

Autumn 2025



BECKENHAM RESIDENTS

Formerly the Express Review

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



RESIDENTS ASSOCIATION OPEN MEETING Monday 20 October 2025, 8pm Christ Church Beckenham



**The Studio
by Glenys Crane**

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, a local community market with live entertainment, and runs Beckenham Green Friends

Contact Details	Email: hello@coperscope.org.uk Web: coperscope.org.uk Phone: 0208 058 5557 Twitter & Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Jen McArthur Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Dee Heatherington, Stephen Parkin, Gloria Tam

WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)

Founded in 1945, West Beckenham Residents' Association covers the Beckenham areas of Kelsey & Eden Park, Clock House, Penge & Cator.

Contact Details	Email: info@westbeckenhamra.org Web: westbeckenhamra.org Phone: 020 3732 5260
Association Committee Members	Chair: Mike Manley Treasurer: vacant President Janet Ambrose Vice-President Marie Pender Membership - Tom Robin Committee: Arnjali Rowe, Ian Dunn, John Harris, Anne Dyson

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NEWS FROM THE CHAIR

Welcome to this edition of our joint Beckenham Residents' newsletter.

CCARA

The Committee has been working on updating our Constitution.

The aim is to make things clearer around voting and elections at

our AGM. We'll be bringing these changes to members at the AGM next year so that everyone has a chance to have their say.



Chloe-Jane Ross
Chair CCARA

Mike Manley
Chair WBRA

Last year CCARA stepped in to help the brand-new Beckenham Christmas Lights Committee (BCLC) by helping with banking and paying invoicing. The BCLC now has their own bank account, so we've handed over the remaining ring-fenced funds of £1,936 to them. CCARA has also made a donation towards this year's lights and we'd encourage members to chip in too if they can. We are also donating to this year's Remembrance Sunday Service.

Since the last newsletter the committee has been hard at work. We've followed up with the council on planning enforcement for unauthorised development, submitted planning objections, attended police meetings, and organised a lively market on Beckenham Green in July.

WBRA

Unfortunately Sue Woodward has resigned from the Committee. I would like to thank Sue for her years of service and I am grateful that she has agreed to continue to manage the posting of the Review. This means that there are now four vacancies including Treasurer and Secretary. Please consider if you could spare a few hours every few months to help.

We have objected to the proposed demolition and redevelopment of 5 Beckenham Road, jointly with CCARA. This is a massive overdevelopment of the site. We have also objected to the proposed Elmers End Controlled Parking Zone and also the proposed Pay by Phone for street parking in Croydon Road and Goodwood Parade.

We have successfully petitioned against the proposed extended hours for Orion High School playing fields for commercial purposes.

The Committee have agreed to make a donation to the Remembrance Day Memorial Fund and will consider a donation to the rebuilding of the children's play pool in Croydon Road Recreation Park.

We continue to support the MP Safer Neighbourhood initiatives and are working to update the Association rules , in conjunction with CCARA

Best wishes Chloe-Jane Ross (CCARA) & Mike Manley (WBRA)

BECKENHAM CHRISTMAS LIGHTS – A COMMUNITY EFFORT

For the second year in a row, Beckenham's Christmas lights are being organised entirely by local volunteer Beckenham Christmas Lights Committee. Sam, Jaki and Annettee are fundraising to bring festive cheer back to our High Street.

In larger towns, Christmas lights are usually funded by Business Improvement Districts (BIDs), where businesses pool resources. In smaller towns like Beckenham, there is no BID, and the council no longer provides the lights. That's why volunteers have stepped in to take on the job.

The Committee has launched a fundraising campaign to cover the costs of hiring and installing the lights, plus a small Christmas event on Beckenham Green. and maintenance. Their aim is to raise £24,000, and they are asking for support from both residents and local businesses to make it happen.



You can find more information and donate through their fundraising page here: www.justgiving.com/crowdfunding/beckenhamchristmaslights2025

BECKENHAM CHRISTMAS FUNDRAISING APPEAL!

