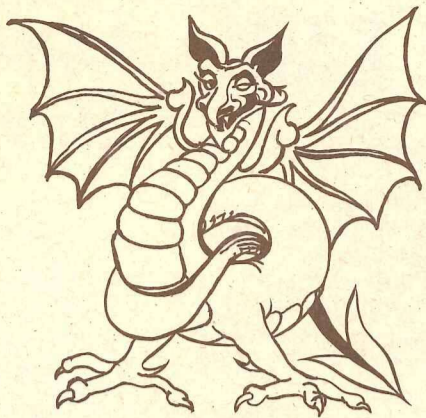


BROCKLEY



SOCIETY

News Sheet No.7

Summer 1975

Hilly Fields Fayre

To judge by the advice given by the many experienced fair and festival organisers the Brockley Society was in for a hard slog in drumming up enough support to launch the first ever Brockley Midsummer Fayre. Not so.

The initial enthusiasm became so infectious that Saturday June 21st, turned into a roaring summer's day of festivities — for less than £200 the thousands of people who turned up were entertained by five rock bands, three discos, stalls, side-shows, street entertainers, inflatables, a clown, roundabouts and a bagpipe band as well as prizes and a fantastic barbecue.

Our dear gypsy fortune teller was confident in the success of our venture. Our Treasurer finished counting at just over £500. That's £300 into the Kitty for Brockley Society.

And into the future. Next year we plan a one week Brockley Midsummer Festival which we hope will be a joint enterprise with the Brockley Neighbourhood Council. Ideas to date involve concerts, theatre, children's festival, a horse show and for the finale the second ever Midsummer Fayre.

Who knows perhaps we have started a tradition.



Over 300 children and their parents took part in the Brockley Summer Play Scheme run by Lil Bickley, Pete Williams and Debbie Newhook (with a little help from their friends). Places visited were Camber Sands, Chislehurst Caves, and Keston Ponds (pic), with a Thames River trip. The Society donated £30 from Fayre profits.

Please forgive us for having taken so long in producing this edition of the News Sheet. We have had to find alternative methods of production as John James who has been doing the setting-out and printing, has suffered from the "unacceptable face of capitalism" ie, his firm was asset-stripped and he along with everyone else was made redundant We are very grateful to him for all that he has done towards producing the News Sheet, so much so that the Road Reps. committee decided to present him with something to remember Brockley by. all to be revealed in the next edition of the News Sheet.

John Moreland (Chairman)

BRITISH RAIL have carried out repairs to the railings alongside the bridges in Wickham, Breakspears & Tressilian, following letters from several residents in the area passed on to British Rail by the Society's Vice-Chairman, David Seymour.

BROCKLEY SOCIETY

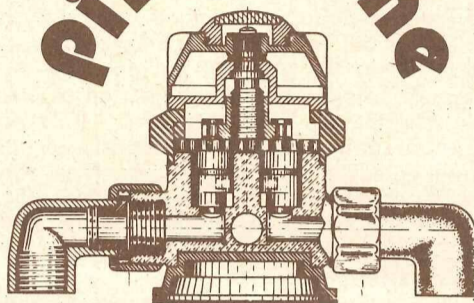
AGM.

24th. OCTOBER

8 p.m.

ST. PETER'S HALL

Pipe Line



EMPTY HOUSES

A letter has been sent to Councillor, Ron Pepper, Chairman of the Housing Committee, requesting a meeting to discuss the number of empty houses in the area.

If the meeting takes place invitations will be sent to other groups in the area ie. Manor Ave. GIA Res. Assc. — Shardaloes Rd Res. Assc. — Brockley Neighbourhood Council plus the Housing Associations operating in the area Hyde — Quadrant — Albany etc.

BROCKLEY CENTRE — ST. PETER'S HALL ?

Discussions are taking place between members of St. Peter's Parish Council and members of the Society's Road Rep. committee about a possible financial scheme to allow the existing Hall to be used as a Community Centre. The next stage is to present the scheme to Lewisham Council further progress report at the Brockley Society AGM.

