

# EVERYBODY NEEDS FOOD NEIGHBOURS ...

Once more Michael Lauricourt and his wife Mami, owners of the Old Cottage Coffee Shop since 2012, have stepped up to the mark to help vulnerable people, this time in the wake of the coronavirus pandemic.

The café was closed in March because of social distancing requirements in the COVID-19 lockdown and has only recently re-opened part time (outside only) from Wednesday to Sunday.

Instead of feeling sorry for themselves they found their reward in helping those in need. Councillor John Fahy gave them some names of people who were unable to get out because of health issues under the lockdown restrictions so they cooked and delivered free lunches three times a week for four months – with the help of local volunteers – to 20 elderly and vulnerable households in Charlton, Blackheath, East Greenwich and Eltham. They bought all their food from local shops in Charlton Village in a bid to support the local community.

At first they funded the lunches themselves, then somebody, who Michael prefers not to name, gave them a donation to enable them to continue. Sadly, that money has recently run out.

The community is the main focus of their lives for Michael and Mami, spreading goodwill and giving practical support to those they find who are in need of a helping hand. For instance, the café always provides Christmas dinner on Christmas Day for vulnerable people and donates any money left over to local charities.

When burglars got into the café and trashed it early last year the community rallied to their support and raised £6,000 in record time, via a crowd funding appeal set up by Simon Short, a regular customer. He paid tribute to them, saying: "The owners do so much for the community



*Michael and Mami collecting food from the local Village Greengrocer to make free lunches for vulnerable residents*

and that's why people want to support them now... I hope seeing the responses to this awful thing shows them how much they are valued."

Michael and Mami's future at the café is safe for the time being, thanks to a small grant, that enables them to pay the rent up front. But there are difficult times ahead. And adding to those difficult times, Michael is grieving for his father, who died during lockdown – though from an illness unrelated to coronavirus.

To keep the show on the road, Michael and Mami have applied to the Trustees of Charlton House, to rent the café in Charlton House at the weekend until early next year. We need to keep their future safe.



*Rachel Taggart-Ryan collecting food bank donations for delivery to the depot*

## CCRA FOOD BANK COLLECTION POINT

As lockdown saw the removal of Food Bank Donation boxes in supermarkets, CCRA stepped in to support the Greenwich Food Bank by running a pop-up donation point. While taking their daily exercise, residents have been delivering non-perishable goods to the garden of 59 Delafield Road (thanks to Jon and Julia) every Tuesday 2-3pm. As people come off furlough and start working reduced hours or having no job at all the Food Bank anticipates a massive increase in demand. Although food donation boxes have reappeared in supermarkets we will continue to run this pop-up for the time being. Could you spare a few items each week to support those who are struggling and less fortunate? Please make a donation, however small. Every little helps.

**CCRA AGM Thursday 8 October 2020 | Full details page 2**

# CHARLTON CENTRAL RESIDENTS' ASSOCIATION

## Annual General Meeting

On Thursday 8 October 2020, CCRA will hold its 13th Annual General Meeting at St Richard's Hall, Swallowfield Road. Doors will open at 7.15pm for a prompt start at 7.30pm.

All residents in the CCRA area can attend the AGM, however, only fully registered members can vote, make nominations or submit constitutional changes and resolutions. Associates are not eligible to vote. Non-members can join the Association on the night.

We aim to get through the fixed agenda (shown below) as efficiently as possible.

**PLEASE NOTE:** Due to COVID-19, some adjustments have been made to ensure the meeting is compliant with government guidelines:

- This may dictate a limit on the numbers who can physically attend the venue. We ask for your patience and

understanding on this.

- Proceedings will be live-streamed on Facebook – [www.facebook.com/centralcharlton/](http://www.facebook.com/centralcharlton/)
- The AGM will be for conducting the business of the Association and socialising around the meeting will be discouraged.
- Participants are asked to bring their own liquid refreshments and to be prepared to wear a mask throughout proceedings.
- CCRA Management Committee may have to cancel the meeting should COVID-19 guidelines change.
- All paperwork associated with the AGM (agenda, minutes, nomination forms etc.) will be posted online at: [www.charltonresidents.net](http://www.charltonresidents.net). Residents without online access should contact the Interim Chair, Jonathan Sanders (07875 054597).

