

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

www.home.addiscombe.net

AGM 17th September 2023

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.

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H.O.M.E RA CHAIR REPORT 2022/23

This is the 19th 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 in their wish to foster good neighbourly spirit, thereby contributing and being part of this, which we value the most – our close community.

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 – 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 to 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.

Join our closed **Face Book** group facebook.com/groups/homera – we post information about our events, new planning application, any issues, lost cats ...

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.

Traffic matters: – *traffic changes made to Canning and Addiscombe Court Roads in January 2018 have resulted in increased traffic and accidents in our roads.* We have had numerous meetings with the Council on this subject, with a walkabout with officers and councillors after the elections in May 2022. We were promised that this issue would be treated as a priority once the new administration and elected Mayor were in position.

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A full traffic survey was carried out in May 2023 across the whole of Addiscombe (from Cherry Orchard Road through to Shirley Road) and the resulting data is being analysed by the Council (this data will be shared so we can do our own analysis, but we haven't received it yet).

Our councillors have a meeting scheduled to look at the result this coming week, and there is a HOME meeting also scheduled with our councillors and with the officer assigned the task the following week. Various possible options will be discussed - presumably with some based on the work we did prior to COVID when we had a community meeting here about traffic in 2019.

There have been fewer accidents this year than in previous years, but that might be because traffic may have been lighter on the main roads this year than in the past. There were two accidents at the junction of Havelock Road and Addiscombe Road, which is something new.

We have been promised something that reduces traffic flow in our HOME roads, so we hope this will happen sooner rather than later.

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 a number of conservation areas. Meetings are every month, last Tuesday in the month. Please contact Mira if you would like to join this panel.

Residents Associations Meetings with the Planning Department – this happens twice a year and is a good opportunity to hear how the planning department works. The first meeting was about peer reviews of our council by other councils. Not great marks for Croydon officers, mainly regarding their poor communication with residents and with each other. The last meeting focused on enforcement. I gave a short presentation at that meeting on the importance of planning controls. We heard reasons for why enforcement work could not be done fast enough or not at all. You will find a report and the presentation on our website. I would recommend you read if you wish to understand why often nothing happens (the Council considers what is and what is not important, no rules more or less, apart from the issue of how great is the harm done).

Neighbourhood Watch Co-ordinator - Melanie de Villiers is the HOME co-ordinator and sends email updates.

Under Social you will find more on fun stuff such as:

Playstreets in Havelock Road – the last was held on 10th September – we are grateful to Suzanne Rixson who set the whole scheme up and has created this opportunity for children and adults to socialise and play in our road. If there are volunteers, we can help them with setting it up again.

Addiscombe Triangle - Newly planted trees were watered and have flourished, and we tasted our first mulberries (tree planted in 2018)! The area by the fence was cleared of weeds and planted with some attractive plants. Please contact Carol Porter if you can help with keeping this area nice.

HOME cleanups – we have been active in looking after the environment this past year by organising cleanups of our roads, including the Narrows, and attempting to clean off graffiti until the Council's graffiti team was reinstated.

We also sang **carols at the Triangle** in December and held a **quiz night** in January at the Builders Arms.

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Some other things each of us can do:

Satellite dishes - please keep them hidden. Satellite dishes 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.

Noise – A BIG problem (though less so this summer, as the weather was much cooler). Sound travels and can be very disturbing. There are Council contacts for you to call if the noise is unreasonable and persistent. And can be found on their 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).

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 mailing list: please subscribe to receive updates. Leafletting is done by or with help of residents around potentially affected by the proposed development.

Any concerns, anything you are unsure of – please get in touch!

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. A very professional www.home.addiscombe.net
8. H.O.M.E Newsletters / when we do them we do them well, but we need resources and help!
9. **What is the next achievement? Traffic sorted???? We have been waiting for 5 years now.**

I would like to mention, as I always do at our AGM, people who have made a special contribution to HOME: Nick Hewlett for leading on traffic and working to get a solution to the pollution and noise caused by the increase in traffic, and for all his help with our Newsletters. We are sorry Nick has left the Committee after three years. We wish him and his family a peaceful environment and less traffic and pollution near their new home;

Carol Porter, HOME secretary for her diligent work and her passion for all things to do with community;

Melanie de Villiers for a long list of tasks, from keeping an eye on new planning applications, running the neighbourhood watch scheme and being on the Safer Neighbourhood Panel.

