



ISSUE 145 // PARK HILL RESIDENTS ASSOCIATION NEWSLETTER // SUMMER 2023

NEW LOGO, NEW CHAIR, NEW VISION

Our regular readers will notice there have been a few changes in the recent editions of the Park Hill News. The updated Park Hill Residents Association (PHRA) logo has been featured and the cover masthead has been redesigned to match. There are other changes within the association itself. Those on our mailing list will know already, as will folks who attended our recent neighbourhood meeting. The PHRA Committee has a new Chair - Penny Channon.

Penny has served on the committee for almost two years. she has written for Park Hill News and helped with distribution. She participates in litter picks and has taken the lead in providing support for projects and events at the local schools and parks both physically and financially. She's been working with leaders at St Matthew's Church to plan upcoming events (see page 16.) Penny has also created new PHRA promotional materials. She makes a worthy Chair, and we have been pleased she has agreed to take the reins.

Penny writes:

"I'm originally from Australia, I'm a working mum with a background in education, disability and mental health support. I hope I'm bringing a new perspective to the Association, and I do understand the pressures and difficulties experienced by families, new arrivals and those with complex needs.

For this reason, my focus is on streamlining processes and reducing busy work to free up the PHRA committee members and our volunteers to enable work on more meaningful tasks. PHRA under my leadership hopes to improve communication between the committee and its members, create opportunities for residents to meet and connect with their neighbours, and make participation in the association more accessible for all.

The PHRA's new online membership system 'Member Mojo' is a big part of meeting those goals. I'm urging everyone (who hasn't already done so) to please become a member by visiting the website or scanning the



PHRA Committee for 2022/3 (left to right): Penny Channon (Chair), Anton Nevinnykh (Treasurer), Robert Webb (Minutes Secretary), John Chambers (Park Hill News), Fiona Nicol (Membership, Police Liaison & Website). Jay Patel has resigned from the Committee.

QR code on page 16. We're aiming to keep members informed about local news, events and opportunities to get involved.

We welcome ideas and feedback from everyone and are open to launching new initiatives, we just need support to make them happen!

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NEW BISHOP, NEW VISION

We welcome Bishop Rosemarie Mallett and speak to her about her views, her faith, and ambitions for her role as Bishop for the Diocese of Croydon.

PAGE 16

INTRODUCING MEMBER MOJO

Member Mojo is a management system we are currently trialling to improve our communication with members and to renew membership.

PAGE 21

NEIGHBOURHOOD MEETING SUMMARY

About 80 residents joined our full committee for our annual neighbourhood meeting (including our AGM). Turn to page 21 to read all about it.





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WHAT'S HAPPENING IN PARK HILL

NEW LOGO, NEW CHAIR, NEW VISION

Continued from front page

In the early days the PHRA had street stewards and arranged local picnics. We'd love to do this sort of thing again! Honestly, the possibilities are endless. With the right help, we could host car boot sales, screen sporting events or enable befriending. We're thinking a lot about families and would like to offer a creche at PHRA events and get a Park Hill playgroup established once again. We also want to financially support local projects in the future so creative thinking about fundraising will be needed. As always help producing, translating and distributing our newsletter would be gratefully received and we hope to see many residents supporting our litter picks.

To our regular volunteers, our sincerest thanks for your ongoing support. We can't wait to see you all and thank you properly at our upcoming Volunteer Thank You Event! (See page 16)

To anyone new, welcome! You've chosen a great time to get involved.

Summer Litter Pick

Our Summer Litter pick has just taken place, so hopefully results were fantastic as usual, but too late for this issue. Our thanks to Robert Webb, our volunteers and the Council team who picked up the bags and debris collected. Look at our website for photos and results. Our next 'pick' is planned for January 2024; details in our December/Winter Newsletter.



A GARDEN OF ONE'S OWN

by Anita Reeves

If you pass our front garden, our petunias and pansies may well give you a happy nod or a welcome wave. Linger by our lavender and listen to the pollinators purr and let your eyes feast on the popsicles of colour and b-r-e-a-t-h-e -in the scent of stock and moonflower and let it iron out any wrinkles on your mind.



A garden is magic, a haven, an expression of oneself which is forever changing and evolving, it's a celebration of life, a witness to chatter and laughter and a keeper of happy memories. A garden is as individual as you are.

Every garden tells a story - marigolds to remind me of my African childhood, London Pride was my first cutting from my sister's garden, zinnias grown from seed by Dad, lilies from Ruth across the road, a celebratory pink rose from Amanda for our 25th wedding anniversary, a succulent from a Cornwall holiday, alyssum grown from a forgotten packet of seeds with an expiry date from the '90s!

Everyone can have a garden. By the time I was 20 years old, I had lived in over 20 different dwellings, from the Croydon YMCA to a rented flat, from my Gran's neighbour's house to a hotel. My garden in Park Hill is two hundred feet of exotic and native plants but my previous gardens have been - a patio full of marigolds and strawberries in pots, a Juliette balcony with tubs of tomatoes, a hanging basket of lobelia or a hyacinth pot on a windowsill. Gardens are as flexible as willow and they don't discriminate, everyone can have a garden of their own.

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PATIENT PARTICIPATION GROUPS UPDATE

by Penelope Channon

It has been a contractual requirement of NHS England for GP practices to have a PPG since April 2015. This group should be open to every patient and should represent the diversity of the practice population. Regular readers will know the PHRA has been engaging with Patient Participation Groups (PPGs) at GP services closest to Park Hill. We endeavour to send representatives to meetings and share relevant news with residents. Unfortunately, there have been no PPG meetings since our spring edition.

BIRDHURST MEDICAL PRACTICE: From our last communication with staff, we understand the practice does not have an active PPG Group. The last public meeting with patients took place in June 2022 when their GPnet Primary Care Network (PCN) which includes 4 other surgeries held a joint PPG. The joint initiative has now ceased. There is a PPG sign up page on Birdhurst's website. The practice staff indicated they planned to restart their own PPG but were nonspecific as to when. The PHRA has reached out to the surgery for an update.

