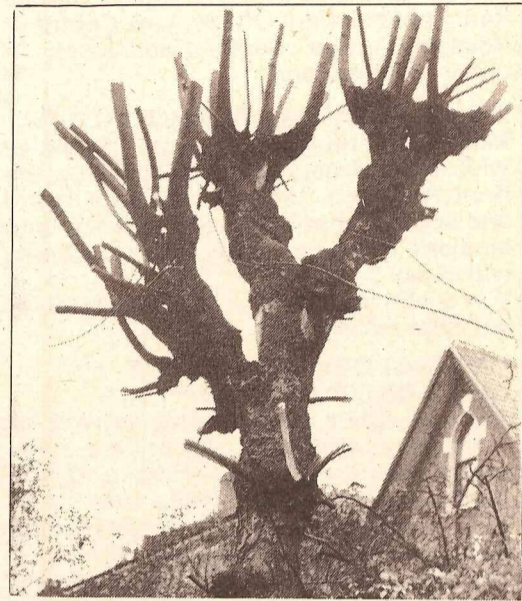


Beware the Hackers and the Loppers

About this time of the year some people seem to be suddenly overwhelmed by an irresistible urge which drives them out into their garden where they proceed to hack the living daylight out of some poor innocent peace lovin' tree... The usual excuses are that the tree drops leaves about the place (which seems a reasonable thing for a tree to do) or that it blocks out light which is a good reason for pruning. Unfortunately the method often adopted makes the problem worse (see diagrams) even when the branches are drastically lopped the root system remains intact and the tree tries to correct the balance by throwing out a mass of branches creating a dense head of foliage so defeating the original objective. Lopping destroys the natural form of the tree and has to be done regularly once it is begun. For the sake of the tree and to solve the problems of light, etc., the pruning should thin out the branches with the aim of retaining the overall shape of the particular tree.

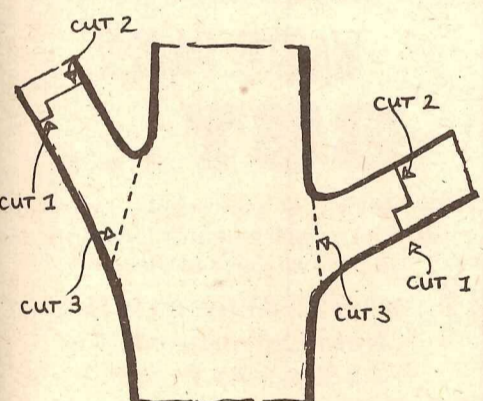


'Well and truly hacked'. Torn bark, short stumps that will rot, complete loss of shape, a mass of branches and leaves within a few years...

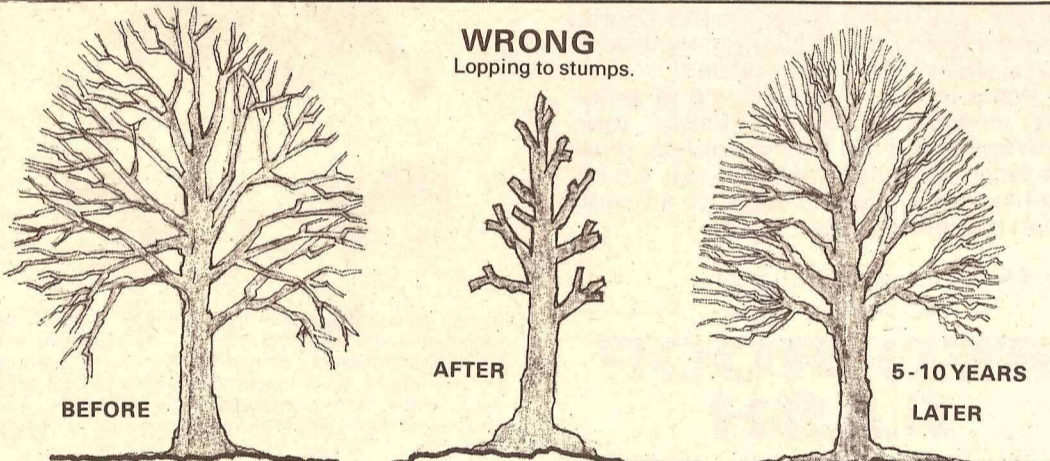


Warning: Be wary of people touting for tree pruning work. A lot of them don't know the difference between a tree and a telegraph pole...

