

Autumn 2019



EXPRESS REVIEW



Copers Cope Area Residents' Association & West Beckenham
Residents' Association **working for Beckenham on your behalf**



Autumn tree in Kelsey Park Lake by Anne Tilzey

The Express Review is a joint Beckenham wide publication from the Copers Cope Area Residents' Association and West Beckenham Residents' Association.

COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

Founded in 1935 the CCARA covers the Copers Cope Ward including the Town Centre. CCARA organises the Market On The Green local produce and craft market and runs Beckenham Green Friends.

Contact Details	Email: chairman@coperscope.org.uk Web: coperscope.org.uk Twitter: CCARA_Beckenham Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

WEST BECKENHAM RESIDENTS' ASSOCIATION

Founded in 1945 West Beckenham Residents' Association (WBRA) covers the Beckenham areas of Kelsey and Eden Park, Elmers End, Clock House and Penge and Cator.

Contact Details	Email: info@westbeckenhamra.org Web: westbeckenhamra.org
Association Committee Members	Chair: Marie Pender Secretary: Eileen Penfold Treasurer: Stafford Bunce Committee: Janet Ambrose, Alan Freeman, Sue Woodward, Arnjali Rowe, Shirley Civil, Diana Davidson.

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RESIDENTS' FORUM OPEN MEETING

8 pm Wednesday 16 October 2019
Christ Church, Fairfield Road,
Beckenham BR3 3LE

Have your say. Come along and raise your concerns with
our panel of Councillors in a Q&A session.

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

Dear Members

This is the first combined newsletter from West Beckenham and Copers Cope Area Residents Associations, with the new joint name of **Express Review**, replacing CCARA's Express and WBRA's Review!

This year, the AGMs of both associations approved closer working between them, starting with a combined newsletter and merging of websites. We hope you like the first edition and the extra information it brings about the whole of Beckenham. We are working on the joint website.

We look forward to continuing and intensifying our already long standing cooperation and bringing you regular news about our lovely town.

If you have any views on the new newsletter or any contributions to make, please get in touch (see contact details on page 2).

Chloe-Jane Ross (chair CCARA) and Marie Pender (chair WBRA)

BECKENHAM ROAD WORKS

The summer road works in Beckenham are over. The works around Albemarle Rd and Westgate Road went well, however the works (SGN replaced old gas pipes) at Elmers End caused major disruption during July and August.

The junction of Elmers End Road with Croydon Road was unusually empty at night, though motorists were moving barriers to make shortcuts and there was a strange sort of waltz as streams of cars did three (or several) point turns on Elmers End Road to avoid the long diversions to Penge.



Although SGN were aiming to return to finish the work at Clock House Road during the October half term, LB Bromley insisted they finish it immediately and so we should have no more disruptions. Obviously, ageing gas pipes do need replacing so the work was certainly necessary.

During the works SGN did keep us in touch with progress and was prompt in resolving problems such as when all three temporary traffic lights were stuck on red. Frustrated drivers' tempers were fraying well into the evening but SGN did get the problem sorted within an hour.

HOW TO REPORT BUS COUNTDOWN MALFUNCTIONS

The best place to report malfunctions of Countdown monitor signs at bus stops is not the “Fix My Streets” website, but TfL’s own website (see link below).



This should be used when there is a black screen rather than when there is a message saying they have no information! Gareth Bacon’s office advise that you select the “OTHER” option in the drop down menu under “what’s your enquiry about?”.

The full web link to make such reports is:

tfl.gov.uk/help-and-contact/contact-us-about-streets-and-other-road-issues

BECKENHAM’S BOWIE FLASH

The “Bowie Flash” has been installed outside Zizzi’s restaurant on the High Street.

The “Flash” is recognised as a signature symbol of the late David Bowie who began his career in Beckenham and launched Beckenham Arts Lab in the Three Tuns pub, now Zizzi’s, in the late 1960s.