BNC Lifts Off — Moves On

The Brockley Neighbourhood Council was formed because people in Brockley felt that there was a need for a central community organisation here. Membership of the Council is open to all the inhabitants of the area, and its work is done by a committee consisting of two parts. The first is made up of fourteen people including four offices, elected each year at a public meeting. The rest are representatives from organisations which have become affiliated to the Council.

Any group in Brockley whose own objectives are in accordance with those of the Council may apply for affiliation. Getting groups to affiliate is one of the first tasks with which the Committee will benefit from having a much clearer perspective on the problems of the area provided by people concerned with them in practice. The groups will get the advantages of being able to put their own points of view to a wider audience,

WASTE PAPER

.there is still no sale for waste paper inspite of the "present economic situation" — millions of £s spent on importing paper — the 2 million tons of 'waste' paper burnt every year etc.etc. someone up there in bureauscratsville needs a gentle kick in the expletive As soon as the demand starts up again we will notify everyone so that once more the amazing Brockley-waste-paper-collecting-machine can swing into action.



Anyone who aspires to self sufficiency and has their eye on derelict council property for growing yer fruit and veg., can contact Barry Beckett 691.3670, who will give practical advice on where you can put down the first drill.

and of getting further support for what they are doing if they need it.

There are quite a lot of voluntary organisations here, and the Neighbourhood Council should enable them to increase their effectiveness still further. If you belong to a group which you think ought to be affiliated, call Gordon Byrne on 692.7323 evenings or weekends. The next Committee Meeting will consider all applications received. For each such meeting the affiliates are able to nominate whom they please to represent them. Some of the other items up for discussion are the provision of play areas for children and matters arising from this year's Summer Play Scheme, and next year's Brockley Festival.

The Neighbourhood Council is under way. It exists for all the people of Brockley. Its meetings are open to everyone, and it needs as much public participation as it can get.

LANDLORDS AND THE LAW

This is one of a series of three articles, the first on TENANTS' RIGHTS was printed in the January/February News Sheet and the final one on COUNCIL TENANTS' RIGHTS its hoped will be printed in the next edition. If anyone requires further copies of any of the three please contact the Secretary, Mary Warman (692.9943).

WHO IS A LANDLORD?

If you own a house or flat and let people live there in return for money, you are a landlord, they are tenants and the money paid is called rent, which may include a payment for furniture. You should know about the laws which affect you and your tenants.

FURNISHED AND UNFURNISHED TENANCIES

If you are considering letting a house or flat, you should find out what rights your prospective tenants will have, both as to the amount of rent that a Rent Officer would say was fair, and as to their right to remain in occupation of the property. Since the Rent Act 1974, the majority of furnished tenants have in these matters the same degree of protection as unfurnished tenants. It is sensible to get advice first: your solicitor can advise and the following can also provide information:—

- Council Offices
- for details of the housing and public health laws
- Rent Officer
- for details of fair rents
- Citizens Advice Bureau, and
- Community Relations Council
- for general information

FAIR RENTS

You may ask the Rent Officer what a fair rent would be. Your tenant may also do so, and the Rent Officer can also see you and your tenant jointly to assess a fair rent. If you (or your tenant) are not satisfied with the Rent Officer's decision, you (or your tenant) can ask him to refer the case to the Rent Assessment Committee whose decision is final.

Once a fair rent has been fixed, you cannot charge more, nor raise the amount upon a change of tenant or the end of a tenancy. You may ask a Rent Officer to raise the rent if there is more change of circumstances (for example if you have made improvements to the property). Normally a Rent Officer will not consider a fresh application for a rent increase within 3 years of the first registration.

Landlords and tenants may agree rent increases between themselves without going to a Rent Officer provided this agreement is in writing in the correct form. This does not prevent a landlord or tenant from subsequently applying to the Rent Officer.

THE RENT BOOK

If your tenant pays rent weekly, you must give him a rent book and enter in it, all rent which is paid. In addition the rent-book must state:—

- * The landlord's name and address
- * The amount of the rent
- * The tenants, legal rights, including details of the local authority's rent allowance scheme

- * The number of people who may live in the house
- * Brief details of the laws relating to overcrowding and information about offences against these laws

If your tenants rent book does not contain all this, you may need to supply a new one. Printed rent books containing the essential information are available from good stationers.