EAST CROYDON MEDICAL CENTRE: Staff are keen to hold their Summer PPG in the newly completed site on Addiscombe road. Unfortunately, unavoidable delays

have pushed the opening back to mid-July. We are in regular communication with the practice manager and attended their PPG in February this year. The centre's website states, "there will be a limited number of seats on the PPG - If you would like to be a part of the East Croydon Medical Centre PPG, please email your interest to swlccg.ecmadministration@nhs.net under the heading ECMC PPG." The PHRA encourages registered patients to join us in attending but as always, we will prepare a report.

FRIENDS ROAD MEDICAL PRACTICE: Like Birdhurst, Friends Road is part of the GPnet PCN. They were represented in the now disbanded joint meeting in June 2022. Staff have communicated that arrangements to restart the practice's own PPG would commence in June. At this stage their website is displaying information from 2019/20 but states that "If you are happy to be part of our Virtual Patient Group, please speak with a member of our reception team." Some of our committee members have asked to join this PPG but have heard nothing since. The PHRA has contacted the surgery for further information.

We hope meetings for the three services can be arranged soon. We will share details with residents via our website and Member Mojo email list.

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AUGUST'23

- 3rd Jason Henson (guitar), Robbie Robson (trumpet), Simon Woolf (bass)
- 10th Martin Nickless (tenor), Sid Gault (trumpet), Chris Neale (keyboard), Julian Bury (bass)
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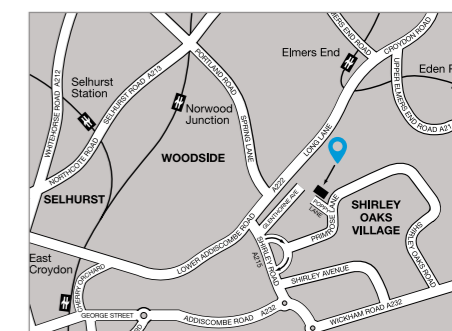
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UPDATE FROM JADE

Your ever-active Councillor Jade Appleton reports

PHRA AGM

It was great to be invited to attend the AGM in late May to hear from residents on many issues affecting us all locally. The RA committee has worked hard over the last year to ensure everyone locally is updated and can get involved. My thanks to them for all their invaluable time volunteering and running the Association.

Amongst the issues raised were:

- The **Water Tower in Park Hill Park** – residents are still keen to receive further information on costing and more details on final works and plans. I've been pressing officers for an update on when the repairs will be completed and have raised this with the Mayor. I will share any updates as soon as available.
- **Cycle signage on Stanhope Road** entrance to Park Hill Park – concerns were raised around the lack of signage, and I have raised this with officers and asked them to address urgently. I am also pressing for improved signage against fires in Park Hill Park and for graffiti removal, as well as working with the council dog warden to address any issues in the park. Lovely to see Water Tower Teas back open!
- **Healthy school streets** – many residents have been in touch on the experimental traffic scheme around Park Hill Schools, they have highlighted blocking of roads, parking on verges and reduced access as very serious concerns. I have been highlighting these to council officers and would strongly encourage residents to respond to the formal consultation that closes in July – if you would like the consultation link, email me: Jade.appleton@croydon.gov.uk and I'll send it to you.
- **Waste and recycling** – residents across Park Hill have raised issues with me, we have in most cases worked to resolve these with Veolia, please do get in touch if you are experiencing any issues.

Road Safety

I am continuing to press council officers to meet with me to discuss road safety concerns. I have raised again with the Mayor that I am keen we look for ways we can improve the crossings on Park Hill Road especially those which are heavily used by local schools. If you have any concerns, please do get in touch so I can use this to help build our case with the council to have crossings improved. I am very happy to take forward a residents' petition if the RA would like me to.

- **TfL works on the bridge by Park Hill Park** – many will be aware of the lane closure on the bridge by the park, which has been there for some time. I have raised this with TfL previously and have gone back to ask

for an update which I will share with the RA. The last update I received stated structural issues with the bridge which are being investigated.

Events locally/Park use

– many residents have asked for improved notification on local events and when parks will be used for festivals and funfairs. I can confirm I receive a list around every three months which I share online on Facebook, Twitter and nextdoor and that the calendar for events can also be found on the council website. I am also pressing for an email sign up list for residents. Many will also be aware I've been speaking the Mayor in particular on events in Lloyd Park and the need for them to be suitable for the community surrounding the park, I will keep pressing on this.

In addition to items raised at the AGM I've also been picking up issues around;

Planning – many concerns around proposed application for the Park Hotel, please do get in touch if you'd like to discuss.

Dangerous dogs in parks locally – I've been working closely with the police and council dog warden to follow up any reports and am pleased to update police have taken this forward swiftly.

Grass cutting, tree pruning – I've been pressing officers to maintain these services and am pleased to see that the verges have now been cut, however I'll be pressing for this to happen sooner next year, especially in Lloyd Park so the Parkrun is not impacted.

Safer Neighbourhood Work

I was unable to attend the AGM of our local ward panel in early June due to a family bereavement; the panel does a great job with our local policing team working to ensure our safety locally, and more information is available in the panel's report on p.19.

Council work and committees

I've been continuing my work on several council committees. On Scrutiny we have been looking at whether the council is on track with its budget and transformation plans. On Ethics we have been looking at how we can make the council more accountable and transparent. The public gallery in the council chamber is open to attend during meetings – if you'd be interested in doing so, please do get in touch. My contact details are: Jade.appleton@croydon.gov.uk



New Bishop – New Vision!

A warm welcome to our new neighbour, Dr Rosemarie Mallett

We welcome Bishop Rosemarie Mallett to Park Hill as one of our new residents.

She moved into Stanhope Road last October, so we took this opportunity to speak to her about her views, her faith, and ambitions for her role as Bishop for the Diocese of Croydon. First, a little about her background.

Dr Mallett is the first female Bishop in the Diocese. She is the second Barbadian Bishop of Croydon – after

the Rt Revd Wilfred Wood who served as Bishop from 1985 to 2003. Dr Mallett was consecrated at Southwark Cathedral on Friday 24 June 2022. When she was in Barbados last year, Bishop Wood gave her his robes – a real gesture of his love and support.

Born in Barbados, Dr Mallett grew up in the UK and was educated at Sussex University and Warwick University. She qualified as a research sociologist and academic, specialising in international development and ethno-cultural mental health. She has lived and worked in Tanzania, Ethiopia and Barbados. She trained for ministry at the South East Institute of Theological Education (SEITE) and served her curacy at Christ Church, Brixton Road. She was ordained Priest in 2005.