## AGENDA FOR THE BUSINESS MEETING

1. Welcome and introduction
2. Apologies
3. Minutes of the Annual General Meeting Thursday 10 October 2019  
These and other associated paperwork are available on the CCRA website ([www.charltonresidents.net](http://www.charltonresidents.net)) or from the Interim Chair, (chair@charltonresidents.net/ 07875 054597)
4. Matters arising
  - (i) Report from the Chair of the Association
  - (ii) Report from the Secretary
  - (iii) Report from the Treasurer including statement of accounts and auditor's report
  - (iv) Any proposed changes to the constitution  
These must be submitted in writing to the Interim Chair by

- 5pm on Thursday 17 September (chair@charltonresidents.net call 07875 054597 to make arrangements if you are not online). A change to the constitution requires a two thirds majority vote of members attending to pass.
- (v) Election of Officers: Chair, Vice-Chair, Secretary and Treasurer  
Nominations for officers must be submitted in writing, proposed and seconded, to the Interim Chair by 5pm on Thursday 24 September (chair@charltonresidents.net/ call 07875 054597 to make arrangements if you are not online).
- (vi) Election of Management Committee (MC). Please consider joining MC or nominate a neighbour. We need active members to enhance the work of CCRA.  
Nominations can be submitted in

- advance in writing to the Interim Chair (chair@charltonresidents.net/ call 07875 054597 to make arrangements if you are not online). Or you can submit nominations on the night.
- (vii) Resolutions  
These must be submitted in writing to the Interim Chair by 5pm on Thursday 17 September (chair@charltonresidents.net / call 07875 054597 to make arrangements if you are not online). A resolution requires a majority vote of members attending.
- (viii) Any other business

### After the Business Meeting

CCRA during COVID-19 lockdown  
COVID-19 regulations mean we can't invite outside speakers, friends and supporters on this occasion but we have invited them to send us short messages about the importance of having a strong community during difficult times. Come along and find out about how our community coped with COVID-19.

### CCRA Questions to the Management Committee

Officers can be asked on the night or in advance by contacting chair@charltonresidents.net or calling 07875054597. This is an opportunity to have your say about your Association and to help provide guidance on future actions.

## Grapevine

Comments, feedback, queries or material for the next edition of *Grapevine* should be emailed to: [grapevine@charltonresidents.net](mailto:grapevine@charltonresidents.net) by 16 November (tbc). Alternatively, phone Joy Ogden on 020 8293 3034 or Bob Smith on 020 8853 2697.

*Grapevine* reaches more than 1,000 homes and retail outlets, in our designated area and beyond. To advertise contact [grapevine@charltonresidents.net](mailto:grapevine@charltonresidents.net). Rates for individuals and small businesses: small ads up to 15 words plus contact details: £10 for 1 issue, £30 for 4. Panel ads single column 8cmx8cm: £40 for 1-4 issues, £35 for 5+. Other sizes please enquire.

Check your local noticeboard, the next *Grapevine*, our website (please note new address [charltonresidents.net](http://charltonresidents.net)); Twitter (@ccra\_se7) and Facebook ([www.facebook.com/centralcharlton](http://www.facebook.com/centralcharlton)) for details of CCRA events.



# A word ... or two ... from our chair

**Jonathan Sanders**, interim chair

Welcome back!

It feels like it's been far too long, so we're delighted to bring you our first post-lockdown issue of Grapevine.

It's been a difficult time for our community, and so too for CCRA. We had to cancel our social events. Our action groups could not meet. And we missed seeing our friends and neighbours.

But we're a tough bunch, so even in these most trying of circumstances, some amazing things started to happen. We organised a pop-up collection point for our local food bank. Our Knit and Natter Group made gorgeous knitted toys for local children and 'fiddle muffs' to soothe older people with dementia. Although we were not able to hold our annual Flower, Produce and Craft Show, we held a fun – socially distanced – Great Front Garden Challenge, celebrating the natural beauty here in our corner of Central Charlton. We looked out for each other – and got through it.

We're now at a bit of a crossroads of course, with the future hard to predict, so we don't know what we can expect as we move into the autumn and winter of this



strange year. But one thing we do know is that whatever we're called on to deal with, we'll deal with together, as neighbours.

CCRA is a membership led organisation, and we depend on our members to help us build and maintain the strong community we enjoy. If you're already a member, we thank you for your support and for all that it means we can do for Charlton. And if you're not a member, we'd love you to consider joining us. You can find more information at [www.charltonresidents.net](http://www.charltonresidents.net).