At the time of writing, the paving around the flash is in need of relaying, which the council say is in hand.





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BECKENHAM'S CHRISTMAS EVENT

Christmas is now fast approaching. This year the town's Christmas event is being run by Beckenham Together, the business improvement district for Beckenham.

Copers Cope Area Residents' Association has been running the event for a number of years, with help from the Beckenham Business Association, since the Council's Town Centre Management Team stepped back.

Chloe-Jane Ross, Chair of Copers Cope Residents' Association said, "It has been thoroughly enjoyable running the town Christmas event for the last few years, we are proud to have set up the Christmas Market, Town Parade, annual school choir competition and of course to have crowdfunded our beautiful Christmas Light Tree. Our event has always



been run a shoestring and we could not have done it without support - so many thanks to the Council who have contributed over the years, and to local groups that have given their support."

It is great news that the Business Improvement District (BID) is taking over the event. The BID known as Beckenham Together, which organised the Screen On The Green for Wimbledon, are busy making plans for Christmas event which will be held on Saturday 23 November.

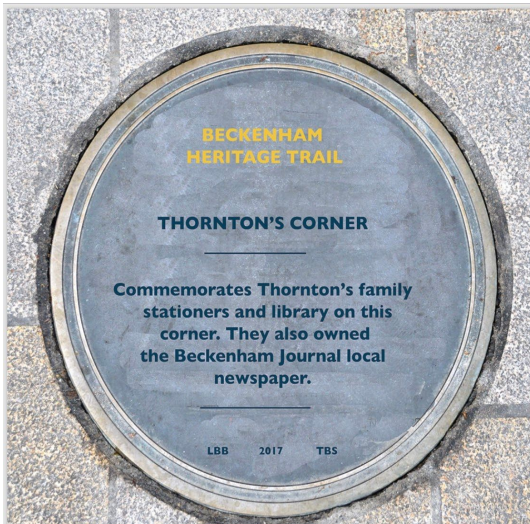
Further information and enquiries to Beckenham Together Bid at beckenhamtogether.co.uk

BECKENHAM HIGH STREET

Although the majority of the work was completed about a year ago, there are still a few outstanding items. The good news is that all the Countdown signs are now working and the new bus shelter at Fairfield Road is installed, though Transport for London won't put a Countdown sign there because there wasn't one at the original bus stand before. This is a great pity because this stop is now a focal point in the High Street.

The anti-skid surface either side of the crossing at Village Way has been installed. Additional trees will be planted at the corner of Village Way, Kelsey Square and at the Odeon cinema. We have also requested asked that the paving going into Kelsey Square be re-grouted.

Uplighters outside the NatWest Bank will be replaced when the security grills are manufactured, and old lamp columns will be removed and new lanterns put on buildings.



A Heritage Trail will also be laid. This has been produced by The Beckenham Society and identifies 12 places and buildings of interest along the High Street, updating a leaflet they produced a few years ago. A lot of work has gone into designing the plaques for the trail (an example is shown), and we understand Bromley Council has gone out to tender the contract for their manufacture and we look forward to their installation.

The Town Centre Team (working group of community organisations including both our Associations) is producing a design guide for shops opening in the High Street Conservation Area, to help conserve and improve the look of the High Street and hopefully help new businesses avoid installing shop fronts which would not get planning permission.

WHAT'S NEW ON THE HIGH STREET

There have been no new shops since the last edition.

The controversial 210 Restaurant that lost its licence after action from Bromley Council is now up for let.

Queensbridge (formerly Furley and Baker) has changed its shop front following enforcement from Bromley Council. No planning permission was sought when the shop front was changed from the traditional frontage with recessed doorway and stall riser when it was taken over from Furley and Baker.

A recessed door has now been installed and stall risers beneath the windows.