BECKENHAM ,WE NEED YOU!
PLEASE SUPPOTR OUR FUNDRAISER TO
ENABLE CHRISTMAS LIGHTS IN BECKENHAM THIS YEAR!



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‘ASK THE COUNCILLORS’ OPEN MEETING 8pm 20 OCTOBER 2025

Our annual ‘ask the Councillors’ Open Meeting is in the main Church, at Christ Church, Fairfield Road at 8pm on Monday 20 October. Members and guests can ask questions of our panel of Councillors. We have also invited our MP Liam Conlon, and London Assembly Member for Bexley and Bromley, Thomas Turrell (hopefully they are available).

**OPEN
MEETING**
**Q&A WITH
COUNCILLOR PANEL**

PARKING CHARGES AT ELMERS END GREEN AND UPPER ELMERS END ROAD/ LINKS WAY

In our summer edition, we reported that new parking charges are to be introduced on these shopping parades. To these has now been added a long section of Croydon Road between Croydon Road Rec and Groveland Road.

WBRA have objected to the proposals around Elmers End Green because there are several shops there that rely on people popping into shops for a few minutes – newsagent, pharmacy, grocers, bakery.

We have asked for a short period of grace - 10 minutes - to allow people to pop in and out of shops. Customers are unlikely to pay for an hour’s parking to do so and this could affect the viability of the shops. But it seems that this suggestion has not been accepted.

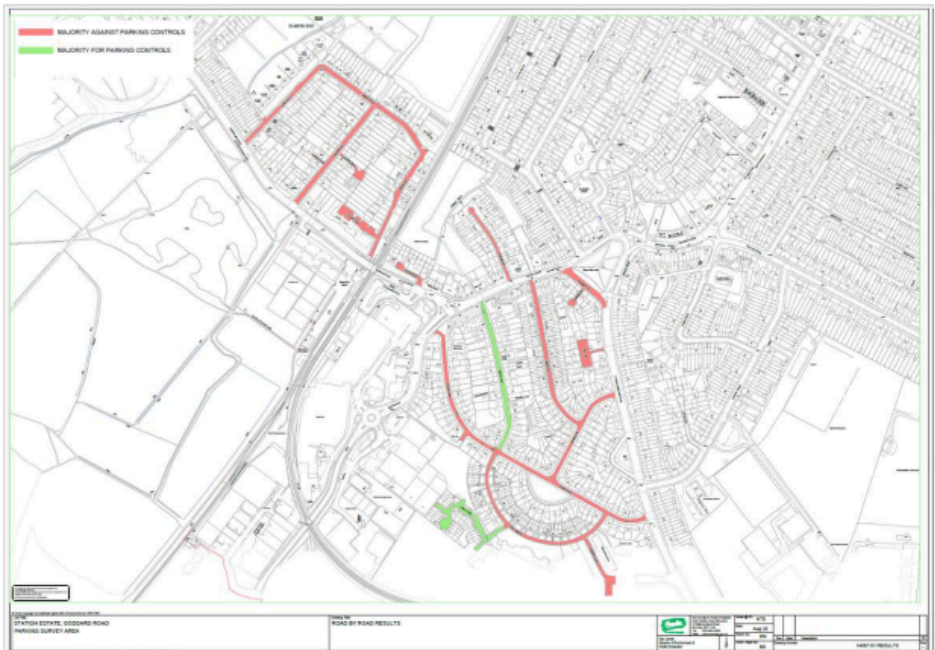


CONTROLLED PARKING ZONE PROPOSALS FOR ELMERS END SHELVED

In June, LB Bromley canvassed opinion around Elmers End about setting up one or more Controlled Parking Zones (CPZ) in Elmers End, either side of Croydon Road. They asked if residents around Ancaster Road, Station Estate and Goddard Road/Eden Road wanted a CPZ and if they would be prepared to pay up to £150 a year for it. The survey was carried out because inconsiderate parking had been reported around schools and commuter parking in roads close to Elmers End station.

