

Autumn Edition 2018



The Express

Copers Cope Area Residents' Association

Working for **Beckenham** on your behalf

Open Meeting 8pm, Weds 24 Oct 2018

Joint open meeting with West Beckenham Residents Assoc.

Planning and Licencing Update

Hotel at Kesley House, residential block at old Post Office.

Beckenham Town Centre Improvements

Update on the progress of the scheme.



St George's Church Yard by Glenys Crane

COPERS COPE AREA RESIDENTS' ASSOCIATION

Founded in 1935 to protect and promote the interests of residents on matters of local concern. The Copers Cope Residents' Association (CCARA) covers predominately Beckenham Town Centre and Northern Beckenham. Organisers of Market On The Green local produce and craft market. CCARA is open to all Beckenham residents. Those who use the town are encouraged to join and support the work of the Association.

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Association Committee Members	Co-Chair: Chloe-Jane Ross and Alan Old Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

COUNCILLORS COPERS COPE WARD

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BECKENHAM PLACE PARK UPDATE

Reinstating the pleasure grounds in Beckenham Place Park



Lewisham Council are about to start work on updating the gardens in Beckenham Place Park. In October work will begin to restore the ‘Pleasure Grounds’ and they will be closed to the public until the summer of 2019. Lewisham Council provide the following information about the project.

When John Cator built and lived in the Mansion House in the late 18th century, he created a garden within the more extensive grazed parkland, which was known as the pleasure grounds.

Herbs and produce for the mansion kitchen were grown here, and John Cator displayed specimen exotic plants from the Americas, brought to him by his father-in-law Peter Collinson, a well-known botanist of the time.

The pleasure grounds will be reimagined to serve a 21st-century community. You will be able to enjoy attractive gardens, including some exotic plants and trees which echo John Cator's original collection. Food will be grown here too. There will also be a children's play area and a café with a terrace, where you will be able to enjoy views over the gardens and parkland beyond,

Friends of Beckenham Place Park



Beckenham Place Park is undergoing significant and often controversial change, not all of it in line with the restoration of an 18th century landscape.

During this time of change the Friends of Beckenham Place Park are revisiting the history of the park that opened in 1929.

Several local historians have researched Beckenham Place Park and a few have written more about it. Friend Mal Mitchell is interested to hear from anyone who knows of the history of the park and its previous landowners back to the 17th century. Get in touch by email at: bpp.friends@hotmail.co.uk

You can read more about the history of the park, news on the development and events that the Friends group run throughout the year on The Friends of Beckenham Place Park (FBBP) website: www.beckenhamplaceparkfriends.org.uk/history.html

RESIDENTS' FORUM AND OPEN MEETING

We are holding a public meeting open to all our members and Beckenham residents at 8pm on Wednesday 24 October 2018 at Venue 28 (opposite Beckenham Library), 28 Beckenham Rd, Beckenham BR3 4LS.

Come along and raise your concerns with our panel of Councillors. There will be a Councillor from every Beckenham Ward, plus Gareth Bacon our GLA member will be attending

Our Association is jointly hosting the meeting with the West Beckenham Residents' Association. All local people are welcome to attend. We hope to see you there.

BECKENHAM SUCCESSFULLY RENEWS PURPLE FLAG



We are delighted to announce that Beckenham Town Centre has been successful with its recent application to renew the Purple Flag accreditation.

The Purple Flag Project Team was a great example of partnership working with representatives from Residents' Associations (including the Copers Cope Area Resident's Association), Council, businesses, Police, and other organisations working together to ensure Beckenham has a safe and well-managed evening economy.

Marsha Berg (Copers Cope Area Residents' Association) and Marie Pender (West Beckenham Residents Association) were specifically congratulated for their project leadership and commitment that were the cornerstone of the successful renewal.

The Assessors Report outlined that Beckenham was the best example they have seen of positive residents' engagement in a Purple Flag assessment. The report also praised the good partnership working with strong public and private collaboration across a number of areas as well as the close and enthusiastic collaboration between the diverse businesses.

