

BROCKLEY



SOCIETY

NEWS SHEET No. 18 DELIVERED FREE TO OVER 3,000 HOUSEHOLDS IN THE BROCKLEY CONSERVATION AREA January 1979

The Brockley Society

Secretary's Report January 1979

We continue to be concerned about the care of the houses, trees, front fences, gardens, street paving etc., which affect the looks and pleasantness of this district. Recently letters have been written at residents' request about:-

ROAD NAMEPLATES Request for clearer road name-boards in Tressillian Crescent Crescent Way and Upper Brockley Road/Brockley Gardens (even the midwife got lost here!)

TREES Suggestions for tree planting in the short link roads Drake, Darling, Avon, Cranfield and Glensdale... Request for tree pruning Hilly Fields Crescent.

PLAY Suggestion for safer floor covering near the swings on Hilly Fields, and a summer play scheme.

HEALTH & FIRE HAZARD Report to the Borough Environmental Health Department, re dirty paper and cardboard in empty shop - 'Artisan' in Tyrwhitt Road

KIOSK Complaint re graffiti and poor condition of the refreshment kiosk on Hilly Fields, (some action already taken)

WICKHAM GARDENS This improvement scheme, estimated by the council to cost £7600 is in competition for money from Lewisham's 'eyesore' fund. The Government has granted extra money for tidying up, and the decision will be taken in March.

LEWISHAM WAY A working party has been set up with neighbouring groups to put forward proposals for improving the looks of Lewisham Way, a major approach road to Brockley. We have also considered forwarding suggestions for improving Luxmore Gardens (between Rokeby and Malpas Roads) particularly to the sitting areas.

HILLY FIELDS Near Montague Avenue/Tressillian Road: a seated area or garden for older people

Apart from these aspirations, rubbish tipping, eyesores, and falling standards (i.e. red tiles, decapitated chimneys without pots, poor front door replacements, etc.), continue to be a concern because care costs no extra and could mean a great improvement in the appearance of the houses we see every day.

Juliet Johnson

PLANNING APPLICATIONS

93 Manor Ave: conversion to three flats
65 Tressillian Road: pruning tree in back garden

33 Wickham Road: The Housing Committee has recommended compulsory purchase. The house is in poor repair, money is owed for electricity and rates. Because the manager of the property is unable to deal with problems in a proper manner, the occupants, health, safety and welfare is being affected.

OUTSIDE OUR AREA but of interest
Extension to Brockley Social Club, 240 Brockley Road S.E.4.

A good scheme for 5 new houses at 18-26 Friendly Street by Solon Housing Association



YOUR WASTE PAPER

Apologies to all paper-savers that paper was not collected on January 6th. This was because the skip did not arrive on time.

THE NEXT COLLECTION will be
(we hope)

on SATURDAY FEBRUARY 3rd

If you can spare ½ hour to help collect on the Saturday morning please phone Geoff Cridlan on 692 8611



PAVEMENTS

Owing to a shortage of mason/paviors, the Council cannot cope with all the repairs to defective pavements caused by vehicle damage, tree roots, and ground heave. Where it is necessary to repair footways, in certain roads asphalt will be used in place of paving stones.

There is a large programme of work but lack of finance means that not all the work will be completed as hoped. But emergency action can be taken if the pavement is dangerous.

KEEP IN GOOD TRIM

JOG along the official track on Hilly Fields. Described as 'Hilly' it starts by the bowling green and is ½ mile long.

GOT SOME LUMBER?

If you want to get rid of old furniture, water tanks or other lumber - 6 articles will be collected free by the Refuse & Salvage Office. Phone 318 0021 to arrange collection.

Canine Comment

In view of recent concern over dog pollution, particularly in Parks, the Borough Amenities Committee has agreed to the establishment of a working party of the Chairman and three other members of the Committee together with three co-opted members of the 'Mess-free Lewisham Campaign' to consider the problem. We are asking them to consider a scheme for Hilly Fields similar to that at Wells Park, Sydenham.



ST. PETER'S CENTRE

The roofing, which so far has cost £4,000, is nearing completion: the final part will be renewed this year. There is a vast expanse of roof which has had to be made sound.

The re-wiring of all the hall has begun now that plans have been agreed between LEB, GLC and the Fire Prevention Dept.

Plans for a fire escape are now before the planning committee, thanks to Keith Mayers for preparing these.

The floor of the main hall has been sanded, stained and polished thanks to the efforts of Ron Kilsby.

Our part-time caretaker and cleaners do a good job and the Hall is always in good condition for lettings.

The Social on January 6th proved once again to be a most successful event and raised over £200. Thanks are due to St. Peter's Church catering committee for providing refreshments and to John Park and friends who ran the bar.



The newly-painted notice board is now in place. Come and look at it:- paid for by Broc Soc donation.

Next Fund-raising Event

Jumble Sale

FEBRUARY 10th

Sort out your unwanted, saleable clothes, bric-a-brac, toys and kitchen utensils. Bring round to the Hall on Saturday morning or Phone 692 6977 to arrange collection





MUGGING

If you are attacked, phone the Police as soon as you can. The report of your attack might help the Police to prevent other attacks in that area.