She first served as Priest-in-Charge at St John the Evangelist, Angell Town, from 2007 and was then appointed Vicar in 2013, as well as being made Director of Ordinands for the Kingston Episcopal Area. In 2015, she was additionally appointed Diocesan Director of Justice, Peace and the Integrity of Creation. She served on General Synod from 2011 to 2021.

She is the Diocesan lead on Racial Justice and authored the Diocese of Southwark's Anti-Racism Charter, which was unanimously approved by the Diocesan Synod in March 2021. Regularly appearing on BBC Radio Four's 'Prayer for the Day', she has led Daily Worship on BBC Radio Four and is a spokesperson on racial and social justice issues nationally.

For more than 20 years, Dr Mallett served as Trustee and Director of a number of social action charities across London, all focusing on building community cohesion. She served as Equalities Commissioner for five years in Lambeth, and currently acts as adviser to a Croydon community action project which is focused on reducing serious youth violence.

Dr Mallett has a 20 year old daughter, Jane, and enjoys

baking and walking. She loves jazz music and going to the theatre. I'm trying to get her along to Jazz at The Clocktower Café on Thursday lunchtimes!

In our conversation, Rosemarie said, "I am thankful to God for the honour and privilege of serving as Bishop of Croydon. I love the diversity of this area geographically, ethnically and culturally. I serve the people of Croydon and East Surrey with great pride, and I'll do my very best to make God's word and his love be known by everyone. I want to build community cohesion and promote racial and social justice", she added. "God's love is for everyone, we all received the Holy Spirit, so we must make sure everyone knows this truth."

"Healing, mercy, grace and love – these are the ways of the church today – and that is the heart of who I am".

Before taking up her role, Rosemarie spoke about her hopes for what she can bring to Croydon. Here's the link to the YouTube video:

www.youtube.com/watch?v=ltgtwWAr8MA

We wish her well in her new role, and welcome her to our Park Hill Community.

by John Chambers

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Our member of Parliament **SARAH JONES** **WRITES...**



It's a great pleasure to address Park Hill residents as summer starts.

It's been a strange few weeks, with Boris Johnson making a return to centre stage. Whether you think that's a good or a bad thing, it certainly means the government is not focusing on the problems the country is facing – high inflation, interest rates up again, and the highest tax burden in 70 years.

The Inquiry into the Covid pandemic has begun with harrowing stories from those who lost loved ones. I'm glad that the Inquiry is finally underway and hope that we can learn the lessons to ensure we are better prepared for the next pandemic.

I've been very busy representing the people of Croydon Central in Parliament. In Parliament I've been leading Labour's response on disruptive protests. Throwing paint on art, stopping ambulances from getting to their destinations – these things are completely unacceptable.

I have set out on many occasions the existing laws that exist to ensure police can act against this kind of behaviour. I believe that the new legislation being brought in by the government swings the balance of liberties too far and muddies the water for the police – the police need clarity, not more confusion from this Government.

I was delighted to attend the coronation on behalf of my constituents, and I believe that the event marked the beginning of a new chapter for our country – a chance to come together to celebrate. I was at a number of celebrations in Croydon, too. A highlight was the Faiths Together event in sunny Park Hill.

I was pleased to host the UK head of Westfield in Parliament this month and talk about how we want the centre of Croydon to develop. I stressed how much the people of Croydon care about this, how it comes up in every conversation and every event, and how we need the company to develop our centre into something we all use and enjoy. Unibail-Rodamco-Westfield has bought the outstanding stake in the Whitgift-Centrale development from Hammerson which is welcome news, and I hope it shows a lasting commitment to the town centre.

I've spent lots of time with Park Hill Junior School recently, including two Q&As. There were some really good questions from great kids. I also spent time at the school doing a parent surgery. I know that many residents in Park Hill are concerned about crime, especially being so close to East Croydon. The Mayor has recently announced plans to cut the entire team of Croydon Neighbourhood Safety Officers, which I am concerned about. After a series of violent incidents in and around Croydon, I wrote with reassurance to all parents at Park Hill, and am always in close communication with Superintendent Mitch Carr, BCU Commander Chief Superintendent Andy Brittain, and the British Transport Police. There have been reports of children on the tram network being robbed and hassled, but I am confident that work is being taken to address this.

And finally... with sadness, that I won't be representing the area of Park Hill after the next general election. Croydon Central won't exist due to changes in the constituency boundaries, and I will be standing as the Labour candidate in Croydon West, which does not include Park Hill and Whitgift ward. Your ward will move into the Croydon South constituency. It has been an honour to represent you, and I will continue to do so to the very best of my abilities until the next general election.

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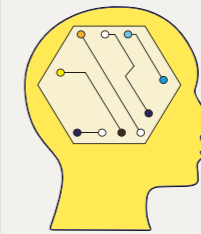
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THE AMAZING HISTORY OF PARK HILL - PART 3

BY RICHARD LINK, OUR LOCAL RESIDENT HISTORIAN

In this third article about the history of Park Hill I am covering the period of the last 60 years when the area of some 120 acres was substantially re-developed. In the latter part of the 19th century most of the the houses had been built on 99 year leases and after the Second World War the properties (mostly flats) were in poor condition and the gardens often overgrown.

About 1960 the Church Commissioners had transferred the Freehold to the East Croydon Estate Company and were in negotiation with Wates Built Homes for an overall re-development to be styled 'Park Hill Village'. You can see their vision here: www.brownborne.org/history Soon, vacated properties were being cleared away and the demolition contractors Syd Bishop and Sons put up boards with the words 'Watch it Come Down' which signalled the end of an era.

However, one vacant property found a surprising use. In 1967 'Scarcroft' 12 Chichester Road (the Baddeley's former home) was chosen as the setting for Jack Clayton's film 'Our Mother's House' starring Dirk Bogarde. The trailer for the film on YouTube shows the Victorian character of the property. We were the neighbours, and my mother received a large bouquet of flowers when filming was over.