The Purple Flag award will be officially presented on the 8th November following which the Purple Flag team will be looking to celebrate locally with the unveiling of an additional Purple Flag located in Clock House.

The Beckenham BID Team will be leading on the Purple Flag project going forward, assisted by the relevant organisations, ensuring continuity and commitment to providing a safe, clean and enjoyable night out in Beckenham Town Centre.



RESIDENTS' FORUM OPEN MEETING

8pm Wednesday 24 October 2018

Venue 28, 28 Beckenham Rd,
Beckenham BR3 4LS

Have your say. Come along and raise your concerns directly with our panel of Councillors in a forum setting. Gareth Bacon our GLA Member will also be present.

**Clock House Ward • Copers Cope Ward • Kelsey and Eden
Park Ward • Penge and Cator Ward**

**Please do come and join us from 7.45pm
We look forward to seeing you there**

The Copers Cope Area Residents' Association and the West Beckenham Residents' Association are hosting this meeting. All local people are welcome to attend. Further information about the residents' associations can be found on the following websites www.coperscope.org.uk and www.westbeckenhamra.org



Copers Cope Area
Residents' Association
Established 1936



BROMLEY 2018 CRIME SUMMIT UPDATE

Bromley

Safer Neighbourhood Board

The **Crime Summit** at Bromley Civic Centre on Saturday 29 September organised by the Safer Neighbourhood Board was attended by around 100

residents from around the Bromley borough, Safer Neighbourhood Panel (SNP) Chairs, SNP members and of course a representative from the Copers Cope Area Residents Association.

Presentations were given by the Bromley Youth Council, by Commander Jeff Boothe of Borough Command Unit Southern Area, and by Assistant Commissioner of Police, Martin Hewitt. The morning concluded with a Panel session when the speakers answered questions from the floor.

Bromley Youth Council (BYC) is a large team of sixth-formers drawn from all schools around the Borough. A representative group of this year's BYC team gave a presentation on their Gangs Campaign. Their online and paper survey distributed to schools, colleges, and clubs throughout the Borough had revealed approximately 50% of responding youth had received no education on gangs at school, and most young people do not report either crimes against them or that they have witnessed. The team is currently designing a poster with a two-prong message: "Gangs Are Not The Answer" and "Find Your Way Out".

The new Commander Jeff Boothe of **Borough Command Unit (BCU)** Southern Area explained how policing is to become joint between the three Boroughs, Beckenham, Croydon & Sutton. This sees a reduction from 32 Commanders to 12 Commanders of BCUs. Our Southern Area BCU, the last to go live, is due to activate on 1 February 2019. Lessons learned from introducing the previous eleven include the importance of keeping a 'sense of place', that is that the reorganisation must recognise the different identities and needs across Boroughs.

Each Ward is still allocated a minimum of a 1 Dedicated Ward Officer (DWO), 2 PCs and 1 PCSO with special help available on request from

a central Task Force, for example for extra resourcing in schools and dealing with youth offending. Organisational changes are aimed at making the most efficient use of resources and to allow for better safeguarding. The current Rapid Response Team out of Bromley South Police Station is not changing.

The Police are very much aware of the failures of the 101 telephone reporting system and have taken steps to increase staffing and are introducing a telephone menu system. Many calls to 101 have nothing to do with policing, so the menu system is designed to divert these calls to the correct area. Also, a new online system for reporting ASB will divert ASB calls from the 101 system and bring together intelligence on hotspots without detracting from the seriousness of ASB incidents.

Assistant Commissioner Martin Hewitt explained the current recruitment drive aiming to increase the PC strength of the Met Police back to 30,000 by February 2019.

The new vision on policing is to build trust at a local level by “listening”. Commander Boothe expressed an absolute commitment to SNPs - The local Safer Neighbourhood Panels will be key in identifying and discussing issues, which local police will then factor in as Priorities. Police will also be concentrating on educating the general public on crime awareness and reporting, working even more closely with neighbourhoods, and making sure that residents’ safety is at the forefront.