NOTICE TO QUIT

If your tenant pays weekly, you must give him at least four weeks naming when you want him to leave. If you let by the month or quarter, the notice must be at least as long as the period by which you let. If you let by the year, at least 6 month's notice must be given. The notice you give is called a 'notice to quit', and must be given clearly, in writing. The period of notice specified must end at the end of the week, month, quarter or year according to the period by which you are letting. If you let for a specific period of time (e.g. Jan 1st. to December 31st. 1975) no notice to quit is required, and the tenant should go at the end of the period. If, in this case, he does not go, or if in any other case, the tenant does not leave on the expiry of a notice to quit, you must get a court order.

It is a criminal offence to evict a tenant without a court order, or to threaten or interfere with a tenant in order to make him leave. This includes interfering with the property by, for example, cutting off gas or electricity.

THE TENANT'S RIGHT TO REMAIN

You can ask the court for a possession order only if you can show one of certain special reasons for doing this. Some of these are that the tenant has not paid the rent, is damaging the property, or is behaving in a way that is disturbing other people. In some circumstances, the court may make an order if you want to live in the house yourself or need it for a member of your family. In every case the court will make an order only if they think it reasonable to do so.

SOME POINTS TO REMEMBER

- (a) Most tenants are protected: always seek advice
- (b) Local authority tenants are not protected
- (c) If you let houses so that they are shared by more than one household or let off parts of the house you live in, or take in lodgers, special cases may apply. The council, can if necessary, require you to keep the house clean and in good condition or they can require you to have work done to improve living standards.
- (d) It is illegal to charge 'premiums' or 'key money'. You may not ask the tenant to pay for anything more than the rent, but you may add in the rates for the accommodation if your tenant does not pay them direct to the council.
- (e) If you wish to carry out work to reconstruct or repair the property and need to have possession for this, it is again necessary to obtain a court order. You will have to show that the contractual tenancy has ended that suitable accommodation is available for the tenant and that it is reasonable in the circumstances for an order to be made.

A Solicitor.

Upper Brockley Shop Forecourts

All being well work should commence on the improvement scheme for the shops' forecourts sometime in September.

The reason for the delay has been the old bogey inflation. Since the original estimate of £7,000 was submitted in June of last year the actual contract estimate has doubled to £15,400. This meant that the Council's Policy Committee had to approve this additional expenditure which they have now done, thanks to the persuasive tongue of the Planning Chairman, Councillor Nick Taylor. If anyone requires more information about the scheme contact the Chief Engineer, Mr. Saunders at the Deptford Town Hall (692.1288).

exchange & MART

To advertise telephone 01-692 1996.

- TENNIS — Opponent wanted for 'rusty' player for occasional gentle game on Hilly Fields courts phone 01.692.2763 (evenings).
- HAND-MADE-POTTERY FOR SALE + 00/H0 model railway equipment for sale and wanted (particularly continental locomotives). 01.692.1322.
- PRAM FOR SALE. With hood, apron, detachable body, shopping tray and canopy. Phone 01.692.6977.
- EXCHANGE GARDEN PLANTS. If you are interested in exchanging surplus garden plants for those of other varieties, contact Don Harris at 90 Breakspears Road. Telephone 01.692.2892.
- HORSE MANURE FOR COLLECTION. Ring 01.692.9136. Bring your own plastic bags. Any donations to the Brockley Society.
- GARDEN ROLLER 20 inch diam, 20 inch wide. Donation to Society Funds. Enquiries to 01.692.1996.
- COT FOR SALE traditional white painted wooden cot wiv mattre velly cheap £2 only (phone 691.1141) also super-sound-system car radio 12v definetly not stereo, wobbly sound knob £5 only.

PLANNING APPLICATIONS

LAND AT THE REAR OF 33-41 BREAKSPEARS ROAD
Erection of an indoor riding school.
19 DARLING ROAD
Conversion into 1 s/c flat and 1 s/c maisonette.