There were 267 valid responses. 69.5% were opposed to the proposal.

Green shows the only two roads where the majority of residents were in favour.



These roads were Cobalt Close and Langley Road. These two roads are not connected and are separated by Shirley Crescent and Goddard Road, both of which expressed a majority preference that was against any restrictions being introduced. As current Council Policy does not allow for a CPZ to be

introduced in a single road, they will not proceed with introducing a CPZ in either Cobalt Close or Langley Road at the current time.

Council officers say the results of the survey were surprising considering the communications received by the Council, particularly concerning Station Estate and Shirley Crescent. They expressed their appreciation of the time and effort residents put into providing their input. They say they will continue to explore alternative solutions that better meet the needs of the community.

CAR PARKING APP - RINGO SAYS BEWARE OF SCAM QR CODES

Ringo has put up notices at car parks saying that if you see a sign with a QR code in one of Bromley's car parks, do not scan it – it is a scam.

RingGo does not use QR codes on any signs that help you pay for parking. Avoid fake websites by only using the official websites or visit the App Store or Google Play to download the official RingGo app.

You pay via RingGo via a secure, encrypted service.

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- Transfer money
- Use a link in an email or text message to transfer money
- Download another app or service
- Share bank or payment details if we contact you



What to do if you find a scam QR code

If you suspect you have found a scam QR code on a local pay-and-display machine or on street signage, please report it to the council or private car park provider operating in the area so it can be flagged with them and removed.

KELSEY PARK BRIDGE WORKS BEGIN THIS AUTUMN

Bromley Council has confirmed that work to replace the bridge over the lake in Kelsey Park will finally get underway this autumn, with completion expected by February 2026.

The £567,000 project follows on from the recent desilting of the lake. Contractors will reuse the existing bridge abutments, which helps reduce costs while ensuring safety. The company *Land and Water*, who carried out the desilting earlier this year, will also build the new bridge.



By the time the bridge is fixed it will have been close to five years since the Council closed it in 2021. Disappointingly, the Council are only replacing the main bridge at the southern end of the park and not the smaller one further along. After all this time, it is a real shame that no way has been found to fund repairs to both bridges, which are such well-loved features of the park.

COUNCIL'S SURVEY ON NATURE-FRIENDLY VERGES

Bromley Council is asking residents for views on “nature-friendly verges,” where grass is left to grow to support wildlife and pollinators.

The idea has merit, but not all trials have worked well, such as the one on Copers Cope Road last year. Currently there is a trail on Foxgrove Road residents can comment on. The survey is an opportunity to say where the approach works, where it doesn't, and how it could be better targeted.

You can take the survey at

www.bromley.gov.uk/roads-highways-pavements/nature-friendly-verges/3



BECKENHAM BUSINESS DAY

Beckenham Business Day brings together local businesses to network with each other and learn from inspirational speakers and workshop hosts.

This year's theme is Stronger Together –

where we will explore how real human connection fuels innovation, builds stronger communities and helps businesses thrive in an age of rapid change.



- Wednesday 5 November 2025, 10am-5pm
- Azelia Hall, Croydon Road, Beckenham, BR3 4DA
- Cost: £20 for BBA members, £35 non-members

More info and tickets:

www.tickettailor.com/events/beckenhambusinessassociation/1780905

Not yet a member? Enjoying a complimentary copy? Please join! 10

BECKENHAM GREEN FRIENDS

We have wood chips! Thanks to a fantastic team effort, what looked like an endless mountain of wood chip has now been spread, and the nature trail by the churchyard looks wonderful. A big thank you to everyone who came along with energy and shovels to help out – it really was a workout!



Another brilliant session saw volunteers tackling the “two half moon” beds with a huge amount of weeding and pruning. The space is already looking tidier and fresher – though the leaves keep us on our toes!