The re-development (known as Brownborne) proceeded generally from North to South during a period of some 15 years. Wates had been known already in the district for building 'Dormy' houses - a design they had already used in the United States, which is a bungalow with bedrooms in the roof. I can remember the early ones being sold at £4,995. The overall planning design created a series of semi-enclosed spaces (squares) with grass covered areas for recreation. Extensive landscaping was notable where



Top: Croydon in the 1860s shows how Fairfield Road stopped at the railway line. And look! No Park Hill!

Bottom: Wates did a superb job landscaping many areas of Park Hill, Fairfield Path through Chichester Gardens (1967 vs 2017).

existing trees were retained as far as possible and 'screen planting' was done in a manner which does credit to the scene today. Much of the building is pleasantly brick or tile-hung in the Eric Lyons tradition. K.W. Bland, Wates chief architect, designed Maybourne Grange, but external architects were used for several schemes. The Swiss architects Atelier 5 designed an ambitious scheme at St Bernards in Chichester Road for 21 houses on a south-facing site with underground parking using the stepped-terrace system of their Siedlung Halen at Bern. Elsewhere there were two-storey terraces and three-storey town houses with separate garage blocks. The later 4 bedroom houses show that flat roofs had been abandoned in favour of large gables. In Waldegrove three bungalows were built with large south-facing skylights.

There are several theories for names given to the new roads. Turnpike Link is an invention of Wates. It crosses from Park Hill Road to Park Hill Rise and at each junction there is a gate which is closed on one day each year when residents and visitors are signed in and out. This maintains its status as a 'Private Road'. Several roads

are named after clergy of the Church of England - which re-connects to the former use of Park Hill as the Deer Park of their Palace in Croydon. Maresfield may well relate to the Croydon Racecourse previously on the site. It is believed that Ernest Lamb, first Baron Rochester and the Liberal and National Labour politician, lived in a house in Park Hill Road on the site of Rochester Gardens. The name Waldegrove was changed by us from Waldegrave (to lighten the context) despite being a departure from a Selborne family name.

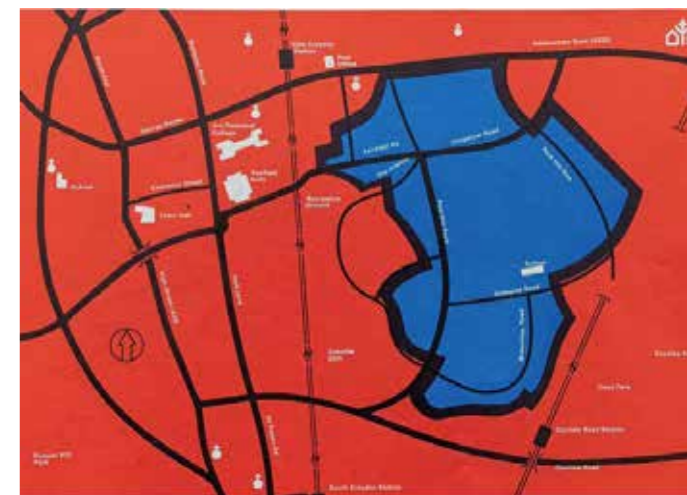
Apart from the new domestic property on Park Hill, infrastructure was not ignored. Two schools, a church and a shop were built over a period. A village hall was also proposed. Archbishop Tenison's school (formerly in South Croydon) built new premises in Selborne Road. This was substantially funded by the Diocesan Education Committee and was opened by Queen Elizabeth the Queen Mother in Autumn 1959. Park Hill Infants and Junior School followed in Stanhope Road on the site of Park Hill House (shown in Winter'22 Park Hill News). Their playing fields occupy the area used formerly by East Croydon Lawn Tennis Club. The Convenience Store (formerly The Kiosk) has served as a hub to the community from its central location.

St Matthew's Church (formerly in George Street) was built to a controversial design by Wates and dedicated in 1972 by Michael Ramsey, then Archbishop of Canterbury. The premises are also well used by many local interest groups including the National Health Service.

Road traffic has increased considerably over the last 60 years. It seems that Chichester Road has become the direct access road to the Whitgift Estate to the east, a veritable rat run.

Fairfield and Chepstow Roads now form part of the A232 from Sutton to Orpington where this was previously served by Addiscombe Road. Previously there was no connection eastwards in Chepstow Road beyond Park Hill Rise and amazingly, until 1959 there was no bridge connecting Barclay Road to Fairfield Road. The Fairfield footpath crossed the railway line at this point towards the town centre. Bus routes over Park Hill are relatively recent. Park Hill was in fact a 'retreat'! I heard this comment the other day from a lady who use to live 'over the railway' (nearer the town). And up to about 1980 we had the opportunity of taking the local railway (via Woodside) to London Bridge using Coombe Road Station ... just a 'trot' down Brownlow Road and down the 'passage'. (see map).

Barnaby Powell has kindly added the following postscript on his view of 'Life on Park Hill'. I wonder if you share his sentiments:



In the over thirty years I've lived in Park Hill, I've known a constant transformation of the pleasant cul-de-sac which is Danecourt Gardens in its secluded setting of communal lawns, trees, shrubs and flowers. It took me all of two months to turn left on Park Hill Rise (rather than right to East Croydon station) to discover the wonder of Lloyd Park and its adjacent allotments. There were birds in the branches above, including a family of parakeets, foxes, pheasants and the occasional deer in the woods and engagingly batty dog-walkers in the streets.

While country wildlife continues to encroach ever more deeply into the suburbs, my human neighbours have come and gone at a rapid rate - from Canadian air-hostesses to a Moroccan at the BBC - so that today we resemble the face of 'New Britain' with no less than twelve nationalities represented: Nigerian, Indian, Pakistani, Turkish, Malaysian, Lebanese, Serbian, Sri-Lankan, Polish, Jordanian, Sikh and my own Sino-British family - a pot-pourri of languages and cultures in a quiet oasis of calm.

Despite the intrusion of modern life: reckless traffic, high-spirited schoolchildren, oafish littering and the wailing sirens of police and ambulances along the A232, Park Hill largely succeeds in preserving a *rus in urbe*, countryside in city appeal. Sometimes in a gentle season, time really does stand still for long enough to realise that all thoughts of moving are vain illusion - as I feel myself serendipitously situated on the cusp of the curving ridge of rural green, which fades into the renown and brown of London Town.