BECKENHAM CHRISTMAS EVENT



The Town Centre Christmas event will be held on **Saturday 1st December.**

Our Association will be working with the Beckenham Business Association and BID to put on a great show.

Expect festive Christmas Tree lighting, parade, market, entertainment and sing-a-long. If you would like to get involved please email localmarket@coperscope.org.uk

BECKENHAM BID NEWS

BID manager appointed



Long term local resident and business woman, Zoe Brown, has been announced as the manager of the Beckenham Business Improvement District (BID). 50% of her time will be spent working as BID manager for Beckenham, the other 50% will be working on the Penge BID. Neither on their own would be a full time post.

With a career spanning 30 years which includes supporting small businesses and start-ups, running her own business, and consulting with a wide variety of organisations such as global companies, government departments, charities and small businesses, Zoe is the perfect candidate to take the lead role, and the BID is a project which is close to her heart.

“I've lived locally for over 30 years, brought my two sons up here, shopped and eaten and drunk in the area. To be able to support the further development of the area and the businesses and to put back into the community is something that I'm really excited about,” she said.

Zoe will be will driving the BID forward by implementing the strategic plan which has been put in place by the Board comprising of local businesses.

“I'm looking forward to working with the business community to effect delivery of the issues that the businesses identified as priorities. I'm also looking forward to working with the Beckenham BID Board and developing practical delivery plans from the overarching strategic plan,” said Zoe.

A BID is a business led company, empowered under government legislation, funded by a levy on businesses within a defined geographical area (Beckenham Town Centre, extending to Clock House).

The BID is there to provide services over and above the baseline services provided by the council. In Beckenham the BID will be working to enhance the vibrancy of the town centre and encourage more people to visit our town centre.

BECKENHAM TOWN CENTRE IMPROVEMENTS



The Copers Cope Area Residents' Association continues to attend the Council-led Beckenham Town Working Group to represent residents.

The major construction works will be finished in November 2018 and contractor Conway's will leave. There will still be some elements to complete (street furniture, planting trees etc.) and these works will continue into January, however there will not be anywhere near as much disruption.

Town Centre Parking

Residents commented that there appears to be an increase of parking on the pavement, notably on Friday evening and have asked for increased enforcement. The Council advised that parking on the pavement was illegal and that residents are encouraged to report it:

- Online form:
www.bromley.gov.uk/info/471/parking_enforcement/586/request_parking_enforcement
- Phone 0300 303 8662 (option 5) and the Council will complete the online request on your behalf
- Outside of normal office hours, call 020 8301 6317

Residents also reported that the new parking bays without curbs have lead to pavement (as parked cars accidentally go over on to the pavement, and when manoeuvring to park driver's swing over into the footpath which may be dangerous. The Council did not provide a response to this.

Thornton's corner refuse store

The new refused store requested by residents is being commissioned in the next few weeks. This store will hide the pile of bin bags from the street cleaners awaiting collection.

Pavement Cleaning

The head of street cleaning at Bromley Council attended the meeting to discuss what could be done to clean the light pavers installed at Beckenham Junction and Thornton's Corner that are filthy.

The group was advised that the current cleaning contract only has a dry clean and that the new contract currently being negotiated was being based on the current contract, so Beckenham High Street will continue to only have a dry clean. The Copers Cope Residents Association Chair strongly challenged this and expressed disappointment that the Council had not lived up to their end of the bargain. Throughout this project the group had been told that there would be an "enhanced cleaning regime" for the town centre. The group supported the pavement materials used on the basis that a suitable cleaning regime would be put in place.

The Council clarified that the 'enhanced cleaning regime' was only committed between when the project started and the new cleaning contract was signed. Again our Association pointed out that we have not received any enhanced cleaning to date (noting the new cleaning contract had not been signed) and that it was a reasonable expectation that having offered enhanced cleaning for the new public realm above the current contract, that this would then be incorporated into the new contract.

To date the pavers have Beckenham Junction have been jet-washed and this did not make any difference. The white pavers are filthy and need a proper cleaning regime.

