

H.O.M.E

Residents' Association
www.home.addiscombe.net



H.O.M.E RA aims to preserve, conserve and improve the environment in the H.O.M.E roads and surrounding areas that can have an effect on our community. For this reason, we see great benefit in working with neighbouring residents' associations.

21 YEARS OF H.O.M.E
2004 - 2025



21th ANNUAL GENERAL MEETING

Sunday 16 November 2025 at 1.30 pm

at the Ismaili Community Centre, Addiscombe Road

H.O.M.E *in* ACTION

21 YEARS OF H.O.M.E

2004 - 2025

AGENDA

1. Welcome and apologies received from MP Natasha Irons, Cllr Neil Garrett, George Morvay, Vanessa Holland, Sue Newman, 104 Outram Road (Alex Marshall and James Van Domelen)

2. Approval of 2024 AGM minutes

3. Chair's Annual Report 2024-25

4. Approval of accounts for 2024-25

5. Election of officers and committee

6. Closing remarks for the AGM

7. Panel discussion with our invited guests:

Mayor Jason Perry, Cllr Jeet Baines, Cllr Maddie Henson, PC Officer Scott Jones

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After the formal part of the meeting please make your way to the side room for refreshments, to meet and chat to our invited guests and committee members

2. Approval of 2024 AGM minute

Summary of HOME Residents' Association AGM 2024

The 20th HOME Residents' Association AGM was held on Sunday 20th October at the Ismaili Centre, Addiscombe Road at 1.30 pm.

Invited guests were Natasha Irons, MP, Jason Perry Executive Mayor of Croydon, Neil Garratt, London Assembly Member and Councillor, and Jeet Bains, local ward Councillor and Head of Planning and Regeneration on Croydon Council.

The usual confirmation of the previous year's AGM minutes was attended to, followed by an annual report by the Chair, Mira Armour. As this was the twentieth anniversary of HOME, Mira outlined HOME's achievements since 2004. During the previous year members had taken part in the Mid Croydon Conservation Area Advisory Panel, Neighbourhood Watch and the Safer Neighbourhood Team; there had been good collaboration with the authorities. On planning, inconsistency of planning officers' decisions as well as lack of enforcement had been a problem, not only for HOME but for CHASE and ASPRA also. The issues raised at our two previous AGMs were still unresolved. The traffic campaign was ongoing, and we expected some proposed solutions to be approved soon with final consultations taking place in November. Finances were healthy. A new website had recently been developed. Upcoming events included a Quiz night on 6th December and Carol singing on 14th December.

The election of committee members was conducted, with previous members confirmed and one new member added.

Then each of the invited guests presented their work and involvement in the area. A summary of each is below.

After the formal AGM, refreshments were served, including a splendid 20th Anniversary cake. There was opportunity to speak to neighbours and guests, and a chance to make comments on post-its as to how HOME had helped residents over the years, and what could still be done.

Summaries of invited guests' presentations:

Natasha Irons, MP

Natasha introduced herself as our new MP, with a constituency spanning South Norwood to New Addington. Her main cases had been on planning, anti-social behaviour, and housing. She had had some success with a rehousing case, a Thames Water case and reinstating the vehicle scrappage scheme. She was concerned about safety on trams, young people being mugged on trams, and the police and Tramlinc had worked on a plan for kids going back to school to keep them safe. She highlighted the need for new trams, needing stability of TFL funding from the government. Also in Addiscombe high street, a business forum was being set up, and at national

3. Approval of Annual report AGM 2025

Mira Armour, Chair

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- **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 2013, 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, 2022 and a few in 2024.
7. **2024-2025 Community events: Quiz, HOME Clean ups, Walks, Open garden days**

Traffic not sorted - We have been waiting for 7 years now for fairness.

4. Approval of the Accounts

The H.O.M.E. Residents' Association			
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
Cash balance 16/10/24		£2,388.31	
Add Subscriptions		£316.55	
Add Other Income		£0.00	
Less Costs		£171.72	
Cash balance 07 November 2025		£2,533.14	
Cash to Hand (float)		£30.15	
Bank Account		£2,502.99	
Cash balance 16 Oct 2024		£2,533.14	

Treasurer: Deidre Rainbow

5. Election of officers and committee members

Chair: Mira Armour (Havelock Road);

Secretary: Carol Porter (Havelock Rd);

Treasurer: Deidre Rainbow (Ashburton Road);

Committee members standing for re-election or election:

Havelock Rd - Robert Porter;

Outram Rd – **Andrew Bennett**, Stan Goron

Elgin Rd – **Marian Marley**, Norman Young

Ashburton Rd - Philip Emson, Jennifer Emson

Co-opted: Melanie de Villiers

New nominations in bold



Planning Applications

Please comment (in favour or against) whenever you can as this helps Council Planners support residents' views.