**Jonathan Sanders** Interim Chair, CCRA

## Members with benefits

Huge thanks to all who renewed their membership earlier in the year and congratulations to the household in Sundorne Road that won the Ring doorbell. Fantastic response.

If you have not renewed your membership for 2020 please check emails or post for your 2020 renewal form. We will be coming round shortly to collect membership fees or you can bring the renewal form and membership fee to 83 Swallowfield Road (Jacqui Membership Secretary). Alternatively, you can pay online. Details are on your renewal form. If you have any questions about renewal contact Jacqui at [membership@charltonresidents.net](mailto:membership@charltonresidents.net) or call 020 8853 1811.

We really appreciate the support from residents, both through membership and participation in events. Whilst we have a new normal to contend with, we are hoping to get some events going before the end of the year, social distancing rules permitting.

We also started our 'Members with Benefits' scheme at the start of the year and everything promptly shut down which was bad luck. We were very grateful to Craft London at the 02 and local electrician Charlie Watts for kicking off the scheme by offering CCRA members a discount. Unfortunately Craft London is closed as the Dome is still not open. We will update you when Craft London reopens.

Charlie Watts is however looking forward to hearing from you if you have an electrical issue that he can help you with. Charlie offers CCRA members a 10% discount on all estimates (excluding materials) on presentation of a valid CCRA membership card. Call mobile 07460643143 email [charlie@cwattselectrics.com](mailto:charlie@cwattselectrics.com) or visit website at [www.cwattselectrics.com](http://www.cwattselectrics.com).

Not a member? – Cost of membership: £12.00 Household, £7.00 Individual, £5.00 students/those on benefits. Membership forms can be downloaded from: [www.charltonresidents.net](http://www.charltonresidents.net) see 'Join Us'.

## WELCOME TO THE 'PATCH'

**We wish PC Matthew Foletti, who is recovering from an injury sustained during an arrest, a speedy recovery. As he leaves our Safer Neighbourhood Team (SNT) to take up a new career challenge we send him our thanks and gratitude. We welcome to the 'patch' PC Charles Eze and look forward to working with him. We are still awaiting the appointment of a new Support Officer following the retirement of PCSO Dave Solly.**

**Contact details for SNT are:**

■ [Jason.Stokes@met.police.uk](mailto:Jason.Stokes@met.police.uk)  
**07920 233 833**

■ [Rob.L.Jackaman@met.police.uk](mailto:Rob.L.Jackaman@met.police.uk)

■ [Charles.Eze@met.police.uk](mailto:Charles.Eze@met.police.uk)  
**0776 699 2585 or 020 3276 0812.**





**CCRA Vice Chair Jane Bland (left) presents Libby, from Sundorne Road, with her Best in Show award for her front garden display**  
More pictures: Back page

# The Great Front Garden Challenge

Hedges were cut, flowers pruned and scarecrows stuffed for CCRA's Great Front Garden Challenge. With the Flower, Produce and Craft Show postponed this year this new CCRA event aimed to bring the community together and to highlight the importance of front gardens in enhancing our neighbourhood.

Every front garden was judged by a team from the Blackheath and Greenwich Women's Institute (WI) led by their President Anne Johnson with Kathy Aitken overlooking events as their Chief Judge. Every judge was accompanied by a CCRA steward who helped to make the day run smoothly.

With over 700 gardens to consider the judges had a hard task to find the Best Window Box, Best Floral Display, Best Greenery, Best Tubs/Hanging Baskets, Best use of available space, Best in Street and finally the prestigious BEST IN SHOW. The event also included a Scarecrow Competition for younger residents.

After hours of pounding the streets and deliberating, the winning gardens were decided.

We are delighted to announce the BEST IN SHOW. Our congratulations to Libby, from Sundorne Road, whose garden the judges loved.

The garden is not large or flashy but the judges decided that each of the individual elements that make up this small garden were exquisitely displayed.

Speaking about her garden, Libby said: "The plants in my garden are chosen with love and inspire fond memories. I very much enjoy being in my garden and that it can give pleasure and make people smile without my even knowing them."

Libby will not only receive the CCRA 'Best in Show'

Trophy but garden vouchers from our sponsor, Allan's Plants, 76 Woolwich Road.

The proud winners of the Children's Scarecrow Competition were Jack (age 7) and Thomas (age 5) from Nadine Street. Their scarecrow was modelled and named after the CBeebies character 'Hey Duggee'. Jack told us they had put in a lot of effort into making their scarecrow and it took them ages to sew the badges on. Well done boys and we hope you enjoy your prizes.