If you would like to know more of the history of the Brownborne Estate - which is essentially Park Hill as we know it today, follow this link: www.brownborne.org/history

You will discover some fascinating facts about the visionary ideas that Wates planners had in the 1960s about Croydon's renaissance, and how it has turned out today.

Our thanks go to Richard Link and Barnaby Powell for their research and insight into the essence of Park Hill.



Above: The 'Park Hill Village' concept displayed attractive roof gardens on some 4-bedroom homes, as in this roof terrace photo from the Wates sales brochure.

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PLANNING NEWS

IN PARK HILL *by Penelope Channon*

A RECENT HISTORY OF THE CROYDON PARK HOTEL

Local government in England has been reshaped by a protracted funding squeeze that withdrew £15bn from their budgets between 2010 and 2020. In addition to Croydon - Thurrock, Slough and Northumberland and Northants have also issued section 114 notices.

DECEMBER 2016

Croydon among the worst hit local authorities by new Local Government Funding Settlement with £1.9m cut from the council's funding.

AUGUST 2018

The shabby, failing hotel was bought by Croydon Council for £29.8m close to - £5m over the asking price.

OCTOBER 2018

Asset Investment Strategy approved by the Council Cabinet - note this was after the purchase was made.

MARCH 2020

First UK Covid lockdown

JUNE 2020

Croydon Park Hotel goes into administration.

NOVEMBER 2020

Council issues the first of 3 Section 114 notices indicating expenditure will exceed income for the year.

FEBRUARY 2021

Cabinet identifies the hotel as one of 15 sites to sell off to help mitigate the council's £1.5bn debt.

OCTOBER 2021

The hotel is sold to Amro Partners and Flemyn represented during the sale by the Terrapin Group, £24.9m almost £5m less than the council paid in 2018.

CROYDON PARK HOTEL

On Thursday 20th October 2022 members of the PHRA Committee attended one of two local drop-in exhibitions about a proposed development on the site of the former Croydon Park Hotel. We were not alone. Concerned residents had many questions for the exhibition organisers; namely how this development would affect already overstretched local services such as GPs and schools and the further impact on nearby properties already shaded and overlooked by tower blocks. The exhibition was run by the Terrapin Group who continue to lobby for the development.

Amro Partners plan to build a 'sustainable build to rent scheme' providing a maximum of 455 one, two and three-bedroom homes. One in ten will be designed for wheelchair users, 68 of the total residences would be offered at 30% below market rent and 19 would be London Living Rent which in Addiscombe West has been set at a maximum of £1,161 per month for 2023/24. The site will also include a community space for hire on the ground floor. Residents will have access to a gym, communal garden and roof terrace on the 38th floor of the proposed tower.

The Terrapin Group continue to lobby for the Altyre Road development through community groups and the council.

In May the PHRA committee, while planning the annual Neighbourhood Meeting, was contacted by the Terrapin Group. Attending our meeting to make a presentation about the proposed development or displaying materials was suggested. Amro Partners also wanted to explore with community groups what they could do together to make Park Hill an even better place to live. We understand other groups have been approached. The development's website states they have become a Gold Supporter of Legacy Youth Zone and that Legacy helped select the name "Botanical House."

The PHRA is aware the project has been unpopular. There has been a visible public campaign against it. We declined Terrapin's offer to attend as we didn't want their inclusion to be misconstrued as support. During our meeting the PHRA acknowledged a languishing vacant site is not in the best interest of the local community but that building more apartments would put more pressure on local infrastructure and services and we do not endorse the development in its current incarnation.

It's puzzling why another large-scale new development is needed when there are so many other apartment blocks going up near East Croydon station. Also, recent research carried out by City Hall that compiled figures from the Ministry of Housing, Communities and Local Government has identified Croydon as being in the top 5 London Boroughs for unoccupied properties with 1,606 vacant homes.

The PHRA at this point has chosen not to meet with Amro or Terrapin. We have instead made a public comment on

the Council's Planning Portal. Admittedly this was after the Neighbour Consultation Expiry Date but before the Determination Deadline. The comments section remains open. Ours is one of 464 opposing comments to the application. We understand it will have to go to planning committee due to the number of comments received.

We appreciate that inevitably something will be built on the hotel site. We are broadly in favour of new sustainable buildings providing affordable housing (though as a group we have mixed feelings about the Build to Rent scheme). We hope that any approved development would be a sensible height and occupancy and that contributions made by the developers to the council would support adequate investment in local services and infrastructure.

Who are the Terrapin Group?

The Terrapin website states: "Terrapin understands the London political scene. Our consultants are experienced advisers who are able to derisk large, complicated schemes at the start of the planning process and then work with clients to ensure a successful outcome."

Terrapin delivers the following services:

- Political audits of individual London councils
- Targeted political engagement programmes
- Stakeholder engagement
- Public exhibitions
- Strategic advice on planning in London"

We understand that one of these advisors is a prominent Croydon councillor.

OTHER PLANNING HIGHLIGHTS

SOLAR PANELS FOR ST MATTHEW'S CHURCH - We're pleased to report that the recent planning application to the council for panels to be installed on the church roof has been granted. Congratulations to all involved!

PHONE MASTS - Mobile signal is an issue for some in Park Hill so the PHRA are in favour of new phone masts. We'd ideally like to see masts camouflaged and carriers share existing infrastructure. An application for a new mast opposite St Matthew's Church has been made. Additionally, the council has objected to 3 Mobile's bid to replace an existing 15 metre tower on Altyre Rd with one 19 metres tall based on the differences between the existing and proposed masts.

ALLEYWAY INTO LLOYD PARK - We're supporting Councillor Jade Appleton's request for improvements to the alleyway from Brownlow Road to Lloyd Park Avenue. A mural on the underside of the tram railway bridge would be a welcome change. We'd also like to see the broken fences repaired and improved lighting.

BOWLS CLUB IN LLOYD PARK - The PHRA Committee, like Cllr Appleton, are also in favour of the currently disused Bowls club in Lloyd Park to be given purpose as a community space for activities such as displaying local art or as a food bank deposit.



Above: CGI of plans to transform the former Croydon Park Hotel on Altyre Road into new rental homes with associated amenity space

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INTRODUCING MEMBER MOJO!

by Penelope Channon

Thank you to everyone who has already signed up to use the new system at either our Neighbourhood meeting or when we emailed announcing the recent change. Member Mojo is a management system we're trialing to help with a range of issues.