NEW RECYCLING AND WASTE COLLECTIONS



Collection rotas were changed during the week of 16 September. It is fair to say that there have been a few teething problems with reports of missed recycling collections over most of our area, even going into the second week. It seems that there are new crews who need to get used to

their routes and that for some reason collections, especially of food waste are taking longer than usual. Thanks to all our members for getting in touch to report issues in their area.

We asked LB Bromley portfolio holder, William Huntington-Thresher, for a statement on the new system, but at the time of going to press nothing has been received. We hope that the new system works well, and we especially welcome to kerbside collection of batteries and small electrical items.

You can check your new collection day and report missing collections on:

www.bromley.gov.uk/info/524/household_waste_and_recycling

BECKENHAM BUSINESS DAY

Beckenham Business Improvement District and the Beckenham Business Association held its annual conference for local businesses in Beckenham on 26 September at the Odeon cinema.

The theme was “Communication” with expert speakers for learning, networking, advice, seminars and workshops to help sustainable business growth. There will be training programme for 2020 to be published shortly. The day also raised money for Mind Care Dementia Support.



BECKENHAM CHORALE - celebrating 60 years of music-making.

Beckenham’s Choral Society, the Beckenham Chorale, was founded in 1960 and has been at the centre of the local music scene for approaching 60 years.

Along with several other arts organisations, the choir is very pleased to be under the umbrella of ‘The Arts at St George’s’ with its concerts being held in St George’s Church and weekly rehearsals at the Church Hall in Albemarle Road. There are currently about 90 singers who come from Beckenham and the surrounding area with new members being welcomed at any time during the year.



THE ARTS AT ST. GEORGE'S



Throughout its history the choir has been best known for its spirited performances of the great choral works, usually with professional orchestra and soloists. Works performed over the last 60 years have

been from all periods from Bach, Handel and Haydn via Brahms, Dvorak and Elgar to John Rutter, Karl Jenkins and Howard Goodall.

Lionel Sawkins conducted for twelve years, introducing the choir to music of the French Baroque, an interest he still actively pursues in Beckenham today. He was followed by James Blair with the Young Musicians' Symphony Orchestra and the Albemarle Orchestra of which he was Conductor for 37 years. More recently Adam Treadaway conducted a memorable performance of Britten's *Saint Nicolas* joined by trebles from Langley Park School for Boys and by the Holst Choir from JAGS and a concert of Italian music with the period instrument orchestra Sinfonia Britannica.

For the last three years the choir has been ably led by its Musical Director, Mark Griffiths, who, being a singer himself, is very successfully raising the standard of singing of all members and is introducing new repertoire to the choir. Continuity has been maintained by the Beckenham pianist and conductor, John Nightingale, who has been the choir's accompanist for 55 years, playing piano or harpsichord in many concerts and being Chorus Master for many years too. He and his pianist colleague Janet Bishop continue to support the choir and conductor in the Tuesday evening rehearsals.

The choir is celebrating its Diamond Jubilee season with three concerts at St George's Church, all conducted by Mark Griffiths.

Saturday 30 November 2019 at 6pm.

Ein Deutsches Requiem and *Geistliches Lied* by Brahms. With St Paul's Sinfonia and Soloists Charlotte Shaw – soprano and Jonathan Brown – baritone.

Saturday 14 March 2020 at 7.30pm.

O Radiant Dawn and other *Strathclyde Motets* by Sir James MacMillan and other works by Elgar, Holst, Tallis, Judith Weir and Jonathan Dove.

Saturday 13-June2020 at 7.30pm

Carmina Burana by Carl Orff and *The Rio Grande* by Constant Lambert. With St Paul's Sinfonia.

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BECKENHAM GREEN FRIENDS
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email greenfriends@coperscope.org.uk

The Beckenham Green Friends have been busy on the green giving the beds a much needed tidy up..



We have had some unwanted friends too - Box Tree Caterpillars - which hopefully the winter months will send off.