The part of the meeting ended in dissatisfaction but an agreement to try one last jet-wash to see if it is possible to get the white pavers clean. We will keep up the pressure and keep you updated. It would be a terrible shame if the legacy of this project were filthy pavements,

Works to come

- The small block pavers will be extended by in front of the Alms houses by St George's Church, further into Kelsey Square and along the whole frontage of Citygate Church
- At Sainsbury's forecourt there will be resurfacing, new drainage, a bin store for the large bins, new benches, cycle racks, and a Dr Bike point with cycle tools.
- Regal Alley will be resurfaced and lighting will be installed to illuminate the arch and mural.
- Odeon car park will be resurfaced and a meeting point will be installed in January.
- Feature lighting still to be installed outside feature Haks Barbers and Natwest.
- There are trees to be planted at Kelsey Square, outside Clarks, at the end of Village Way and along the edge of Odeon Car Park.
- Additional benches will be installed in January, plus some granite plants at Kelsey Square and at the end of Village Way. Residents also asked for a refuge to be reinstated at the end of Village Way and this is being looked at.
- There are also some building mounted street lights to go in and Christmas light infrastructure on the new lampposts.

Wimpy Bus Shelter and No Entry Sign for Church Avenue

The Council confirm have paid for the new bus stop at Wimpy and are waiting for TfL (Transport for London) to install it. The will continue to chase TfL up. The Council are also following up on the reconnection of the Count-down that were previously working on some bus stops in the High Street.

Further, the Council are waiting for TfL to install the no entry sign on Church Avenue. Come on TfL!



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WHAT'S NEW ON THE HIGH STREET



Carepoint

Care Point Services Ltd has taken over 241 High Street, formerly Your Move estate agent. Carepoint provides domiciliary care services and support, including personal care, to people living in their own homes.

Ex Martin & Co

A nail bar is due to go in at the old Martin and Co estate agents.

Kelsey House, High Street

One evening last month, a public consultation was held in Kelsey Bar and Kitchen by the developer and architect of a scheme to redevelop the Kelsey House site to provide 60 hotel rooms and 9 one and two-bedroom flats.

The proposal involves the conversion of the upper floors and extensions at roof level, at the western side and the rear of the existing building. The ground floor bar premises will be retained. Car parking is provided for the residential units, though no parking provision is intended for hotel guests.

At the meeting the developer advised they were in talks with a number of hotel chains of similar ilk to Premier Inn and Travel Lodge. It is expected a full planning application will be submitted by the end of this year.

The Old Post Office, Beckenham Road

Plans are believed to be in progress to redevelop the old Post Office site and Citygate Church into a residential block flats, with the potential of up to seven storeys. Situated in the Beckenham Town Centre Conservation Area, the old Post Office is a locally-listed building is owned by Citygate Church.

Citygate are also understood to be currently working on a scheme to build a new church on a site on Beckenham Hill Road. Planning applications have not yet been submitted for either scheme.

BECKENHAM GREEN FRIENDS

After a busy summer of keeping the new plants watered on the green, focus is now turning to the autumn/winter tasks of cutting back, planting bulbs and planning what we do next!



On 15th September, two of the Beckenham Green Friends, Mary and Ian, worked hard to tidy up the central circular border and the two half-moon borders against the fenced off play area of the green. But we didn't stop there – we also tackled some of the overgrown areas of the green, thinning out the *Fatcia Japonica* plants that run

between Beckenham Green and the Churchyard and clearing some overgrown bushes.



We were also joined by some of the Friends of St Georges Church to ensure the boundary between the Green and the Churchyard is maintained. Great 'team effort' by all.

A big thank you to our friends at M&S Simply Food who offered us an 'unsalable' rose bush to add to the green, which we gratefully received and planted in one of the half-moon borders.

We have a number of additional plants and bulbs to add to the Green over the coming months and are in the planning stages to organising a 'volunteer day' on the green to tackle some of the bigger tasks of pruning bushes and clearing out the brambles & weeds.