There were two special awards given, to Fossdene School for their colourful flower beds and St Richard's Hall for their clipped hedge.

The Challenge certainly helped to brighten up our neighbourhood and thanks to everyone who worked so hard on their gardens. We hope this event will provide

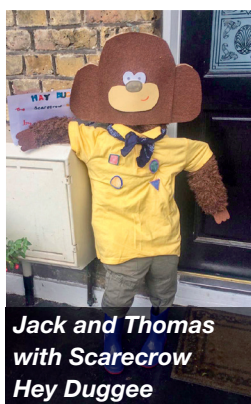
inspiration to others and help rekindle some love, for what can sometimes be a neglected part of our streets.

We are so grateful to the WI for their time and expertise, to Conran Estate Agents for their generous support in advertising the event and the Lottery Fund for the prizes. As the end of the judging the WI's Anne Johnson remarked, "A most enjoyable and successful afternoon! Superbly organised, it went without a

hitch. It was lovely to see front gardens where residents had made so much effort. Looking forward to next year!"

If you weren't a winner this year, take heart – we may be back again in 2021.

Congratulations to all the category winners, they will soon be receiving their certificates and prizes. The full list of winners will be in the next edition of Grapevine, but if you can't wait till then look at our website: [www.charltonresidents.net](http://www.charltonresidents.net).



**Jack and Thomas with Scarecrow Hey Duggee**





# Laura Miller remembers...

Laura was born in Greenwich on 6 April, 1920, the sixth child in a family of nine children who lived in Glenister Road. She attended local primary schools, then Halstow Road Senior School and went to Sunday School at the nearby church.

She remembers her favourite game as a child was playing 'jacks' with friends and family in the back garden and often engaged in 'hopscotch' in the street, but she says she particularly loved dancing round the Maypole. Laura, whose four brothers were deployed with the army during the war, was fourteen when she left school. She soon found work with local organisations including the Co-op.

Six years later, in December 1940, she married Jerry at Christchurch in Greenwich. They spent their wedding night – and many more subsequent nights – in the air raid shelter at the bottom of their garden. In 1942, together with her parents and younger sister, they moved to Delafield Road. She has lived there ever since.

Jerry worked as a foreman in Johnson and Phillips, a cable work industry situated at the end of Delafield Road, subsequently taken over by Enfield Cables and the Delta Metal Company. They had one daughter, Geraldine.

During the 1960s the London County Council employed Laura to work in numerous schools within the Charlton, Greenwich and Woolwich areas as a play centre superintendent. Children could attend these supervised centres after school and during the school holidays, where they enjoyed numerous interesting activities including sports,

creative work, dance and drama.

Geraldine adds: "My mother was a great needlewoman and knitter. She made most of my clothes when I was growing up – including mini-skirts!"

Laura frequently travelled with Jerry both in the UK and abroad. They spent many happy holidays in Norfolk, and in 1947 especially enjoyed staying at a holiday camp called 'Potters' – a destination the family visited frequently in subsequent years – probably better known today for its World Indoor Bowls Championships.

She and her husband began travelling further afield in the late 1960s, which became especially attractive when their daughter took up teaching positions in Germany and Hong Kong.

Jerry sadly passed away in February 1994, approximately six weeks after they had both returned from an extended stay with Geraldine and David in both Hong Kong and Thailand.

Laura remembers enjoying the original VE Day but believes she celebrated it in the Antigallican Public House in Church Lane. She was seven months pregnant, and as a consequence was fortunate to be offered a seat for a few celebratory hours!!!

Laura says she thinks she has always been very fortunate with her neighbours in Delafield Road, and compared this year's VE Day celebrations with those she experienced for the Queen's Coronation in 1953.

She says it was good to 'touch base' with both old and new acquaintances and to raise a glass to celebrate the memorable occasion. Maybe the next cause for celebration will be the defeat of COVID-19!