The Team are currently looking into more plants and bushes for the green to fill in the gaps and provide interest and colour. Suggestions are welcome, please get in touch at

greenfriends@coperscope.org.uk

ACTION DAY

The friends are planning an Action Day in November - a bigger group of volunteers to help with some larger jobs to get the Green ready for Winter and in turn summer planting.

Many hands will make light work - if you can help please get in touch. The date will be set to accommodate the most people and will also be advertised on their facebook page (facebook.com/beckenhamgreen). As always if you are keen please email greenfriends@coperscope.org.uk.

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PLANNING AND LICENSING UPDATE

Local people may lodge comments online on any applications below that are currently being considered by Bromley Council - go to [bromley.gov.uk/environment & planning/planning/search](http://bromley.gov.uk/environment&planning/planning/search) planning applications and enter the case reference in the search box. You must give your name & address, otherwise your views may not be considered.

Chinese Garage, Wickham Road 17/03273/RECON

Following a site visit and hearing by the Planning Inspectorate on 4th April, an appeal brought by the developers of the site has been upheld. The reason for the appeal was the non-determination by LBB within the statutory period, to decide an application to extend the opening hours of one of the two retail units proposed for the building.

This application concerned the extended operating hours in the morning and evening, to enable a supermarket (Tesco) to take one of the retail units that had previously been earmarked as a pet shop.

The premises now has permission for a Tesco Express convenience store, with customer opening hours from 7am - 11pm and delivery hours from 8am - 8pm.

There was much concern among local residents about the effect this proposal may have on the traffic congestion around the area of the roundabout where the building is located, increased noise and pollution, increased frequency of delivery vehicles, and the possible negative effect a supermarket would have on the parade of shops and businesses opposite. LBB received more than 1000 letters of objection to the proposal.

Detailed plans for the Chinese Garage have been approved by LB Bromley. It is not clear whether Tesco and Majestic are still aiming to occupy the building but it does seem the work is going ahead, at least at present.

The appeal decision, and case documents, are available to view online at www.bromley.gov.uk.

Benedict House, 63 Copers Cope Road 19/03027

A new application has been submitted to convert the building into private residential flats, including the addition of a three-storey side and rear extension, following a withdrawal of the previous application in February.

Two years ago, this closed nursing home was granted temporary permission to be used as a residential support centre providing accommodation, care, support services and training for people who had been made homeless.

62 Park Hill Road, Shortlands 19/00775/FULL

Permission was granted in March for the demolition of the existing house and construction of a new, three-storey block comprising 6No two-bedroom flats.

28 Park Hill Road, Shortlands 19/01198/FULL

Permission has been granted, at another site on Park Hill Road, for the construction of a part 3/4 storey block comprising 9No two-bedroom flats with a basement car park.

Land between 1 and 1c Copers Cope Road 19/03145

An application has been made to demolish the existing low-rise building and erect a three-storey building containing 5 apartments

(4No 2-bedroom and 1No 1-bedroom) with associated car parking, refuse/cycle storage and amenity areas.

Oakhill Works, Limes Road 19/03360

Yet another application has been made for change of use of the ground floor commercial premises to residential, to create 2No one-bedroom and 1No two-bedroom flats.

The first application was refused on the grounds that the proposal would provide insufficient parking, and that a parking survey had not been carried out.

The last application included a parking survey, however it was conducted over two consecutive days from 3am - 5am which, in CCARA's opinion, gives a misleading representation of actual parking conditions in the area.

Calverley Close, Beckenham Hill Road

There is no further news about plans for the residential redevelopment at Calverley Close. In 2017 an environmental impact assessment enquiry was made to the Council in respect of redevelopment plans underway for the residential estate, 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 last summer, "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"; however so far an application still does not appear to have been made.