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Bob Porter for reviewing the planning applications and alerting us all when necessary to react and comment. Please respond to his requests – they are always reasonable, and for a good reason.

Sam Porter for maintaining our web page, and other committee members for being available and willing to do the work as and when it is needed.

Please initiate, join, lead and share in any present and future issues of importance to you and of potential benefit to our community. With the economic and social crisis, it is more and more important to have good neighbours around us.

I would like to mention our friend and neighbour Roger Smith, who has sent his apologies from his sick bed, and has always been first to act on anything of importance to HOME, our cleanups, has kept the overgrown vegetation trimmed. Roger has asked me to pass on a request for a volunteer or volunteers to take over his mission. We wish him all the very best.

Finally, we are happy to have our elected representatives with us here today. It is good to know that they are listening to our concerns and that we can count on their support.

Mira Armour, Chair on behalf of the Committee, AGM 2023

Havelock Road, Outram Road, Mulberry Lane, Elgin Road, Ashburton
Road/Gardens/Close, the north side of Addiscombe Road and south side of Lower
Addiscombe Road between Ashburton Road and Elgin Road
For a Safer, Cleaner, Greener and Friendlier community

Contact details:

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Tel: 020 8654 6437 Fax: 020 8654 3540; Email: athome@addiscombe.net

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AGM Planning Report

Aside from the usual planning applications there have been a lot of appeals this year. Developers who are turned down by the Council's Planning Dept, can appeal to the Planning Inspectorate, a national body.

Two notable developments have been the garages site behind Mulberry Lane where the developer wanted to put a small street of houses, no less, and at 19 Ashburton Rd where the developer has made endless applications to turn his giant decaying shed into a bungalow. Both developers eventually persuaded the Croydon Planning Dept to let them go ahead but, thanks to your numerous objections, their applications had first to go to the Planning Sub-Committee where HOME was able to put our case and both times the applications were rejected. However, that was not the end of the matter as they have both now appealed and we are awaiting the results of the appeals.

Another problem in the area has sometimes been HMOs - Houses in Multiple Occupation. These can be very lucrative because local councils need to house people and, with today's sky-high rents, filling a big house with often vulnerable people on benefits brings in mega bucks.

In 2021, 16 Elgin Rd, a locally listed semi split into two flats, was converted into an 8 bedroom HMO. The developers, however didn't apply to the council for the change of use and this came to light when they tried to put another bedroom or two in the loft. The Council then issued an enforcement order to convert it back to two flats, removing all the partitions, sinks, etc. This has resulted in the developers issuing a succession of retrospective planning applications, appeals and 'Lawful Exemption' applications. We await the outcome.

Bob Porter

Treasurer's Report and H.O.M.E. RESIDENTS ASSOCIATION ACCOUNTS 2022-2023

Subscriptions are up this year, but we need more funds, so please encourage others to pay a subscription fee.

We manage to keep costs down to a minimum thanks to the tireless efforts of the committee, but we need funds to pay for the essentials – web hosting, printing, event costs, etc. We haven't renewed the insurance this year but if we need to, we will take a policy out.

We hope to move away from the expense of printing the newsletter, relying instead on online access only, except for a few members who need a hard copy. We will still print a newsletter if we have important information for all residents.

Please join our Facebook Group, become a member (sign up and subscribe to our newsletter) and keep an eye on our website.

Prepared by Ken Marriott

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The H.O.M.E. Residents Association					
Statement of Accounts 21/08/22 - 16/9/23					
Accounts year runs from AGM to AGM					
		2022/23		2021/22	
		£		£	
Subscriptions received		300		105.00	
	Raffle/Tombola	0.00		0.00	
	Donations - general	99.08		106.17	
Other Income					
Total income		399.08		211.17	
Costs					
	Socials - food, drink, hire, gifts	(34.06)		(171.55)	
	Software/Website			(86.40)	
	Printing / Photocopying	(89.99)		(37.99)	
	Insurance			(89.60)	
	Miscellaneous	(62)			
Total Costs		(186.05)		(385.54)	
Net Profit / (Loss)		113.95		(174.37)	
Total funds 21 August 2022				2,551.26	
	Add Subscriptions			105.00	
	Less Costs			(385.54)	
Cash balance 21 August 2022				2,376.89	
Sept 2023	Cash to Hand (float)	162.91		110.89	
Sept 2023	Bank Account	2289.61		2,266.00	
Cash balance 15 Sept 2023		2452.52		2,376.89	