**Laura Miller, pictured just after her 100th birthday on VE Day in Delafield Road, with daughter Geraldine and son in law David**



**Photograph taken in Delafield Road, Coronation Day, June 1953. Laura Miller is circled**



# On the Grapevine ...

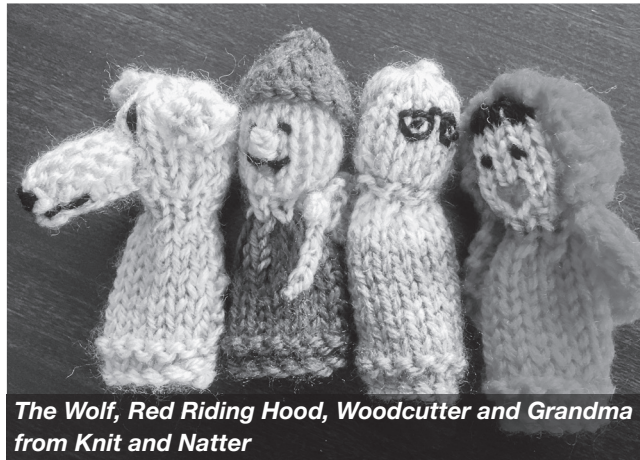
## Exercise Classes

Like so much else, the Monday morning exercise classes fell victim to the lockdown. Just two weeks into the self-financing arrangements, where all costs including refreshments were covered by the charges, we had to abide by government instructions and close our popular class. We were very grateful to Joanne, our enthusiastic instructor, who provided us with exercise sheets and some equipment so we could continue our stretches and routines at home.

We know members are keen to get going again but can't yet provide a definitive new start date. Following government guidance, St Luke's have undertaken a detailed risk assessment of St Richard's Hall, and, given that exercising clearly needs more space than sitting in a meeting, the 2m distancing rule puts a cap on numbers. CCRA is doing its own assessment of other issues that need resolving before we could become fully Covid compliant. With the possibility of an increase in cases in the autumn, we will err on the cautious side before restarting the class.

## Knit and natter

OK, so lockdown did stop the knit and natter group from 'nattering' but it certainly didn't stop the knitting. Throughout lockdown the group continued to knit and in some cases it was knitting that got them through those long lockdown days. Being able to continue with our charity knits provided members with a sense of purpose and a calming therapy. Although the knits couldn't be delivered, we have built up a 'stash' of



*The Wolf, Red Riding Hood, Woodcutter and Grandma from Knit and Natter*

goodies that will eventually make their way to the London Ambulance Service (toys), the neo-natal unit at the QE hospital (blankets and mitts) and Greenwich Homestart (finger puppets). When the group needed more wool they organised an outdoor wool swap to maintain social distancing. The group are grateful to RBG, the Co-op and Rowan wool for their sponsorship and whilst the group cannot, for the moment, meet face-to-face, the knitting will continue.



## Playing Out

After months of playing indoors, children can now return to 'Playing Out' as CCRA's scheme is back up and running. Playing Out sees

Sundorne Road closed every other Wednesday (3.30pm onwards) to allow children the opportunity to experience street play. The scheme has some new Health and Safety rules to ensure it is Covid 19 compliant and anyone who wants to come along is strongly advised to read our guidelines – see <https://www.charltonresidents.net>.

To participate in Playing Out you will need to follow these instructions and be prepared to provide Track and Trace contact details. The first session took place on Wednesday, 12 August and it was a great success. The children were able to meet up with friends they hadn't see for months and much use was made of the 'super-soakers' on a blistering hot day. Everyone agreed that even with new rules in place it felt like a bit of 'normal'. We look forward to seeing you and your children at any of the following sessions: 23 September; 7, 21 October; 4, 18 November; 2, 16 December. If you would like to help steward or need more details on this scheme contact Marieke at [playingoutse7@gmail.com](mailto:playingoutse7@gmail.com).

## Book Group

We have continued to meet during lockdown and kept in touch by Zoom, with a few book-related quizzes thrown in for good measure. We've now made some tentative steps towards meeting face to face, supported by social distancing, but we feel we need to limit our numbers until the CV19 situation is much clearer or we know what a 'new normal' looks like. In the meantime, we'll be posting news of our books and comments.

We've just finished *Where the Crawdads Sing* by Delia Owens which we found to be an 'easy read' with interesting science/biology references and descriptions of the swamps in North Carolina. The book painted a rich and sensitive picture of the lives of shunned 'outsiders' in a close-knit community where blame is based on years of prejudice and lack of understanding – we particularly liked the twist at the end ... This book is about to be made into a film by Reese Witherspoon, and is described as a murder mystery – we recommend the book!

Our next book is *Year of Wonders* by Geraldine Brooks which describes a single village's response to the plague in 1666 when a Pennine village of 350 souls confronts a scourge beyond remedy or understanding. We felt this book would be topical in some ways but also one to help us put CV19 behind us.