HOW TO MAKE THE CUTS

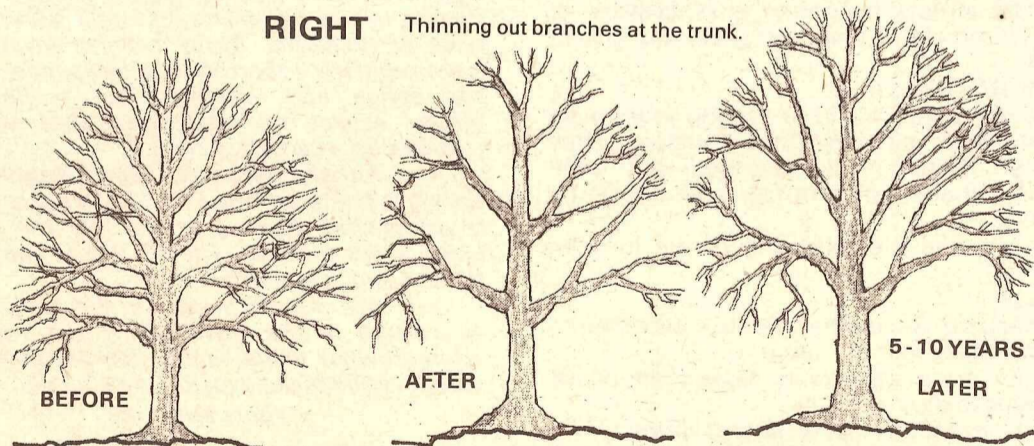


Heavy branches should be cut in sections, first undercutting to avoid tearing of bark, the final cut (3) being smooth with the face of the main trunk or the branch from which it is removed. All large cuts should be painted with a sealer such as 'Arbrex' to prevent rot setting in.



WRONG
Lopping to stumps.

1. Mass of straight branches grows from each cut; cut rots, branches fall.
2. Tree shape destroyed and foliage much increased.
3. Constant and frequent pruning needed with many boughs to cut each time.



RIGHT Thinning out branches at the trunk.

1. No further growth from cuts which heal over with bark.
2. Tree shape reserved and foliage permanently reduced.
3. No further attention needed for many years.

MANOR AVENUE
RESIDENT'S ASSC.

AGM

Thursday 17th April, 8pm
MYATT PRIMARY SCHOOL
Upper Brockley Road

The main topic is likely to be the Council's latest moves on the Mew's Development... things are hotting up...!

Trees for Brockley Streets

The council have recently carried out a large tree planting programme in part of the Brockley Conservation Area. Most of these were planted as part of the Manor Avenue General Improvement Scheme. At the suggestion of the Society a further 20 Plane trees were included to extend the planting the full length of Wickham Road. Following proposals by the Manor Avenue Residents Association, 19 trees have been planted around some of the blocks

of flats in the area (St. Peter's Court/Geoffrey Court/Myatt Court & Blanchard House) this forms part of the general landscape improvements approved by the council last year. If you feel that your street or estate could do with some more trees/shrubs, etc., contact your Road Rep. or the Secretary Mary Warman (12b Montague Avenue, 01-692 9943) to discuss possible improvements.

BROCKLEY SOCIETY
Free Tree Pruning SERVICE

Anyone requiring help or advice on the pruning of small or large trees



CONTACT
691 1141

N.B. Chainsaw available thanks to kind offer by Ray Cornwall Esq. Other equipment available includes extension ladders/ropes etc.