We’d love to keep the momentum going. If you have time to join in at future volunteering sessions we’d love to hear from you. We’re also looking for new people to join the Friends leadership team.

If you’re interested, please get in touch with us at **greenfriends@coperscope.org.uk**.

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HAVE YOUR SAY – EARWAX REMOVAL SERVICES IN SOUTH EAST LONDON

NHS South East London is looking to improve access to safe, timely and effective earwax removal services in our area.

Earwax build-up is a common problem, and it can cause discomfort, hearing difficulties, and even affect balance.



The aim is to create a consistent community service that is fair and accessible for everyone across south east London. To do this, the NHS wants to hear directly from local people.

- Have you used earwax removal services?
- Have you supported someone who has?
- Do you care about how these services are delivered locally?

If so, you can complete the short survey by 26 October, here:

letstalkhealthandcareselondon.org/cewr/surveys/ewr-survey

FUNDRAISING CAMPAIGN FOR CROYDON ROAD RECREATION GROUND WATERPLAY

A new fundraising initiative is underway, supported by the Friends of Croydon Road Recreation Ground, to deliver a full refurbishment of the paddling pool into a modern waterplay area. Bromley Council has launched a public consultation to gather views on the future of the paddling pool site at: tinyurl.com/24hvssxf

The Friends have long recognised the need to replace the paddling pool with accessible, interactive waterplay to maintain one of the features



that makes the park so popular. Their aim is to bring the community together behind a successful fundraising campaign, supported by both residents and local families.

The initiative comes after a recent inspection of the paddling pool identified serious health and safety concerns. Interim repairs were ruled out as unviable, meaning the pool will remain closed while long-term solutions are developed.

Donations to support the refurbishment are already being invited through the Friends' JustGiving page:
www.justgiving.com/crowdfunding/paddlingpoolbecrec

If you are inspired by the work of the Friends Group why not join: find our more at : www.becrec.net

Chris Phillips, Chair of Friends of Croydon Park Recreation Ground

UPDATE ON TESCO CAR PARK DRIFTING

Many residents will be aware of the ongoing problems at Elmers End Tesco car park. Late at night, groups have been using the empty space for “car drifting” – a form of reckless driving where cars deliberately skid, slide and spin around corners at high speed. For those living nearby, it has meant sleepless nights with the sounds of screeching tyres and roaring engines carrying on into the early hours.



This disruption led the local community to come together and demand action. Residents wrote directly to Tesco’s CEO, the Police issued Tesco with a Community Protection

Warning, ward councillors and Bromley Council pressed the issue, and our MP, Liam Conlon, launched a petition to highlight the strength of local feeling over Tesco’s lack of action.

Thanks to this combined pressure, Tesco has now agreed to install a permanent road barrier to block access by drifting groups. The barrier is due to be completed by mid-October.

WHAT’S NEW IN THE TOWN CENTRE

Costadoro coffee shop will soon replace the former Starbucks.



The newsagents on Croydon Rd have been rebranded as **Beckenham Local**.



Shara's Asian Dining on Croydon Road (formerly Papilio Cafe) is now a Korean BBQ and Hotpot buffet restaurant.



Beckenham Pharmacy on the corner of the High Street and Village Way has moved its dispensing service to 405 Croydon Road. The original premises will be dedicated to well-being products and perfumery.

A new hair salon, **The One Beckenham**, has opened in the former barber shop on the bridge opposite Bridge Bar.



The Pearl Restaurant has been rebranded as **Soul Street Restaurant** at 2 Southend Road.

Palms Caribbean fusion restaurant has opened at 218 High St in the former Babasheesh, and long-time ago Ardec shop.



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PLANNING AND LICENSING UPDATE

To find out more about a particular planning application, go to: www.bromley.gov.uk then click on [search planning applications](#) and enter the case reference in the search box. The website has been undergoing extensive work recently, leading to long periods of unavailability. We hope this will be resolved soon.