## Walking group

I have been lucky enough not to need to self-isolate for the last few months and had time to explore some of the amazing natural areas on our doorsteps. One delightful rediscovery was Woolwich

Common. It once offered local people grazing and fuel rights but in the early 1800s it was taken over for military use. If you've been familiar with the area for many years you will have noticed how the Common has changed.

Woolwich Common is made up of mostly rough grassland but also some acid grasslands providing characteristic vegetation in each area. In the south west corner, however, hidden away behind bushes, shrubs and trees, is a distinctive, circular area with reeds growing. This is the remains of a reservoir built in 1848 by convicts from the prison hulks on the Thames moored off Woolwich. I remember passing this on my way to school in the 60s when it was covered over but very clearly on view. Since then a more natural look has been developed by the planting of trees and bushes, thus encouraging wild life such as birds, butterflies and foxes, evidenced by some very well-trodden fox-runs.

Please don't tell anyone about this oasis of peace and beauty as they'll all want to go – but just to celebrate the Walking Group's re-start I intend to take a hike there on Sunday, 13 September, then on to Severndroog Castle. We shall meet at Charlton Station at 10.00 am. To be added to my email list please write to me at [jillmo@btinternet.com](mailto:jillmo@btinternet.com). Happy walking!

## Singing Group

We suspended all singing sessions from 23 March and have not yet been able to resume. Early in the course of the pandemic, it was thought that singing groups might be helping the virus to spread, endangering their members.

However, the current view seems to be that it is the volume of your voice, rather than whether you are singing or talking, that makes the difference. So perhaps we can get together and sing quietly! However, amateur singing groups still have to follow government rules on meeting people from outside our own households. Obviously we are all missing the opportunity to get together and sing, and we'll keep you up to date with any further developments.

## Music Group ('SE7')

The group last played at Cattleys on 15 March just before the lockdown. The St Patrick's Night event and the CCRA Spring Social were both cancelled, and we are still waiting for our next opportunity to play together. Although some of the restrictions governing amateur music-making were relaxed on 14 August, we still have to follow the general rules on meeting people from outside our own households – 6 people out of doors or 2 households indoors. Further relaxation is not expected before November, but we'll let you know as soon as anything changes.

## Community Gardens

Two very successful plant sales held during the lockdown period meant that a substantial donation could be made to our local food bank. On Thursday 29 October Charlton Community Gardens will be holding a Family Learning Event from 10-12noon at Charlton Station. Should rules on contact make this inadvisable, we will again offer take-away bags with garden-related games and quizzes and bulbs to plant. Check the website ([charltoncommunitygardens.org.uk](http://charltoncommunitygardens.org.uk)) for details.

# Continuous footways come to Charlton

You may have wondered what the new road layout at the top of Victoria Way and at other junctions along Charlton Road are for.

New junctions, known as continuous footways, have been introduced. They are designed to encourage drivers to give way to pedestrians when turning into side roads, reinforcing Highway Code Rule 170.

The Council aims is to reduce car speed by imposing a 20mph limit and improve pedestrian safety along Charlton Road by creating continuous footways and removing parking at junctions.

RBG's Highways Team anticipate that it may take time for people to get used to the new arrangements claiming that research has shown these junctions do reduce accidents. They are monitoring the changes carefully and will act on recommendations from an independent road safety audit.

For more information visit <https://bit.ly/3lGE8Zw>

However, the research cited by the council (which was undertaken in 2018) suggests that little more than half of all drivers gave precedence to pedestrians when turning right into a side road.

Pedestrians were safest when drivers were turning left out of a side road. This makes it clear that drivers need to be made more aware of the expectation that they give way to pedestrians while pedestrians need to take care when crossing on these continuous footways – don't just assume that drivers know and follow the Highway Code!

## Letter

*Dear Editor*

During lockdown, I have developed the habit of baking sourdough loaves, and in response to questions from friends and family, have made a video guide about my own chosen methods: <https://lbry.tv/@JohnStephens:8/sourdough:9>.

I thought this may be of interest to CCRA members, and if so I'm also happy to make available portions of starter by arrangement ([john.stephens@audition.co.uk](mailto:john.stephens@audition.co.uk)) for anyone tempted to have a go. (BTW it's 30 minutes long so probably only for the genuinely curious.)