26 HAREFIELD ROAD
Conversion into 2 s/c flats.
55 BREAKSPEARS ROAD
Installation of dormer windows.

55 BREAKSPEARS ROAD
Details of glass screen in compliance with Condition 2 of planning permission dated 1st February 1973.

77 UPPER BROCKLEY ROAD
Use of garage/store as restaurant.

100 TYRWHITT ROAD
Conversion into 2 s/c flats.

26 MONTAGUE AVENUE
Conversion into 3 flats.

92 BREAKSPEARS ROAD
Conversion into 1 s/c flat and 2 s/c maisonette.

145 BREAKSPEARS ROAD
Conversion into 1 s/c flat and 1 s/c maisonette.

The following applications were considered by the Borough Planning Sub-Committees.

45 TRESSILLIAN ROAD
Alterations and conversion to 3, 3-roomed s/c flats; external metal staircase and brick screen wall.

Permission granted — subject to matching and details of brick screen.

69 TYRWHITT ROAD
Alterations to side and rear elevations. Permission granted — subject to sash windows being used to match existing.

42 BREAKSPEARS ROAD
Alteration and conversion into 1, 4-roomed s/c flat, 1, 6-roomed s/c maisonette and 2-storey house and garage at side.

Permission granted (revised proposal 4.4.75) subject to new building (neo-Victorian style) in materials to match existing.

If anyone making a planning application feels they may save time and money by first consulting the Planning Department to establish the design requirements within a conservation area, should contact Mr. Mills — Planning Control (floor 3), Catford Town Hall (690.4343). Chris Johnson (692.1553) and John Moreland (691.1141) represent the Society on the Borough Conservation Advisory Committee and would be pleased to offer any help they can with regard to planning design requirements.

OOH!... OUR BLISTERS!

The 'blisters' were planned by the elected committee of the Manor Avenue Residents Assc. over 3 years ago to allow for the planting of trees more in scale with the street and to make it safer for pedestrians crossing at the various road junctions — Geoffrey/Ashby etc. This was endorsed by a General meeting of the Residents Assc. and was later accepted in principle by the Council. The bricks were chosen by the committee of the Assc. from a selection of six different colours provided by the Council (unfortunately no one thought of extending the paving slabs to match the existing — a lot cheaper too). The final plan drawn up by the Council was agreed to by the majority of residents at the AGM last year and when the planting takes place as promised, the Council will have carried out at least in general terms the wishes of that meeting. Having said that; many people feel that the standard of design detailing and execution of the work leaves a lot to be desired. The refusal of the Council to carry out complete replanting of the street with the Maples, as originally

suggested by the Assc. has resulted in a 'hotchpotch' which destroys any sense of continuity. It seems to have been an example of participation in which the results have shown that we have not participated as closely or as actively as we should have done, this no doubt is partly due to the fact that the project has dragged on for over three years. It might also be said that it is an example of 'over participation' on the part of the Council, with no less than four different departments involved in the scheme, yet with no one person being responsible for the overall design and execution of the work. This is very apparent from the breakneck speed at which the contractor has carried out the work (6 months to date)—did they account for all the time wasted in their estimate for the job? It seems unfair that we should through our taxes subsidise such inefficiency on the part of private enterprise. We will do our best to see that the whole experience is not repeated with the Upper Brockley Forecourt Scheme.

MANOR AVENUE RES. ASSC.

WAIT AND SEE

MANOR AVENUE TRAFFIC EXPERIMENT: The 6 months experimental scheme has now been submitted to the GLC for approval. People living in Brockley Gardens and Rokeby Road may like further information on a last minute alteration which changes Rokeby from a one-way street to a cul-de-sac with closure/turning circle somewhere in front of the Brockley Baptist Church.

Reasons given for the change were that it would make it safer for children going to and from Myatt School and that it would cut out any 'rat-run' traffic during peak periods.

Contact either the Borough Engineers Department (692.1288) or Rokeby Road Rep., Chris Johnson No.25 (692.1553) if you require more details.