If you have planning application questions of your own, check out the [interactive house](#) on the [Planning Portal website](#) (remember, we're in a conservation area).

You can also [report a breach of planning regulations](#) on the Council website.

- PDF

Conservation Area General Guidance
- PDF

East India Estate Conservation Area Appraisal and Management Plan
- PDF

Croydon Council Planning & Strategic Management Briefing
- PDF

Satellite Dishes in the East India Estate Conservation Area

- Undecided Applications

16 Elgin Road CR0 6XA

Comment by 21 August 2025

Comment
- 16 Elgin Road CR0 6XA

Comment by 21 August 2025

Comment
- 186 Lower Addiscombe Road Croydon CR0 6AH

Comment by 10 May 2025

Comment

- Granted Applications

58 Ashburton Road CR0

EAST INDIA ESTATE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

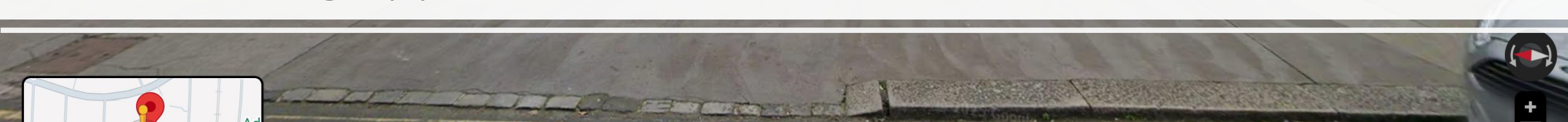


SUPPLEMENTARY PLANNING DOCUMENT

CROYDON COUNCIL



Planning applications and the character of our H.O.M.E



Main points on planning:

Unfortunately, Mr XXXXX finally succeeded at 19 Ashburton Rd and building work in the back garden on a two-flat bungalow is ongoing. So far, his plans for a house in multiple occupation at 16 Elgin Rd have not succeeded. Please respond to planning alerts from H.O.M.E RA to comment.

MP Natasha Irons' office found for us a legal point which can be used to prevent multiple similar applications on the same property, something XXXXX's organisation usually does.

It is 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!



Dear Mira,

186 Lower Addiscombe Rd

Thanks for your email.

I received a new block plan which includes a car parking space, cycle and bin stores.

This has been uploaded to the file online.

The case is likely to go to planning committee in the new year. I'm yet to identify a firm date for this, but invitations would be sent out to all those who have commented on the application.

Kind regards,

George Clarke
Senior Planning Officer – North Team

Enforcement Case - Why allow the possibility of retrospective planning application approval?



I can confirm that we now have an open planning enforcement case file 25/00558/COU on your enquiry and the allocated officer is Agnes Anyanwu.

She visited the site earlier in the week and discussed it with me yesterday afternoon.
We will be contacting the land owner very shortly about the current use.

Please be aware that these matters may take time to resolve, and all my officers are currently severely overloaded with current cases.

Unfortunately, with the councils financial position we are unable to recruit additional staff.

Next month my team will be further reduced by one officer whose contract is ending, but there are no funds to replace him.

Kind regards,
John

John Penn MSc
Planning Enforcement & Trees, Team Leader

56 Ashburton Road

FYI – my officers are meant to have in the region of 40-50 cases maximum at one time.
Some of my officers have over 220, and therefore we have to prioritise the sites that have most harm.