CCARA has not been invited to any consultation meetings; however, we understand that our Councillors have made at least one visit to the estate to assess the proposals. We have written to ask that they insist the developer provides the same proportion, or at least the same quantity of social housing provision, in any proposed new scheme and that existing residents be given first preference to move back in. Cllr Mellor has responded to advise that “The consultation process is entirely a private matter between the tenants and the Housing Association and does not include Bromley”. This is disappointing, we will continue to encourage Bromley Council and our councillors to support the interests of existing residents on the estate. And we will keep you posted as we become aware of the proposals.

APPLICATIONS ON THE HIGH STREET

3 Beckenham Road (Barclays Bank) 16/04145

Several applications for discharge of conditions have been submitted in recent months, suggesting that construction work to add two storeys on top of the bank (six new flats) is imminent.

224 High Street (Gigante hair salon) 19/01958/FULL1

A third retrospective application has been submitted for the replacement shop front and roller shutter that have already been installed. The first two were refused and there appears little difference between this new application and the one previous. Both show a solid/perforated shutter with a narrow horizontal band that is latticed).

The reasons given for refusal of the second application were that the shopfront and roller shutter would result in an unsympathetic and prominent form of development which would fail to preserve or enhance the character of the High Street Conservation Area and would be detrimental to the wider street scene.

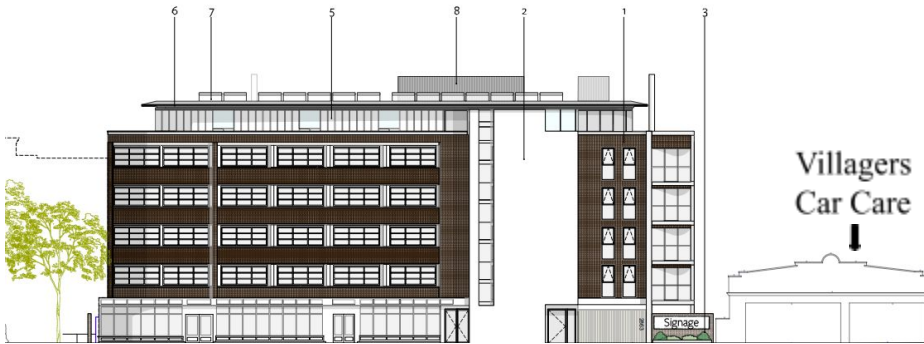
Unfortunately both the new shop frontage and current roller shutter were installed around the time the initial application was refused. It remains to be seen if the Council will take enforcement action, or grant consent to the latest application.

168 High Street, British Heart Foundation 19/02185/FULL1

Planning consent has been granted to demolish the existing single

storey shop premises and rebuild it, with a three-storey building above providing 3No residential units comprising 1No one-bedroom and 2No two-bedroom flats.

Kelsey House, 75-77 High Street 19/00286/FULL



A planning application, submitted earlier this year, to convert the existing four-storey office building into a hotel and flats, has been refused by the Council. The grounds for refusal are the loss of office space and no commitment by the applicants to enter into an agreement to contribute £200,000 to enhance Beckenham’s “public realm”. The applicant has appealed against the decision. There are however already existing “Permitted Development Rights” to convert this building to flats, which the council has no power to overturn. So the loss of office space may well happen anyway. It is however encouraging that the council agrees that Beckenham has lost too much office space since these “permitted development rights” were introduced in 2013.

The project, a joint venture between Travelodge and Dunward Properties, proposed converting the existing office space and adding five-storey extensions to the south and west of the existing building, extending up to the boundary with Village Car Care garage and back to the rear boundary.

The existing stair and lift core would be demolished and rebuilt to serve the hotel, whilst a new, separate stair and lift would be built for occupants of the flats.

Car parking spaces totalling eleven, two of which are disabled bays,

would be provided for residents of the flats though, critically, there is no parking provision at all for hotel guests. The Express Review considers that the lack of on-site parking would put increased strain on parking spaces in residential roads nearby that are outside of controlled parking zones.

The bar and restaurant at ground floor level would remain unchanged.