When providing comments, you must give your name and address (including postcode) otherwise your views may not be considered. But these details are not put on the website.

Orion School Balmoral Avenue 16/03145 - Refused

To the great relief of nearby residents in Upper Elmers End Road and Balmoral Avenue, this application for extended use of Orion school's sports facilities for community use has been refused. The application was to extend the use of the football pitch and Multi Use Games Area (MUGA) for community use up to 9.30pm weekdays and 4.30pm at weekends.

Over 100 people live in close proximity to the pitches. Rear bedrooms are likely to be used by children whose bedtimes are likely to be before the cut off times.

The grounds for refusal were that “The application fails to demonstrate that the proposed variation to the wording of conditions 28 and 29 of [the previous planning permission] would not have a detrimental impact on the residential amenity of the neighbouring occupiers in respect of noise.”



The Officer Report supporting the decision reproduced WBRA’s objection in great detail. The Environmental Health Officer’s comments were

“I have considered the noise impact assessment and response to my concerns provided by the applicant. I am of the opinion that extended use of the sports facility will result in significant changes to the existing noise climate enjoyed by occupants of neighbouring property.”

The officer also says: “The assessment states that noise from the proposed development will be ‘largely inaudible’. This is untrue and unsupported. Housing is only 30 metres from the pitch, noises from people shouting, whistle blows and ball impact noises will be clearly audible at this distance. To further highlight this, a typical football whistle can readily reach levels in excess of 110 dB(A), if it were used at the centre point of the pitch some 75 metres away, noise level in upstairs bedrooms with windows open would be around 57 dB(A). The WHO recognise that maximum levels of 45 dB(A) are not regularly exceeded to prevent sleep disturbance.”

“I am not satisfied that sufficient mitigation could be reasonably provided to address my concerns, and I therefore recommend refusal of the application in its current form.”

This is good news for the residents. Of course the applicants may appeal, but we trust the robust arguments made by the Environmental Health Officer will hold.

“BECKENHAM TRIANGLE” – HOUSING ON THE CAR PARK AT THE SPA, BECKENHAM ROAD. 24/02917

Bromley Council have started geotechnical survey work at the rear car park at The Spa on Beckenham Road. Clock House Councillors have found out that this survey work needs to be undertaken to develop the technical design of the building foundations and services.



LB Bromley say that building work for the new Housing development on the Spa car park site will not commence until February 2026. The Council have not yet procured a main contractor or discharged the pre-commencement conditions for the planning application. Officers say that they will communicate with Chaffinch Road residents when we get to that stage. Residents can report any out-of-hours or unreasonable noise to the Council.

The proposal concerns a six storey block of social housing on the car park between the railway line and The Spa, behind Registry Heights and Venue 28. The proposal is for 35 flats in a mix of 1, 2 and 3 bedroom types, with 10% fully wheelchair accessible. This development of this site was brought forward by Bromley Council’s housing team, all of the 35 flats are designated ‘affordable rented housing’, which is defined as homes rented at no more than 80% of private market rents. None of the flats are for private sale, or rent.

186, 188 & 190 Bromley Road, Beckenham BR3 6PG 24/00583



Proposed: street-scene

An appeal, lodged by the developers against the Council's decision earlier this year to refuse planning permission for an application to demolish three neighbouring, detached houses on Bromley Road and replace them with a block of flats, was dismissed by the Planning Inspectorate in July.

The three houses are situated on the corner of Ashmere Avenue, near to the Esso petrol station on the brow of the hill. The proposed development was for a



Aerial view: North

four-storey block of 23 flats, with underground car park, comprising 8 one-bed and 15 two-bed units providing homes for up to 66 people. It included a basement car park, accessed from Ashmere Avenue. No affordable housing was provided in the development.

More than 200 local residents objected to the proposal at the time.