Investment in Lower Addiscombe Road public space £50,000

UK Shared Prosperity Fund

Addiscombe Regeneration 2025/26

Stakeholder Engagement



29.07.2025

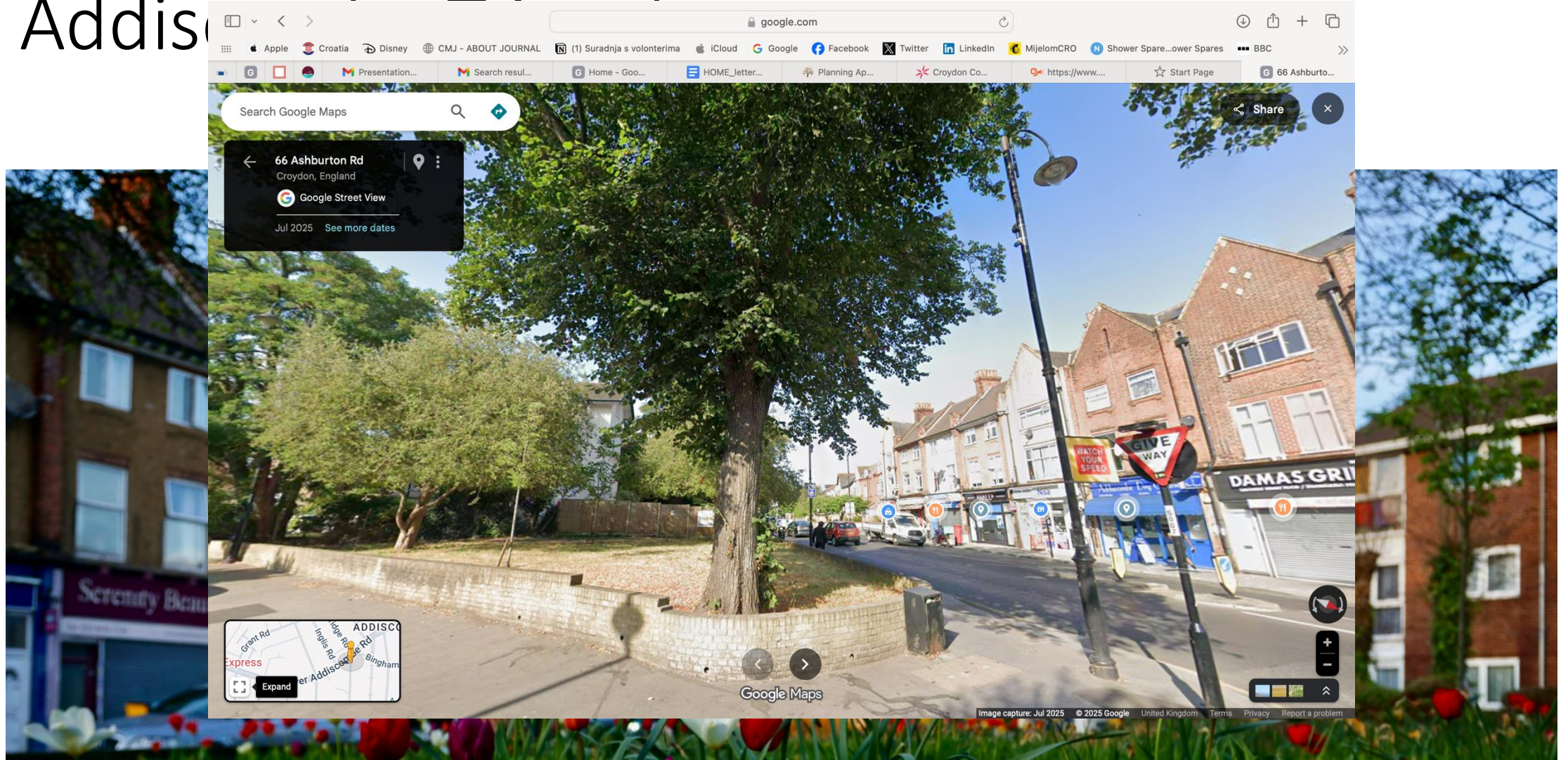


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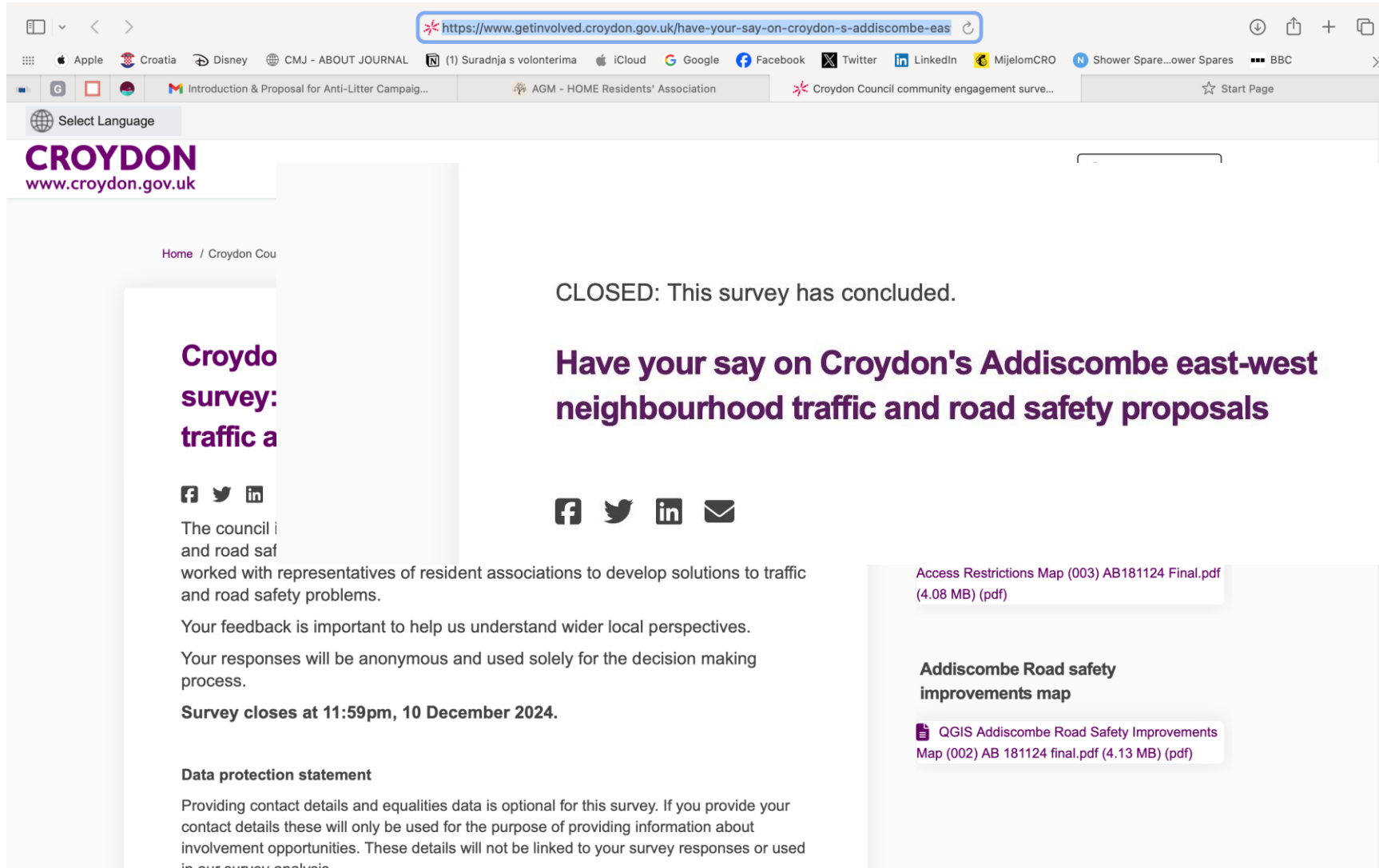


Addis



Panel discussion with Q&A

https://www.getinvolved.croydon.gov.uk/have-your-say-on-croydon-s-addiscombe-east-west-neighbourhood-traffic-and-road-safety-proposals



Home / Croydon Cou

Croydon survey: traffic a

The council i
and road saf
worked with representatives of resident associations to develop solutions to traffic and road safety problems.

Your feedback is important to help us understand wider local perspectives.

Your responses will be anonymous and used solely for the decision making process.

Survey closes at 11:59pm, 10 December 2024.

Data protection statement

Providing contact details and equalities data is optional for this survey. If you provide your contact details these will only be used for the purpose of providing information about involvement opportunities. These details will not be linked to your survey responses or used in our survey analysis.

CLOSED: This survey has concluded.

Have your say on Croydon's Addiscombe east-west neighbourhood traffic and road safety proposals

[Access Restrictions Map \(003\) AB181124 Final.pdf \(4.08 MB\) \(pdf\)](#)

Addiscombe Road safety improvements map

[QGIS Addiscombe Road Safety Improvements Map \(002\) AB 181124 final.pdf \(4.13 MB\) \(pdf\)](#)

level there was a change in the business rate system. Shoplifters, who operated in gangs, could now be prosecuted for theft of goods worth less than £200. Shoplifting was one of the reasons for the closure of Boots in Addiscombe this December. In Parliament, Natasha's focus was on young people, helping to emphasize their concerns. She was Chair of the youth affairs APPG, which invited young people into Parliament to meet ministers. Croydon had some wonderful groups working with young people and she aimed to work with them. Natasha had also been elected onto the culture, media and sport committee.

Mayor of Croydon Jason Perry

After two and a half years as Mayor, Jason reported on:

1) the town centre, where Unibail-Rodamco-Westfield controlled both the Whitgift Centre and Centrale. Recently, planning permission had been granted to site 7 commercial units at the front of the old Alders building facing North End, to open in the first part of the New Year. Their master plan for the whole site that they control would be in place by the end of 2024. Planning applications would be submitted for the site by the middle of 2025. He had had a meeting with people who masterminded the regeneration of Kings Cross/St Pancras. An urban room would open in the Whitgift centre where people could see the plans and work that was being done and where they could give thoughts about what they wanted the town to look like in the future. Drugs, alcohol and anti-social behaviour were being dealt with, supporting people involved, including the removal of the encampment at the Lansdowne Road car park.