**John Stephens**  
Sundorne Road







Simon Hughes  
Managing Director

## STAMP DUTY ANNOUNCEMENT CAUSES SURGE IN PROPERTY SEARCHES

One of the key announcements in the Chancellor's summer statement was a holiday on stamp duty from 8th July 2020 to 31st March 2021, with first-time buyers and existing homeowners paying no stamp duty on purchases up to £500,000 during this period.

With potential savings of up to £15,000 available, it should come as no surprise that this change created an immediate surge in activity, with potential buyers seeking to make the most of the savings on offer.

Traffic to Rightmove jumped by 22% during the first 30 minutes of the announcement being made, demonstrating the efficacy of the announcement in providing a boost to the property market. With recent volumes of sales agreed increasing to levels seen in early March, the momentum which has been built following the easing of lockdown restrictions on the market should continue thanks to this impetus.

Savings by region can be seen in the table below;

REGION	AVERAGE ASKING PRICE JUNE '20	STAMP DUTY SAVING
North East	£157,291	£646
Yorkshire and The Humber	£202,502	£1,550
North West	£206,909	£1,638
East Midlands	£236,110	£2,222
West Midlands	£238,123	£2,262
South West	£321,996	£6,100
East of England	£363,066	£8,153
South East	£419,595	£10,980
London	£628,284	£15,000

BROCKLEY | FOREST HILL  
CHARLTON | WESTCOMBE PARK  
LEE | ELTHAM  
GREENWICH | BLACKHEATH  
ASSOCIATED PARK LANE OFFICE  
LAND AND NEW HOMES  
LETTINGS MANAGEMENT DEPT  
MORTGAGE ARRANGING DEPT

020 8629 8164  
020 8293 0454  
020 8378 5450  
020 8312 8312  
020 7409 4693  
020 8658 4642  
020 8312 8316  
0800 6893173



conranestates.co.uk



### INVERINE ROAD, CHARLTON

OFFERS OVER £699,500

An exquisite period home in a highly prized tree lined road boasting a huge kitchen-diner and a fantastic cellar! EPC: D



### KINVEACHY GARDENS, CHARLTON

GUIDE PRICE £730,000- £750,000

Beautifully presented inside and out with bay windows, fitted shutters, matching fireplaces and French doors – simply gorgeous. EPC: D



### NADINE STREET, CHARLTON

GUIDE PRICE £700,000 to £725,000

A stunning four bedroom Victorian semi-detached house offering lots of space throughout and a wonderfully long garden. EPC: E



### WOODHILL, WOOLWICH

OFFERS OVER £595,000

We love the flexible living space of this Victorian townhouse with super features including sash windows, fireplaces and a wood burning stove. EPC: D



**conran**  
a refreshing change



## CANBERRA ROAD, CHARLTON

GUIDE PRICE £750,000 - £775,000

A surprisingly larger sized 1930's semi-detached family house in one of the area's most favoured roads and within the Charlton Village conservation area.

The house has off street parking, an unusually wide hallway with downstairs cloakroom and storage, a bright and airy double reception room, and a fitted kitchen-diner.

Upstairs are four well-proportioned bedrooms, a large family bathroom and a fully boarded-over loft with excellent potential for conversion. The owners have undertaken a number of improvements including a new roof and log burner.

Only 15 minutes from central London but with a village feel this home is ideally situated for both green spaces and shops and pubs. Ticking lots of boxes this is definitely on our highly recommended list! EPC: E





# *How happy is my valley?*

... A view from the terraces

## **Reds reach crisis point!**

A Shakespearean tragedy or a Brian Rix farce? Whichever way you look at it the situation at Charlton is dire. After suffering the misery of Roland Duchatelet's parsimonious regime for years, fans can be forgiven for thinking the club had been rescued from mediocrity and looked set for a bright future.

How wrong can you be? Since then the Duchatelet period seems like an oasis of stability and sense. Now the club is faced with possible closure as a number of potential owners bid to takeover. Who are they? No one really knows as the EFL and club officials keep the faithful in the dark.

We thought the takeover by Abu Dhabi businessman Nimer Tahnoon was going to save our club, pump substantial funds into the coffers and set us on a course for the premiership. That's what he pledged. But it was all piecrust promises – easily made and easily broken. He installed Matt Southall as chief executive of East Street Investments, a company set up to run Charlton. But it turned sour as they embarked upon a very ugly and very public row over use of funds that ended with police being called to the Valley over fraud allegations.