Rulings in the appeal dismissal included that the proposed development would significantly alter the existing suburban character, appearing as a large, consolidated block that diminishes the spaciousness of the area. It would not harmonize with the smaller two-storey dwellings, conflicting with local planning policies. Concerns were raised about the quality of living conditions for future occupants, including single-aspect units with limited natural light and inadequate child play space. The development also did not meet the required standards for daylight, sunlight, and accessibility. The proposal would replace three large family homes with smaller units, failing to demonstrate that it meets local housing needs, particularly given the site's poor public transport accessibility.

28 Manor Road, Beckenham BR3 5LE 25/00461

An appeal has been lodged by the developer against the decision earlier this year by the Council to refuse planning permission for the conversion of

one of the few remaining family houses on Manor Road to five flats. A one, two and three storey extension was also proposed at the rear.

The Council's reasons for refusal were that the height and scale of the scheme, as well as the proximity to the boundary and the proposed rear balconies, would have a detrimental effect on the adjacent properties. It would have an overdominant and intrusive visual impact, and noise and would result in disturbance associated with the use of the balconies and proposed rear extensions. The proposed development also provided an unsatisfactory layout and quality of accommodation for future occupiers.

Land adjacent to Flat 1 Beckenham Court, The Avenue 25/01541

An application for the installation of a 17.5m high mobile phone pole and associated telecoms cabinets on the south side of The Avenue, close to the junction with Southend Rd was refused permission over the summer.

The reasons for refusal were that the proposed equipment, due to its height, siting and design, would be an obtrusive feature which would appear out of character and harmful to the character of the area and the visual amenities of the street scene.

5 Beckenham Road BR3 4PL 25/01262

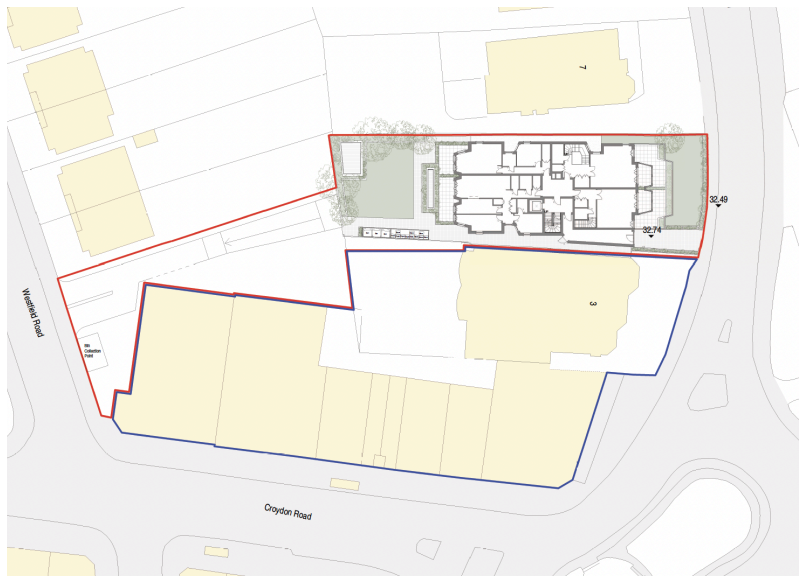
A planning application has been made to demolish the existing house and build a six-storey block of 18 flats on the site.

No. 5 Beckenham Road is a large Victorian house from the mid-1800s and one of a group of five surviving villa houses situated next to the old Barclays Bank building (recently extended and converted to flats) close to Beckenham High Street. It is situated in a prominent location, opposite the locally-listed Post Office building near the



Grade II-listed Cinema and War Memorial, and close to Beckenham High Street Conservation Area.

The house is a fine and unaltered example of this kind of grand Victorian house located on a principal road in Beckenham. The red brick front elevation, yellow London stock brick flank and rear walls, with carved stone lintels and insert panels, remain unpainted unlike its neighbours. It also retains its original timber sliding sash windows and decorated barge boards.