2) Traffic: in 2015-2018 changes in Addiscombe West pushed traffic to the HOME area. The council was trying to address this, but without moving the problems back. They were taking a holistic approach. Abu Barkatoolah had

been appointed by the Council to lead this work, and was working with all RAs - HOME, CHASE, ECCO and ASPRA. There had been many meetings, with more consultations coming. Night road closures in the HOME area had been tacitly approved. Jason commented that Residents' Associations kept them on their toes and this partnership was so important for the Council.

Jeet Bains, local Councillor

Jeet stated that the Conservative administration under Mayor Perry had made a commitment to solve the problem with traffic in such a manner that the Addiscombe area gets the right solution, unlike previous efforts which unduly

favoured one small area. Many meetings had taken place with the people of Addiscombe, to look at what was possible and to try to narrow down the number of options to arrive at an agreed solution. So it may be something around night time closures of roads, it may even be something more, like making ladder roads more accessible just for the residents. These were just options at the moment, but he did recall the many meetings with HOME under the previous administration which got nowhere and so this time round he was making a genuine effort to try to get to a solution.

As Cabinet member for Planning and Regeneration, Jeet was committed to preventing over-intensive developments. Previously, many unsuitable applications tended to be approved. The Council had now got rid of the SPD2 planning policy which allowed garages to be converted into flats. The Local Plan had been revisited. It set out the policies, rules and regulations around how Croydon would be developed and within that review the Council had tightened up what was allowed and what was not. On the question of multiple applications submitted by the same applicant on the same site, as had happened within HOME roads, the Local Planning Authority was legally obliged to process every application as long as the correct fee had been paid. To change this would require Parliamentary legislation. There was a wider question (beyond just planning) about whether unreasonable resources were being committed by the Council in such cases.

Jeet assured the meeting that the Head of Enforcement had inspected no 16 Elgin Rd. The enforcement order was being complied with, but the Council would like to be told if there were any other problems, so asked the meeting to please report this if this was their view. The dormers (one application refused, the next one granted) had been approved as part of the application for 16 to be converted into one house. The full record of all applications submitted, and whether they were refused or otherwise, was available online. If anyone felt appropriate action had not been taken for any planning application, he was happy to take this forward and, ultimately, explain the complaints procedure. He commented that the 'permitted development rules' that existed within national planning legislation now allowed developers to develop much more without requiring planning permission. The issue of 19 Ashburton Road was raised, and Jeet suggested he could take this up with the enforcement team. The other case on vans and cars parked at no 56 Ashburton Rd was to be addressed separately.

Neil Garratt, Leader of the Conservative Group, London Assembly member for Croydon and Sutton.

The London Assembly held the London Mayor to account, and at City Hall, oversaw three things: TFL with red route roads or traffic lights, the London Fire Brigade and the Metropolitan Police. In addition to the Mayor he had some London wide planning policy powers as well; however while most

Traffic

Planning

Traffic

decisions were made in Croydon according to the Croydon Plan, they had to fit in with the Mayor of London's overall plan.

Neil spoke about the 25-year old fleet of 24 trams, at the end of its useful life, needing renewal. It would take 3-4 years to replace them all from the moment the Mayor ordered them, costing approx. £200m. There may be additional trams as there were only 2 spare ones operational currently. On ULEZ, the benefit had been minimal, and £374m in fines was unpaid. The Superloop high-speed buses were appreciated, and popular.

The Met police needed reforming, and better neighbourhood policing should result. Neil said he would like to know in due course if residents did find it better. MET commissioners planned to reform the culture, leadership and practices within the MET as it had a poor image, with many vacancies, and reform including leadership training and good management practice were essential. This needed the Mayor of London to approve of a second budget of approx £17m. However, only the budget to fund business as usual had been approved so far. Neil was the chair of the budget committee at the London Assembly and had pressured the Mayor to approve the second budget. That programme would then be run over two to three years.

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. 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

H.O.M.E

Residents' Association
www.home.addiscombe.net



- Please stay and mingle and talk to your committee and guests.
- Refreshments, tea and coffee with cakes, will be provided by our hosts and our own home bakers 😊
- Enjoy the community we have created together over the years.

H.O.M.E *in* ACTION

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