Tenants - The New Act

Formerly the Rent Acts 1965 & 1968 defined the position of private furnished and unfurnished tenants with regard to rent fixing and eviction procedures. Unfurnished tenants had a much greater measure of protection from eviction. Now the new Rent Act 1974 protects the vast majority of furnished tenants to the same extent as unfurnished tenants.

Anyone who feels they may be effected is advised to obtain expert advice from any of the following agencies:

Shelter London, 01-836 2051, Shelter Housing Aid Centre London 01-373 7276 or from your local Citizen's Advice Bureau Rent Tribunal, Rent Officer, Law Centre or Housing Advice Centre (addresses in telephone directory).

WHICH TENANTS ARE PROTECTED?

Most residential tenants are protected with some exceptions laid down by the Rent Acts, e.g. tenants receiving board and lodging, sharing accommodation with landlord, receiving accommodation going with a job.

If in doubt, assume that you are protected and seek advice.

ON WHAT GROUNDS MAY A LANDLORD EVICT YOU?

The only way a landlord may get you out these days, whether or not you are a protected tenant is by obtaining a County Court possession order. If you are a weekly or monthly tenant your landlord must have given you a notice to quit. The Sheriff or bailiff is the only person legally allowed to put your possessions out and he can only act upon a court order and a warrant. This is true for all residential occupiers, e.g. private, local authority and housing association tenants, sub tenants, licensees and squatters.

If you are a protected tenant, possession will only be granted if the landlord satisfies the Court that your situation falls within one of the cases specified by the Rent Acts, e.g. rent arrears, damage to the premises, causing a nuisance to neighbouring tenants. The Court must also be satisfied that a possession order is reasonable in the circumstances. So, for example if you have a satisfactory explanation for rent arrears and make a reasonable offer to pay them off, the Court will be unlikely to make an order against you.

WHAT TO DO ABOUT A NOTICE TO QUIT.

Always seek expert advice as soon as possible. Remember, whatever the notice to quit may say, a landlord's right to possession is dependant upon the Court's order. By giving up possession before obtaining advice, you may forfeit your rights.

RENT.

If you are a protected tenant, whether furnished or unfurnished, you should apply to the Rent Officer for the registration of a Fair Rent if you think your rent is too high. Do not be afraid to apply; you are protected and your landlord cannot evict you because of this.

If you are not sure whether you are protected, seek advice before any application to a Rent Officer (or Rent Tribunal).

SOME POINTS TO REMEMBER.

- If you are a protected tenant, you can enforce your rights without fear of eviction
 - Make sure you have a rent book with your landlord's name and address filled in.
 - If you think your rent is high, get it registered.
 - If your premises are in need of repair notify your landlord and the Public Health Inspector.
- Don't agree to any change in the conditions of your tenancy without seeking advice, e.g. by trying to get you to take meals or snacks with your rent, a landlord may be trying to prevent you from being a protected tenant.
- All tenants, especially non-protected, should put their names on the Council House Waiting List. This may well prove useful should you ever be evicted.
- Some tenants may be living in appalling conditions, e.g. seriously overcrowded. If you are in this position, press the local authority to rehouse you. Do not wait for the landlord to apply for a County Court possession order.

Next Issue: Landlord's Rights.

RED ROOF RASH

Most Victorian houses in this district still have their original grey slate roofs. One aim of the Conservation Area is to retain as much of the original character as possible, and as for roofs the aim is to avoid streets becoming a patchwork of coloured slates and tiles: grey, red, green, etc.

RE-ROOFING?

If you are thinking of re-roofing your house beware of circulars from builders. They often suggest red clay tiles, but good secondhand slates in fact cost about the same.

As a guide the following points may be useful.

Cost.

Cheapest: Secondhand slates, clay tiles — all colours cost the same.

A bit more expensive: Asbestos-cement slates in dark grey.

Most expensive: New natural slates.

(The council are prepared to give grants for re-tiling).

Weight. Clay tiles are heavier than slates, so ask for advice on the need for, and the cost of strengthening roof timbers. The District Surveyor's Office must be notified.

Availability of Colours. Red tiles are often suggested by builders because they keep a stock in their yard, but dark grey clay tiles are readily available from the factory, so don't be persuaded to accept reds.