The friends group is a branch of the Copers Cope Residents Association. If you are interested in joining the Beckenham Green Friends then e-mail greenfriends@coperscope.org.uk You can also follow us on Facebook to keep up to date with the latest activity and events - www.facebook.com/beckenhamgreen

CCARA SUBSCRIPTION INCREASE

At the AGM it was agreed to increase annual subscription for individual members from £3 to £5 per year and increasing the subscription for blocks of flats not requiring individual deliveries from £1.50 to £2 per year.

The price increase is needed to support producing and delivering our highly regarded *The Express* newsletter; and to enable us to contribute to community events and initiatives (such as the Beckenham Green Christmas Tree).

We would appreciate it if you could amend your standing order accordingly directly with your bank. Any queries should be directed to membership@coperscope.org.uk.

GET INVOLVED

The Residents' Association would appreciate help in the following areas:

- **Membership development** – getting the Association message out there to increase membership.
- **Conservation area** – working with other community groups and the Council to develop an enhanced conservation policy
- **Website and social media** – assist with keeping our members up to date online.
- **Express newsletter** – write content or assist in publishing our newsletter.
- **Monitoring Council decision-making** – passionate about parks, health, planning, environment, education or any other aspect of local government? Help us keep tabs on how the Council is providing services to local people.
- **Market on the Green and town events** – assist with running community events and special occasions.

If you have some spare time and can assist in any of the above areas we would love to hear from you. Please get in touch by email at chairman@coperscope.org.uk.

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PLANNING AND LICENSING UPDATE

Local people may lodge comments on any applications below that are currently being considered by London Borough of Bromley online - go to bromley.gov.uk / environment & planning / planning / search planning applications and enter the case reference in the search box. Don't forget to give your name and address, otherwise your views may not be considered.

76b The Avenue 18/02816/FULL1

A decision is still awaited for the proposed demolition of the two detached houses, 76a and 76b, on the site and construction of a new, part three-storey, part four-storey block. The new building comprises containing 11No. dwellings comprising 8No. two-bedroom, three-person and 3No. two-bedroom, four-person flats, together with a new access road and 13No. car parking spaces to the rear, cycle store for 22 cycles and bin store to the front.

67 Bromley Road 18/02012/FULL1

In August permission was granted for alterations and additions to the

existing single dwelling house, to convert it into flats. A two-storey rear and part-one, part-two-storey extension to the side is proposed, together with conversion of the house to provide 7No. flats comprising 3No one-bedroom, 3No two-bedroom and 1No. three-bedroom dwellings.

210 High Street, Two-Ten (old Clark's shop) 17/02751/FULL 17/02755/FULL and 17/02753/FULL

The Planning Inspectorate last month dismissed at appeal the owner's objections against LBB's decisions to refuse three separate planning applications for:

- 17/02751/FULL Introduction of seating to the first floor.
- 17/02755/FULL Retrospective application for external seating at the rear of the establishment for the purposes of consuming hot food, the construction of new fencing at the rear and a retractable awning over part of the rear external area, all of which had been installed without permission.
- 17/02753/FULL Retrospective application for the continued use of the property as a restaurant and the installation of kitchen extract equipment introduced without permission.

Also dismissed at appeal was the owner's objection against enforcement action issued against them by LBB with regard to a boundary fence, side door and awning which had been erected at the rear of the property. The enforcement action was upheld, however the compliance period was increased from one month to three months.

The main issues in the determination of these appeals were the effects of the development on the living conditions of the occupiers of nearby residential properties with particular regard to noise and disturbance and the Council's aim to maintain the vitality and viability of shopping areas.

183 High Street, Eatwell (old Nineteen Fortecas) 18/02032/FULL3

An application for change of use from A1 (shops) to a mixed A2 (financial and professional services) and A3 (cafes and restaurants) for a sandwich bar and health food shop has yet to be determined by

LBB. The application proposes changes to the shop front and installation of a new kitchen extraction system. External and internal alterations have already been carried out over the summer, along with new signage. An application was refused earlier this year for change of use (18/00929/CUTA3).

282 High Street (old Martin & Co estate agents)

18/02458FULL1

A change of use application has been approved for the change of use of the ground floor unit from A2 (financial and professional services) to Sui Generis, for a nail salon.