To support and serve the community more effectively we're trying to improve our communication with members. This system makes it easy for us to ask questions and for you to answer them. Already through this new approach we've received interest from over a dozen people who want to find out more about volunteering for the association!

Also, as PHRA memberships are for households rather than individuals, we needed a better system to link us to multiple people at one address. Member Mojo makes this possible. Now an entire household can stay informed with the PHRA if they choose. Another convenient feature is that if your details change at all Member Mojo can be updated anytime.

A system like this also eliminates hours and hours of admin work! We are currently transitioning away from paper forms. Recently it took two committee members almost 3 hours to process information from 30 members! Some we couldn't because handwriting is sometimes a barrier (we'll be in touch). Good news for anyone who has completed a paper form from either the Spring newsletter or at the neighbourhood meeting - your details are now on the system and renewing your membership in 2024 will be a breeze!

Another benefit is that residents can join or renew their membership when, where and how they like. We've made it very easy to navigate and the membership site can be found by using a link or scanning our QR code (see below). What is also very helpful is that Member Mojo allows us, for the first time, to offer a cashless option for the £5* yearly membership payments and any (optional) additional donations!

The online payments are processed by PayPal. You don't need an account; you can simply pay using your card details. PayPal, however, will take a small cut of the £5 as a processing fee. Even if you don't pay online, please consider using Member Mojo to join the PHRA. You can choose to pay by cash, cheque** or bank transfer on the payment screen, all the instructions are included. If all this new tech is just a bit much don't fret, please reach out to us at: phra.org@gmail.com or drop us a note** and we'll arrange for one of our committee members to help you.



To join the PHRA using Member Mojo please visit <https://membermojo.co.uk/phra> or scan the QR code here.

Thank you to all of our members and thank you for your support!

*Please note if finances are tight for you right now, you will see there is a membership option listed as special circumstances. Please choose that option if you need to and again reach out to the committee.

** Please drop notes to the committee or membership payments to Fiona Nicol, 10 Selborne Road, CR0 5JQ

DATES FOR YOUR CALENDAR

Saturday 15 July, 6:30pm

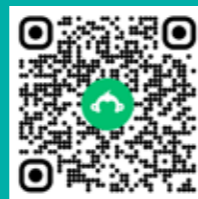
**PHRA Volunteers THANK YOU! Event,
St Matthew's Church**

Planning is underway for this **INVITE ONLY** event. We hope our **AMAZING** volunteers can attend a sophisticated and relaxed evening with food, drinks and the kindest people in our community. Those who give their time to keep Park Hill tidy, to make and deliver the Park Hill News and help facilitate events. To enable us to get invites out we encourage all volunteers to ensure your Member Mojo includes an email address and reflects your current involvement (note you can update this anytime). If you wish to become a volunteer, please join the PHRA using Member Mojo (See left for more information). Please choose "Yes" and specify your interest in response to the question "Would you like more information about our volunteer roles?"

**Saturday 30 September
Time: TBC**

**THE PARK HILL SHOWCASE brought
to you by the PHRA and St Matthew's
Church**

A big thank you to the groups already registered! The PHRA and St Matthew's Church are collaborating on this new event. We're inviting Park Hill community groups to showcase their gifts and passions to their friends and neighbours. This event will be free for both groups and attendees. Tea, coffee and cakes will be available for sale and will raise funds for future events. We already have a wide variety of displays and demonstrations planned but would love to see more of the beautiful and talented people of Park Hill taking part.



Registration is open until July 30. Please scan the QR code here or go to: www.surveymonkey.co.uk/r/T2KFG5R to sign up your group.

DISCLAIMER:

Park Hill News is a free publication distributed to around 3,000 homes in the Park Hill area of Croydon. We are a non-political organisation, so the views expressed by contributors are their own personal views, and not necessarily the views of Park Hill Residents' Association.



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Saturday 18 November, 7.30 pm

St Mildred's Church, 30 Bingham Road CR0 7EB

Christmas Cheer

Tuesday 19 December 7.30 pm

St Matthew's Church, Chichester Road, CR0 5NQ

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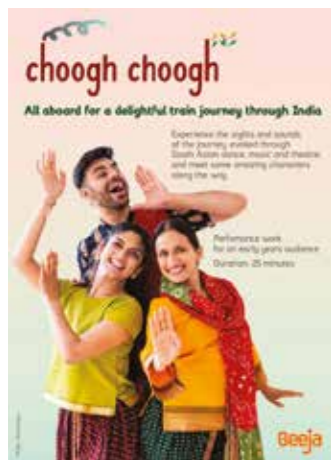
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CHILDREN'S EVENTS IN THE WALLED GARDEN PROJECT PARK HILL PARK SUMMER 2023

An update from Josi Kiss – Co-Chair of the Friends of Park Hill Park

The Friends of Park Hill Park are delighted to announce a short series of professional performances and workshops for children to be performed this August in Park Hill Park's Walled Garden Project: a community garden designed, created and maintained by the Friends volunteers. All the children's events will be ticketed and full details will be published via our newsletter, our Face Book and Twitter pages and via posters on the Friends of Park Hill Park notice board, located at the front of the Park's historic Pavilion. As soon as you see information please book your tickets as the events are expected to be very popular.

'CHOUGH CHOUGH' WITH BEEJA



Currently performing to a resounding success at arts festivals across the UK, including most recently the famous Brighton Festival, 'choogh choogh' will be doing two performances in Park Hill Park's Walled Garden Project on **Sunday 13th August**.

It is a performance for younger children inspired by the joy for travelling through India on a train combining classical Indian dance with contemporary

movement, theatre and play, sharing with audiences a world full of colour, invention and flow.

The journey starts with the audience getting a special 'choogh choogh' ticket. Three artists weave a traveling tapestry with three scarves, morphing from one scene to the next as the sights, sounds and smells whiz by.

The sound scape is rich with the sounds of the train, hawkers, festivals, musicians, ambient sounds of river, jungles and cities. The artists sing songs which are specially written for children – Chai Chai, Coffee Coffee and Kites Kites everywhere. They interact with the audience, engaging their imagination. Scarves become steam, railway tracks, turbans, train windows, camel, elephant and so much more.

