 applications, many of them appealed, at 19 Ashburton; and at 16 Elgin so far there have been 20 applications, almost all of them appealed, often at great length!

Another problem is that the planning office fails to use some of the points we raise and, as a result, things get approved that should not be approved, in one case approving a side dormer that had previously been refused, and in another approving a back garden development at 34 Outram Rd without apparently realising that it is in a conservation area!

We continue to remind the council about non-compliance with enforcement orders, notably at the back of 186c Lower Addiscombe Rd where a garage was approved but instead a bungalow was built, a particularly blatant attempt to get round the planning system. Also, at 50-56 Ashburton Rd, where the front and back gardens are used for business purposes, namely the storage of cars and caravans for sale or repair. At 37 Havelock Rd the owner has been reluctant to fulfil planning conditions, particularly on changing the front door.

Robert Porter

Neighbourhood Watch Report – AGM 2025

The Addiscombe East Safer Neighbourhood Team Ward Panel has been established for almost 2 years now. I am nearing the end of my term as Secretary and Norman Young represents HOME Residents. The panel gives residents a chance to ask help set local policing priorities, feedback to the SNT team and to ask questions. The meetings have been reasonably well attended and the SNT Team and at least one councillor are always present.

I attended the Croydon Borough Neighbourhood Watch Association (CBNWA) Crime Prevention Day and AGM on Saturday 11th October. We heard a range of interesting speakers covering topics including Trading Standards, cyber awareness and community projects. There was also a Q&A session with the mayor, an MP and the SNT inspectors.

If you are on the HOME email list, you should receive a copy of the CBNWA Croydon Eye 3 or 4 times a year as well as Croydon Trading Standards bulletins 2 or 3 times a year.

CBNWA have access to local an online courses including Bystander Training and Cyber Protection and Support. If you are interested in attending the Crime Prevention Day, joining the SNT Ward Panel or attending a course so you can help others in our community, please tell me or email me so I can give you the relevant details.

Melanie de Villiers

HOME Neighbourhood Watch Co-ordinator

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Traffic Matters AGM 2025:

HOME Residents' Association's Position

Association has campaigned for 8+ years to resolve traffic issues caused by earlier road treatments in Addiscombe West.

Throughout this period, HOME has advocated for a balanced approach that addresses the needs of all residents, prioritising noise, air pollution reduction, safety and accessibility.

Regular communications with council officers and local representatives underpinned our Residents' Association's efforts, reflecting our persistent concerns and suggestions raised by the community.

Silent majority in HOME roads, particularly Elgin due to nature of many residents.

These schemes show that objections were outweighed by measurable benefits.

Traffic reduction and safety are universally beneficial.

Commitment from Mayor and Cllr Bains at Oct 2024 AGM to find a solution.

Proposal: Nighttime Restriction Scheme

The Association wanted restrictions 24/7, but unlike other schemes, this proposal focuses on night-time-only restrictions to avoid disruption and displacement of traffic during busy rush-hour times.

TfL supports night-time enforcement; community compromised by not requesting daytime restrictions.

No evidence of traffic displacement from technical assessments. We all know that the objections raised were mostly subjective, and certain parts of the community who would not be affected by any traffic problems do not like changes which may or may not affect them indirectly.

Objections from outside the area (e.g., Whitgift Estate) appear unfounded or self-serving.

? Key Questions for Council

- Why are we being ignored and why is the Council placing tremendous weight on responses which came from outside of our Association area?
- The level of support from HOME was overwhelmed by the unsupportive responses across the wider area. The HOME RA is only about 10% of the total households.
- Why not trial this scheme as an experiment, like others?

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

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? Key Questions for the Exec. Mayor, Jason Perry and Cllr Jeet Bains

- Why hasn't this administration honoured its manifesto promise?
- From the outset, we raised concerns that if the decision hinged on support levels across the entire area, the engagement process would be a costly exercise in futility.

The HOME Residents' Association represents only around 10% of the total households, making it inevitable that our support would be drowned out by responses from the wider area. We were assured that the level of support would play little or no role in the final decision. Yet, as we feared, the proposal for night-time traffic restrictions in HOME was effectively dismissed due to opposition from outside our area.

- Why did the Council give disproportionate weight to responses from beyond our Association's boundaries?
- In other parts of the borough, schemes have been implemented despite local opposition. Why was a different standard applied here?
- Is the Council willing to trial this scheme as an experimental scheme, as it has done in other areas?

End of Reports