199-203 High Street (Nandos) 19/03427

An application has been submitted for internally illuminated signage and replacement shop frontage.

69 High Street (ex Furley & Baker / Publiki) 19/02201

Consent has been granted to replace the shopfront with a recessed doorway, stall riser, traditional-style wood panelling and, surprisingly, removal of the recessed doorway to the flat above, replacing it with a door that is flush with the shop windows.

CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

Five years ago, the Government relaxed the planning laws to make it very easy to convert office premises to residential use. Over this period, the majority of office space on Beckenham High Street, much of which was fully-let and in demand, has been given approval to be converted to flats. Minimum space standards required for new-build or conversions do not apply to dwellings converted from offices, so many of these flats can be cramped and lacking in the usual standard of natural light.

The largest of these sites include St Brides's House, next to Marks & Spencer (completed two years ago), Marqueen House, Ironstone House and Provident House on Burrell Row, Kelsey House at Thornton's Corner (see planning report above on the council's refusal of permission to convert this to a hotel) and Burnhill House on Burnhill Road. As a result, many thousands of square feet of purpose-built office space have been lost and cannot be reclaimed. The result will be far less lettable space for small businesses which, in turn, will have a knock-on effect on the daytime economy of High Street shops, cafes and restaurants that benefit from visits by local workers.

Our Association has objected strongly to recent ‘commercial to residential’ applications as, in our opinion, they provide a poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity.

Burnhill House, 50 Burnhill Road (Kelsey Square)

19/02348/FULL

Over the summer, another application was refused to extend the existing office building toward the rear, upwards and outwards, over the Lidl supermarket. The main reason for refusal was the lack of off-street parking and impact on local streets. The applicant has since appealed against the decision.

This has been the latest in a string of applications submitted over the past few years for this site, with the aim, each time, of increasing the number of residential units.

The scheme involved extending the second floor, adding another storey to the roof and altering the existing elevations to ‘bolt-on’ 9No new units comprising 7No one-bedroom, 1No two-bedroom and 1No three-bedroom flats. If permitted, this would have brought the total number of flats on the site to 24 (if the other consented scheme for the conversion of the office space to 14 flats goes ahead).

The application appeared to be identical to one that was refused in 2018 and dismissed at appeal in January this year, with the exception of a new acoustic survey and report. The authors of the report concluded that outdoor noise levels heard by future occupants inside the new flats would be satisfactory. However, the noise monitoring was only carried out from a Monday morning to the following day; the quietest time of the week, when the Coach and Horses opposite has fewest customers and no live music, and other nearby shops and restaurants are very quiet or even closed. As such, we do not believe the report gives an accurate representation of the average noise levels over a typical week.

The scheme had no provision for off-street car parking for occupants, which was another reason the previous application was refused and dismissed at appeal.

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JOIN YOUR LOCAL RESIDENTS’ ASSOCIATION

Information about how to join either the Copers Cope Areas Residents Association (CCARA) or West Beckenham Residents Association (WBRA) can be found below. As a member you will receive up to three editions of the Express Review a year.

[Coper Cope Area Residents’ Association Joining Instructions](#)

Copers Cope Area Residents’ Association predominantly covers the Copers Cope Ward of Beckenham, The annual subscription cost per household is £5. The simplest and most secure way to join is online.

[Join online at: coperscope.wordpress.com/join](http://coperscope.wordpress.com/join)

If you cannot join online we accept standing orders - for a form get in touch by email to chairman@coperscope.org.uk or by post to B Soule (CCARA), 18 Celtic Avenue, Bromley BR2 ORU.

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West Beckenham Residents Association Joining Instructions

West Beckenham Residents' Association predominantly covers the Clock House, Kelsey & Eden Park and Penge & Cator wards of Beckenham. The annual subscription cost per household is £5 or £2 for the unwaged.

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Bob Stewart MP	bob.stewart.mp@parliament.uk	020 7219 7011
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