For more details about BEEJA you can visit:
www.Beeja.com

'STORIES IN GARDENS' WITH JENNY LOCKYER

Following its great popularity in 2022, 'Stories in Gardens' is returning to Park Hill Park's Walled Garden Project from **Wednesday 9th August to Saturday 12th August 2023!**

Children aged 0-6 years and their parents, or carers, can enjoy 'Stories in Gardens' from 10am to 12noon inspired by the Walled Garden and its unique heritage through a mixture of live music, craft, puppetry and stories.

'Stories in Gardens' director, Jenny Lockyer will be leading the sessions and writing a song inspired by the Walled Garden's historic and environmental heritage. Each morning is split into four sessions celebrating the garden and the memories it is alive with, in its history, present and future.

The 'Stories in Gardens' sessions will be firstly, 'A Magical Garden' introducing the magic of fairies and other magical folk that the children may be lucky to find in The Walled Garden. Secondly, 'A Talking Garden'. This session will be exploring how from gardener to bee, everything in the garden has a role to play and must communicate and work together for the garden to thrive. What news will you have to tell the bees? The third session is 'A Blooming Garden' where everyone can enjoy the fruits of their labours with a riot of colour and taste. With the final fourth session, 'A Musical Garden' visitors can enjoy a live, accessible, family concert in the Walled Garden Project's meeting space, featuring the specially written song, a recording of which will be made available for download shortly after the event.

For more details about Jenny and her work you can visit:
www.JennyLockyer.co.uk

TESCO
Community Grants

DONT FORGET - You can support more children's 'Stories in Gardens' events in Park Hill Park via the Tesco Community Grant scheme, which now runs until the end of June 2023. To vote for us each time you shop in Tesco Express stores in South Croydon, Coulsdon and Sanderstead as well as the Tesco Extra Super Store in Purley please ask for a token at the check-out till and vote by popping the token into Park Hill Park's section of the community grant bins normally located by the stores exit.

REPORT FROM PARK HILL AND WHITGIFT SAFER NEIGHBOURHOOD TEAM WARD PANEL

by Elena Kiernan

Open House Meeting and Annual General Meeting (AGM) held on 5th June 2023 at St. Matthew's Church was very similar in content to our PHRA meeting, held the week before.

Speakers included Mayor Perry who highlighted the importance of community engagement in maintaining a safe neighborhood. He also emphasized the need for residents, the police, and local authorities to work together. Superintendent Carr from the local police force provided an update on the current state of safety in the area. The guests answered questions from residents, who voiced questions related to safety and security concerns in the whole borough.

The ward panel reviewed crime statistics, analyzing trends, and seeking clarifications. This collaborative session aimed to foster a stronger relationship between the community and the SNT Ward team. The priorities set were:

Protection of women and children
- Ensuring the safety and well-

being of women and children.

Burglary/theft - Increased patrols and deployment of plain-clothes officers will be implemented and a separate community-wide email will be issued to provide timely updates and precautions.

Vehicle crime and theft of catalytic converters - Strategies will be devised to address the rising issue of vehicle-related crimes, including the theft of catalytic converters.

NHW Paul Voden, Councillor Kolade, NHW Paul Voden, and Councillor Kolade were all present at the meeting, offering their support and insights into community matters.

The following were elected to key positions within the Ward Panel:
Chair: Graham Lyon
Vice Chair: Natasha Parry
Secretary: Stephen Collingwood
Attendees were encouraged to share their thoughts, concerns, and suggestions via the Community Outreach Box (COB) available for ongoing communication.

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Neighbourhood Meeting Summary

by Robert Webb

The Park Hill Residents Association (PHRA) held its annual neighbourhood meeting (including our AGM) on Thursday May 25th at St Matthews Church.

About 80 residents joined our full committee for the meeting. Numerous special guests were in attendance: Mayor Jason Perry, Graham Lyon (Chair of the Park Hill and Whitgift SNT Ward Panel) and Sarah Jones MP, who are pictured right and Councillor Jade Appleton, Inspector Andy Smith and PC Sam Pike.

We reported on the work, finances and vision (see page 1) of the PHRA - We've been much more ambitious overall this year: The well received newsletters in both Winter and Spring expanded to 24 pages; this third edition was being prepared concurrently. Well attended litter picks were arranged in both June and January. We supported events held by the Park Hill Schools Association and granted funds to projects undertaken by the Friends of Park Hill Park and the Park Hill Infants School. We updated the PHRA branding and promotional materials and introduced a new system to manage the association's memberships (see page 16). Planning for two events: a *Volunteer Thank You* and the exciting *Park Hill Showcase* is also underway (also page 16). The association's innovations and these more comprehensive publications have resulted in a higher rate of spending. We will need to be mindful of this in 2023/24.

In the AGM section we reported that the committee is evolving (see front page). Our secretary, Robert Webb, is stepping back a little. He's choosing to continue as minutes secretary for another year and we're very grateful. We're also pleased to welcome Anton Nevinnykh to the committee. Anton is a finance and investment professional originally from Moscow, Russia. He moved to Park Hill from bustling East Croydon recently with his wife and baby daughter - he wanted to get involved in the local community and has taken up the post of Treasurer for the Park Hill Residents Association. He hopes his background in finance will serve the Committee well. He enjoys the many green spaces in and around Park Hill especially cycling and running in Lloyd Park. Anton will replace David Stanton, our treasurer. David is stepping down after serving the PHRA for 10 years. Anton's inclusion in the committee and the appointment of our new accounts' examiner Judith Spencer-Gregson was formally appointed by PHRA members at the meeting. Patricia Bonham is also standing down from the committee. Pat served for 20 years and as a volunteer at Croydon Hospital she was our NHS link and star newsletter deliverer. We wish both Pat and David the very best for the future.

We reported on several developments in local planning including mobile telephone masts and plans for the redevelopment of the Croydon Park Hotel site on Altyre Road. We also shared our impressions of the safer streets trial at the Park Hill Schools on Stanhope Road and Cotelands (for more see page 14).

Our special guests addressed the meeting after a short break for refreshments arranged by Lesley Mead.

- Mayor Jason Perry spoke on his priorities during his

tenure, the reasoning behind the 15% council tax rise and progress on the planned developments for the town centre.