Ridge Tiles. These should be dark grey clay similar to the original.

Paint for Red Roofs. If your house has a red roof in a street of grey ones, painting the roof dark grey works very well.

Advice. If you want advice contact John Marchant at Lewisham Planning Department (01-690 4343), or Chris Johnson of the Brockley Society Planning Group (01-692 1553).

exchange & MART

FOR SALE, hopefully finished breeding. A duck-egg blue Wilson pram with brown hood and apron, hand-made Wedgewood plaques, detachable body, shopping tray and canopy, hardly used, only one careful owner and two occupants. Tel. 01-692 6977.

WINDOW CLEANING for Pensioners. Mr. A. F. Harrison, 44 Woodyates Road, Lee (Tel. 01-857 8279), who is a window cleaner, will be willing to clean any senior citizen's windows at a very reasonable charge, at regular intervals.

NEW LEGAL ADVICE CENTRE. Honor Oak Legal Advice Centre at 36/37 Spalding House, Honor Oak Estate, is now open every Wednesday evening from 6.30-8.30 p.m. All types of legal and non-legal problems will be dealt with, including divorce, marriage, H.P., Social Security, welfare, pensions and the police. The Centre is for the residents of the Honor Oak Estate and surrounding areas, including Brockley Houses and Crofton Park.

HORSE MANURE FOR COLLECTION. Ring 01-692 9136. Bring your own plastic bags. Any donations to the Brockley Society.

MOTHER AND TODDLER CLUBS. To assist new clubs, which must be affiliated to Lewisham P.P.A., an initial grant of £50 for the purchase of toys and equipment is to be made available. A further grant of up to £50 per annum towards rent and maintenance costs will also be possible, if necessary.

All grants will be subject to approval by the Social Services Committee on the recommendation of the Director of Social Services. Existing groups may also apply for the initial grant.

TROPICAL FISH TANKS. Two, 2 foot tanks with stand, complete with heaters, thermostat and filters.—Two, 2 foot 6 inch tanks with stand, complete with heaters, thermostat and filters, plus 2 small tanks. 6 Wickham Road, S.E.4.

EXCHANGE GARDEN PLANTS. If you are interested in exchanging surplus garden plants for those of other varieties, contact Don Harris at: 90 Breakspears Road, tel. 01-692 2892.

SALE: Imperial office typewriter, 14 inch platen, recently overhauled, £9, or would exchange for cassette recorder or golf trolley. Telephone: 01-692 1996.



It has been suggested that a letter section be included in the NEWS SHEET... If you have any comments, ideas etc. or just want to get something off your chest about the Brockley area please send your letters to the secretary Mary Warman, 12a Montague Avenue. Please keep them short as space is limited.

Dear Sir,

Despite the lorry parking ban, a number of large vehicles (including a coach and 2 lorries near me) continue to be parked overnight regularly in the area, greatly to the inconvenience and annoyance of residents. Many besides myself have regularly reported their presence to the police and wardens, but without effect, except on assurance that the regulars are regularly ticketed.

Either there are some wealthy lorry drivers to whom £14-£35 weekly is a worthwhile parking fee or the fee is being evaded. Either way the law is being flouted and is ineffective.

We should press for the speedy enactment of the law making the registered owner liable to pay parking fines, which would make evasion impossible.