The proposed six-storey block, including an underground car park, has a mixture of flat sizes and would accommodate up to 68 people. Twelve parking spaces are provided, with access to the basement parking garage from the rear of the site via Westfield Road.

Although the development is for more than 10 units, no affordable housing provision has been included in the application.





As far as we are aware, there has not been a public consultation for the scheme, and we do not know if any leaflets have been made available to neighbouring residents.

180 High Street (ex-Betfred), BR3 1EW 25/03252/FPA

A change of use application has been granted for the old BetFred premises in between Boots and Specsavers. The change is from 'sui generis' use, which betting shops are classified under, to Class E which allows for a wider range of commercial, business or service use such as restaurants, shops, cafes, offices etc.

It is not yet known who will be taking the lease of the premises.

Bank Cottage, Copers Cope Road, BR3 1NZ 25/03171

A planning application to demolish the existing single storey cottage and outbuildings, and build a two storey four bedroom house, has been refused planning permission. The site of the cottage, already demolished, is at the corner of Copers Cope Rd and Worsley Bridge Rd, next to the Crystal Palace Football Academy.

Reasons for refusal were that the proposed building would constitute inappropriate development within Metropolitan Open Land (MOL) due to

its height, size and design, and would be visually dominant and uncharacteristic to the streetscene.

46 Bromley Rd (ex-Beckenham Theatre), BR3 5JD 22/04352

After a delay of more than two and half years, permission has finally been granted for the demolition of the existing red brick Beckenham Theatre building at the junction of Manor Rd, Bromley Rd and Wickham Rd and redevelopment of the site, subject to a Section 106 agreement with the Council.



The new four-storey block will contain 15 flats accommodating up to 43 people. Eight parking spaces are included at the rear. Although there are more than 10 units, no affordable housing is provided in the development.



3-4 The Mews, High St, BR3 1BQ 25/01883

This property is the upholster’s shop in the Mews, visible from the High St and opposite the Green, between Mann estate agents and St Bride’s House.

An application for prior approval to change the use of the premises from commercial to residential has been refused permission.

We think the premises has been used as an upholsterer’s since 1987. It has quite a complex planning history, considering its size.



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Our publication is not-for-profit and we are always on the look-out for new advertisers.

Advertising Rates: Prices are per advert and per insertion. 5% off if you book and pay for all three editions at the beginning of the year.

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We print 2000 copies of the magazine for each edition, Spring Summer and Autumn. Copy dates for each edition vary and these can be advised when you book advertising space.

To book advertising space please send your request and artwork to chairman@coperscope.org.uk

JOIN YOUR LOCAL RESIDENTS' ASSOCIATIONS

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

Copers Cope Area Residents' Association Joining Instructions

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



CCARA members only join online by scanning the QR code or at: beckenhamresidents.org/join/

If you cannot join online we can accept a standing order - for a form get in touch by email to: chairman@coperscope.org.uk or call 020 3732 5260.

Affiliate Membership – Reduced Subscription

If you live in a block of flats and all the households wish to sign up together, 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 Review for your group to be distributed to each household by a resident in your block or left in a common entrance way.

Joining the committee

Committee members and officer posts are elected at the AGM (usually in March/April). However, it is possible for the committee to be co-opted volunteers outside of the AGM, please get in touch if you are interested in joining the committee.

West Beckenham Residents' Association Joining Instructions

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

WBRA NEW MEMBERSHIP AND RENEWAL FORM

Please send this form with payment to Tom Robin, WBRA Membership Secretary, 15 Vicarage Court, Priory Close, Beckenham, BR3 4ER. **Do not send to your own bank.**

Your name
Your address
.....
.....
Phone/ email

Are you an existing member renewing subscription? (Please Tick)
Or - Are you a new member? (Please Tick)

Pay by Cash/ cheque/ BACs . If BACs please add a reference of surname#streetname (eg smith#reddons)

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PRINT NAME

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