We asked our local Crime Prevention Officer for his advice:-

The word 'mugging' is being accepted today as part of the English language. Robbery is a better word for it, and it is still occurring in the Brockley area. By taking a few precautions you can reduce the risk:-

LADIES - Do not carry large sums of money in your purse, never put your purse in your shopping basket. Wear a shoulder bag under your top coat, tuck that gold crucifix or gold sovereign inside your blouse or jumper (out of sight, out of mind)

If you see anything suspicious, ring 999. If you are frightened by a suspicious person go into the nearest house and ask the occupant to phone the Police. Have you thought of buying a simple attack alarm - it may help.

If you have any security problems phone me PC Spurling, Crime Prevention Officer on 690-4731 between 9 am and 10 am



ADVERTISEMENTS

COOKING FOR CROWDS

Special Food for Special Parties delivered to your door!!

For further information or a copy of our brochure please phone 691-3670 or 692-4585

CAST IRON RAILINGS

Our Chairman, John Park, has information about a supplier of cast iron railings. If you are interested ring 692-1361

SILVER FOIL

If you collect milk bottle tops, etc. for a good cause, let us know and we will print news about your collecting point.

The Manager of the Mini-cab Office 101 Ladywell Road will receive clean milk bottle tops - for the blind.

MAKE A NOTE OF THE DATE! MIDSUMMER FAYRE - JUNE 16

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* Printing requirements *
* Telephone 01-691 5109 *

ST. ANDREW'S CHURCH HALL

A Coffee Morning is held every Saturday from 10.30 to 12.30 Everyone welcome.

A Luncheon Club for Senior Citizens is held each weekday from 12 o'clock. Citizens may join and enjoy a good meal (provided by the Council) at a fair price.

A Mothers & Toddlers Club is held on Wednesday 2 - 4 pm.

£1000 has been collected towards laying out the gardens beside the Church. Estimates have been very high, so the Borough Council has been approached for help and advice.



MARSHA PHOENIX TRUST 90/92 TRESSILLIAN ROAD

The conversion work has taken longer than expected and it will probably be May before the property is handed over for furnishing. These houses will be foster homes for homeless girls between 12 and 18 years (NOT a home for unmarried mothers). A resident warden will be employed as well as other permanent help. The Home will be under a management committee and local residents will be invited to take an interest in this project for girls from Lewisham who are in need of help.

When the houses are occupied we shall ask Mrs. Phoenix, who initiated the scheme, to write an article for the Newsheet.



GREAT IMPROVEMENT No.10
32 Manor Avenue (LBC)

REMEMBER!
WASTEPAPER
COLLECTION

WILL BE ON
FEBRUARY 3RD



What IS a Housing Association?

That's a question we are often asked because at least four associations have been busy converting properties in this area:-London & Quadrant Housing Trust, Hyde & South Bank, South London Family Housing, and Solon Housing.



The 1974 Housing Act introduced the system whereby Housing Associations which registered with the Housing Corporation would receive grants and loans; the money for this coming from the Treasury and the Local Authority.

The intention is that after the capital grant is made, rent income will cover the cost of management, maintenance and interest payments.

In 1979 the Housing Corporation expects to provide about £400 million for rehabilitation work and new building throughout the country.

There are over 2500 associations registered with the Corporation.

In the last year about 300 received loan approval for new development and only a small proportion of this group does most of the development work.

Working closely with Local Authorities they can provide housing for some of the people who do not qualify for Council housing although in great need. The Local Authority can nominate half the tenants and other agencies and Welfare Services also refer cases. But, as with the Local Council, there are more applicants than homes available.

Housing Associations are non-profit making and are run by voluntary committees advised by housing experts. Rents are fixed by the local Rent Officer and these 'fair rents' tend to be higher than council rents.



One of the largest Housing Associations working in this area is the *London & Quadrant Housing Trust* founded in 1973 by merger between London Housing Trust and Quadrant Housing Association. Their policy is to help families in serious housing need who have no hope of finding something for themselves - they cannot afford to buy and have no immediate claim on Council housing. Each week the Trust receives up to 150 applications and can only help a small number. The factors taken into account include the existing housing conditions, the alternative housing available, and length of time the applicant has lacked a suitable home.

The Trust renovates or converts old housing and builds new houses on small sites which the Council may not be able to include in their programme. The Trust concentrates on housing NEED, not on residential qualification or time on a waiting list. They help those living in bad housing conditions - pensioners, disabled, unsupported mothers, single persons, etc. Each applicant is told quickly whether or not a home can be offered soon but sadly the Trust has to refuse help to thousands who apply.

The Trust owns nearly 5,500 homes. In Lewisham it manages 728 homes, has 69 under construction, and 125 owned with plans ready. Further information from London & Quadrant Housing Trust 190-196 Deptford High Street SE8 3NX



Solon Housing is a small association working in this area. It was set up in 1970 by a group of architects and other professionals in South London to purchase and convert single dwellings, then manage and maintain them. Solon sought to involve tenants in the running of the association. Solon has grown and now has four offices - larger schemes and new building have been undertaken and also an increasing amount of work for housing co-operatives.

The Southwark & Lewisham Group started in 1974 to develop work in this area and now has 230 units and 80 houses under development. Housing schemes have to be approved by the lending authority and are closely scrutinised at every stage. The Association buys large houses less suitable to private buyers and those in disrepair at prices authorised by the District Valuer.

Lettings are half through Solon and half through the Local Authority. The Association is allowed to keep some of the rent income for management and maintenance and the rest is repaid to the authority which loaned the money for purchase and conversion. Further information from Solon Housing Association Ltd., Southwark & Lewisham Group - 235 Queens Road SE15 2NG