Yours faithfully
Don Harris

Road Representatives

Adelaide Avenue 34-60 Avon Road Beverley Court	Mrs. Alloway Beverley Court Residents Association Miss E. Anderson Mrs. Harris Mr. & Mrs. B. Beckett Mr. & Mrs. R. Cornwell	No. 2 No. 44 No. 90 No. 38 No. 35	Lewisham Way 160-186 and 228-238 Rokeby Road	Mrs. Jenny Varney Mr. & Mrs. Johnson Miss Parish Mr. Davies	No. 166 No. 25 No. 21
Breakspears Road	Margaret Fulcher Mrs. B. Young Mrs. Coral Collett Mr. Alan Bennett	No. 53 206 Tressillian Road No. 38 No. 36	St. Margarets Road	Mr. Chamberlain Miss A. Devereux	No. 31 No. 38
Chalsey Road	Mr. Scott Mrs. M. Warman	16a Tressillian Crescent 12a Montague Ave.	Tressillian Road	Mr. & Mrs. Fisher Mr. & Mrs. W. Turner Mr. K. Mayers	No. 81 No. 104 No. 118
Cranfield Road	Mr. Weller	76 Tyrwhitt Road	Tressillian Crescent Tremaine Close Tyrwhitt Road	Mr. J. G. Scott Mr. R. Crawford Mr. Timothy Cantell Mrs. L. Byrne Mr. R. H. Brown Mr. & Mrs. P. J. Wright Vanessa Burke	No. 9 No. 9 No. 62 No. 86 No. 91 No. 12
Crescent Way Darling Road	Mr. D. Seymour Mr. J. W. Park Mr. F. W. Stone The Rev. M. Munns	No. 108 No. 3 No. 45 No. 25	Upper Brockley Road	Mr. McClenaghan Mr. & Mrs. Paul Chairman Mr. John Moreland	No. 61 Flat B No. 121 No. 47
Drake Road Geoffrey Road	Mrs. M. Warman Mr. W. Bloxidge Secretary Mrs. M. Warman Mrs. Pond	12a Montague Ave. No. 78B No. 12a No. 14	Wickham Road	Mrs. Margherita Colombo Mr. Sepp Ronay Ann & Roger Brayshaw Mr. S. Thorpe	No. 1a No. 39 No. 74 No. 11

PLANNING APPLICATIONS

30 GEOFFREY ROAD, S.E.4

Erection of a three-storey extension and the conversion into 3 units.

68 MANOR AVENUE, S.E.4

Formation of a dormer window in the rear roof slope.

50 BREAKSPEARS ROAD, S.E.4

Erection of a three-storey block comprising one 2-roomed and five 3-roomed self-contained flats with the provision of five integral garages.

32 GEOFFREY ROAD, S.E.4

Erection of a dining room extension at the rear of the first floor.

69 TYRWHITT ROAD, S.E.4

The conversion into four units.

13a THE PARADE, UPPER BROCKLEY ROAD, S.E.4

Rebuilding vehicle repair garage, destroyed by fire, in connection with a car hire service.

10 GEOFFREY ROAD, S.E.4

The construction of a mansard roof and the installation of dormer windows in the rear roof slope.

40 ST. MARGARET'S ROAD, S.E.4

Erection of a three-storey block comprising three 1-bed flats and one bed-sittingroom flat with four integral garages at ground floor level.

9 DARLING ROAD, S.E.4

Formation of a dormer window in the rear roof slope.

57 MANOR AVENUE, S.E.4

Conversion into two self-contained flats and one maisonette, and the erection of a spiral staircase at the rear, to the first floor.

47 BREAKSPEARS ROAD, S.E.4

Erection of a two-storey extension at the rear to provide a kitchen on the ground floor and a bathroom on the first floor.

URGENT

THE BROCKLEY PLAYGROUP

Urgently requires a permanent and qualified PLAYGROUP LEADER
To work with an enthusiastic team of helpers
Please ring for details

01-692 6336 01-692 4248

We still want your WASTE PAPER BUT...

The Mills are still unable to cope with the massive quantities coming in from all parts of the U.K.

We Will Announce The Next Collection Date As Soon As Possible

Please don't give up the habit of saving waste paper

Two million tonnes of waste paper could be recycled every year in this country. This would save 34 million trees and £100 million in imports.

Community Club

Opening at

MYATT GARDENS JUNIOR SCHOOL

Upper Brockley Road,

(Near the War Memorial),

is a meeting place for adults, with or without children.

Some of the suggested activities are:-

Needlework

Pottery

Drama

Painting

Do-It-Yourself

Any useful materials and expertise gratefully accepted.

Please contact:

ELIZABETH LONG
01-691 0613