- Sarah Jones MP covered items including policing and antisocial behaviour. She shared that she'll be hosting a visit to Parliament for Westfield executives. Sarah also spoke about the changing Parliamentary boundaries, by which Park Hill and Whitgift would be incorporated in South Croydon Ward from the next General Election.
- Councillor Jade Appleton spoke briefly but encouraged residents to approach her with any issues. Several did so and one matter has already been resolved. The PHRA committee is grateful that she helps keep us informed and for her swift responses to any enquiries.
- Graham Lyon SNT Ward chair explained the SNT (Safer Neighbourhood Team) purpose of promoting safety and police cooperation within our area. He encouraged residents to attend the SNT open house (see report page 19).
- Inspector Andy Smith acknowledged issues with the MET and that work was needed to rebuild community trust. He reported that while Park Hill and Whitgift still experience crime it was one of the safest in the borough. He highlighted that catalytic converter thefts have reduced but that tools left in commercial vehicles seem to be a new target.

Residents addressed the panel of guests. Some questions concerning high profile national issues were raised and were fielded by Sarah Jones. Other residents asked about homeless individuals throughout the borough; this was acknowledged to be a complex issue and there is a multi-agency approach underway. The Water Tower was also discussed and works are reportedly due for completion in August. Jade Appleton is following up about this. She's also enquiring about the Berkeley Road Bridge and the timeframe for its second lane reopening. Dangerous cycling in and around Park Hill Park was raised and Mayor Perry and Councillor Appleton are looking into signage to address that Inspector Smith responded that the police will act if they witness this activity. This is also true of raves that have taken place in Park Hill Park and residents were encouraged to report illegal activity. Inspector Smith will be working with residents affected by football games near estate garages to prevent injury or property damage moving forward. One resident asked if an update service regarding local events was possible. Councillor Appleton said she would put it to the small council team. If the council is unable to provide this service the PHRA always shares news and events on twitter but hopes to report on other platforms in the future.



A MESSAGE FROM JASON PERRY, EXECUTIVE MAYOR



One of the best things about my first year as Mayor has been visiting community groups, businesses and speaking with people who, like me, want to see Croydon succeed.

I thank everyone I've met over the past year, including residents associations like Park Hill, for their warm welcome and willingness to

discuss the council's challenging issues.

Despite these challenges, our community has remained strong and optimistic for the future, believing things can and are improving.

We are already making progress in achieving this. In my first year as Mayor, I began rebuilding the Council after years of neglect and financial chaos.

We have a huge £1.6 billion debt that currently costs the Council £66 million per year to service. It is unprecedented for national government to step in due to a council's unsustainable legacy of debt but without this support, Croydon Council is simply not financially sustainable.

Whilst I have spoken with the Prime Minister, the Secretary of State and the Minister for Local Government, negotiations with Whitehall are complex. Croydon will need to continue to do all we can to make savings and reduce debt, but ultimately, I am working to ensure that we will get the support we need.

Despite our challenging financial position, we have made progress. Over the coming year, we will double down on this and continue to deliver my priorities in the Mayor's Business Plan.

One of my key objectives is to reform planning policy through our review of the Local Plan, which will ensure local people have a voice and that development respects the character of communities like Park Hill.

In addition, we are working hard with our strategic partners to develop a new master plan to finally regenerate the Town Centre and in the meantime enable the use of empty units for local businesses and creatives. The recent announcement that Unibail Radamco Westfield have bought out Hammerson as their development partner, means that we have a great opportunity to drive much needed inward investment into our borough.

We have started addressing the 'broken window' issues of graffiti removal and grass cutting, and

whilst there are some 'teething' problems, we will continue to drive forward improvements to benefit residents' long-term quality of life. We are also in the process of developing a robust new waste contract to provide the improvements we want to see for the borough's bin collection and street cleaning services.

People recognise that the Council faces hard times; they know difficult choices must be made but want Croydon returned to its place as the beating heart of South London.

Croydon is London's, largest, youngest, and greenest borough. Together we will continue to strive to ensure Croydon is that vibrant, clean, thriving community we all know it can be - a place that people want to visit, work in and, most importantly, be proud to call home.

Jason Perry

Executive Mayor of Croydon

www.jasonperry.uk

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SCHOOL REPORT FEATURE: PARK HILL INFANTS SCHOOL

by Natasha Parry



This year we've had both achievements and challenges. As a fully inclusive school, children have their own, often very different, starting points. All children enjoy access to a wide, enriched curriculum inspiring them to want to know more and broaden their minds! We aim to ensure that all children's wide and diverse needs are met to the best of our ability.

For some 80% of our children, English is an additional language so learning has to be visual, 'hands on' and exciting in order to engage every child, allowing them to reach their full potential. This includes trips, visitors in and learning experiences based on their termly topics, widening their knowledge and understanding. Children visited the Horniman Museum to learn about their topic, e.g. 'Under the Sea'. Year Two have also visited the Natural History Museum to study the world of Dinosaurs and Extreme Earth. Year One took trips to the local park to study the seasons, also going to the seaside to support their 'Pirates' topic!

We went to Park Hill Park to create a 'Peace Pole' for our school, (photo) enriching our Art and Design studies and our local community. It demonstrates our school values and

our children's interpretations of 'Peace'. Some children saw 'Peace' as a beach / sea life, so our Headteacher, Jane Charman appears on the pole as a mermaid!

Promoting healthier lives, children can experience a wide range of exciting sports, keeping fit with sport from a young age, so we encourage all children to find a sport they enjoy. All children took part in 'Glowball' - in the dark with neon face paints and balls, street dance workshops, skipping fun, skateboarding and our annual Sports Day. Our 'Race for Life' taught children the importance of challenging themselves to raise money for charity and encouraging them to help others. Year Two did competitive Tenpin Bowling as an end of term team building exercise.

Our 5 Values - Kindness, Honesty, Respect, Positivity and Courage underpin all that we do and children promote these to others, helping to make the world a better place.

We always enjoy our annual 'Leavers Assembly' for our Year Two children, where we celebrate all their achievements at our school, across the whole curriculum. We look forward to welcoming our new intake of children in September and introducing them to all the exciting, fun learning that takes place at Park Hill Infants. This will be after we have all had a well-deserved rest over the Summer Holidays!

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