224 High Street (Gigante hair salon) 18/02178/FULL1

An application has been approved for the change of use from A1 (shops) to A2 (financial and professional services) to provide office space on ground and first floors. The proposal includes the demolition of the existing ground floor rear extension and the construction of a new, two-storey rear extension with external staircase.

128 High Street (Allure shop) 18/02948/FULL3

An application has yet to be determined by LBB for the change of use of the shop from A1 (shops) to A3 (cafes & restaurants) for a restaurant and takeaway, and the installation of kitchen extraction system at the rear. No proposed floor plans appear to have been provided and the elevation drawings are unclear, so it is difficult to see the details of the proposal.

Crusader Hall, High Street (land behind Oxfam, Tapeo & others) 18/03042/FULL1

Over the summer another application was submitted proposing the demolition of the hall and the redevelopment of the larger site to build 9No flats comprising 7No two-bedroom and 2No one-bedroom dwellings plus parking. The previous application was not determined and an earlier application was withdrawn.

The site is part of the wooded area behind the High Street and is surrounded by many mature trees. Access to the site is via a very narrow lane between Card Factory and Miso restaurant, so it is difficult to see how residents' car parking is likely to be achieved.

Drawings for this latest application are currently not available to view on LBB's website.

New phone/communication units on the High Street

Three units have recently been granted prior approval, at:

- Junction of Albermarle Road and High Street - Proposal for a new BT inLink unit providing visual digital display and information service, free wi-fi, voice calls and phone charging.
- Outside 44-46 High Street (Marks & Spencer) - Proposal for a new illuminated digital advertisement display integrated within replacement phone kiosk.
- Outside 75 High Street (Kelsey House Bar) - Proposal for a new illuminated digital advertisement display integrated within replacement phone kiosk.

Calverley Close, Beckenham Hill Road

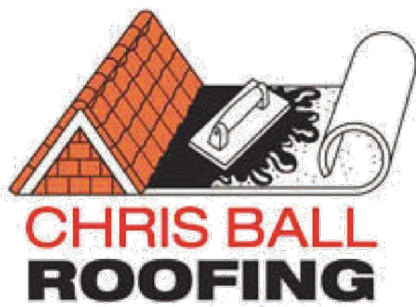
Last year an environmental impact assessment enquiry was made to the Council in respect of redevelopment plans underway for the residential estate at Calverley Close, which backs onto Beckenham Place Park, not far from the Mansion. There are currently about 200 homes on the estate, in several low-rise blocks of two, three and four storeys.

At the time of the enquiry from the landlord, Riverside Group's, architect, the proposals involved the phased redevelopment of the estate to provide at least 400 new homes, with an indication, in the information submitted, that a greater number than this might be a possibility. Heights of buildings were proposed to be 6-8 storeys with one or more reaching 10 storeys.

Concern has been raised by some of the residents that social housing and sheltered housing may not form part of the final development and they won't be offered homes there when work is completed.

A representative from Riverside told us "Over the coming weeks and months our focus will continue to be on ensuring we engage fully with Calverley Close tenants as to any future plans for the estate before beginning any planning application process".

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The following formats are acceptable, JPEGs, PDFs, TIFs, Microsoft Word or PowerPoint documents.

JOIN THE COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

We welcome your support. Everyone in Beckenham can join our Association. If you use the town centre or enjoy attending our 'Market On The Green' you are encouraged to join up to support the work we do. The annual subscription cost per household is £5, covering up to three editions of *The Express* a year.

We prefer you to pay by standing order by completing the form on the following page. Cheques should be made payable to the Copers Cope Area Residents' Association (please include your address on the reverse) and sent to: B Soule (CCARA), 18 Celtic Avenue, Bromley BR2 0RU.

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If you live in a group of houses or in a block of flats where you and all the households wish to sign up and if we can deliver the newsletter to a central point and not to every household, you can join as an affiliate member and each household will only pay £2. As an affiliate you would receive a bundle of *The Express* for your group three times a year, to be distributed to each household or left in a common entrance way.

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