During this dispute businessman Paul Elliott stepped in and performed a consortium takeover. Was this the solution to Charlton's problems? Ever since there have been rumours ricocheting round the Valley leaving us in the dark. A statement by club director Marian Mihail in August left us no clearer about the future. He confirmed

that several interested parties were trying to buy the club but could not reveal who. He also said several potential owners and directors of ESI had applied to the EFL to be involved but the EFL had rejected them. Why? We don't know but it cannot be good that people trying to run our club don't meet EFL criteria.

In the meantime other people are looking at the club. Of these the most interesting is Danish millionaire and rock star Thomas Sandgaard the CEO of Zynex a medical technology company with an annual turnover of \$40 million.

He has looked at the several clubs and decided Charlton represents the best chance of success. He believes we should be back in the premiership. Don't we all?

Oh, yes, and on the pitch it's been disaster too! There is a tiny glimmer of hope. Sheffield Wednesday have received a 12 point penalty for breaching spending rules and, if imposed, it would put them below us in the table on final reckoning and keep us in the championship. The decision was made by an independent disciplinary commission that decided not to introduce the penalty until next season. Charlton have appealed to the EFL and Sheffield are also appealing the decision.

In this maelstrom of mismanagement, Lee Bowyer, ably backed by Steve Gallen, is trying to rebuild his team. With Taylor gone and others heading off and no assurances of a revenue source it's going to be a very long season.



*New mural on the railway bridge to greet fans arriving at Charlton Station*

# Planning inquiry – inspector supports council masterplan

In early June the Secretary of State, Robert Jenrick, dismissed the appeal by Rockwell, declaring that their plan for part of Charlton Riverside “fails to take the opportunity to promote a high quality of design”.

In supporting the Inspector’s recommendations, he observed that the council’s Masterplan for which we have been campaigning for years, is “well considered and robust”.

He also rejected plans for the so-called Tesco 28 storey tower in the centre of Woolwich. This came shortly after he

was forced to withdraw his rushed approval for a scheme in Canary Wharf saving Richard Desmond, who sat next to him at a dinner, £45 million.

This is a huge victory for local people and Charlton Together who stood their ground and argued consistently around the basic vision and objectives, persuading first the council’s planning board to reject their officers’ recommendation, then likewise with Sadiq Khan at London level and then finally securing the broad support of the Inspector at the Inquiry in January.

## Government plans to reduce local involvement in planning

This sounds incredibly dull and boring, but what is proposed could hugely impact on the lives of all of us.

Until the end of October, the Government is consulting on plans to scrap the basic planning framework first set up in 1947.

A White Paper, “Planning for the Future – August 2020” outlines “a whole new planning system for England”, alternative arrangements designed to speed up what can be long and tortuous. In the process community involvement and local democracy will be severely curtailed.

All land in England will be designated under three categories; growth, renewal or protected.

In growth areas “land suitable for growth will be approved for development at the same time that plans are prepared, meaning new homes, schools, shops and businesses can be built quickly and efficiently so long as local design standards are met”.

Councillors and the community will be involved in making the plan for each area and in agreeing codes and standards, but after that local democratic control will disappear.

There will be no planning board meeting to consider detailed plans: Council officers will have delegated responsibility.

So, for example, on a development like the Charlton Riverside, we would still be involved in drawing up the masterplan, but after that we and councillors would have no way of challenging any detailed plans, such as Rockwell’s scheme we successfully opposed.

There are some sensible proposals to change ways in which planning procedures do need bringing up to date but an obsession with data and all things digital.

It won’t surprise you to know that the changes will make us “a world leader in digital planning”, able to sell our services to the world!

However, many, many housing experts see it as a developers’ charter and very bad news indeed for social housing, not seriously addressed at all in the white paper which focuses very much on homes.

You can decide for yourself at <http://bit.ly/Gov-PFTF> – 84 pages long, but half of it is taken up with some interesting photographs.

## CO-LIVING IN CHARLTON CHURCH LANE

A planning application for what was once the Conservative Club in Charlton Church Lane is seeking permission for a development comprising ‘26 Co-living units’. What they are describing as a House in Multiple Occupation will contain very small single and double units with basic hygiene and some shared kitchen and outdoor space.

Units will be for rent for a minimum period of three months, in what the applicant says is “recognition of the growing trend towards purpose built shared living accommodation”. There will be a concierge on site 24 hours and, an interesting touch, a bedding and linen changing service available, but they do admit what is on offer “is not capable of use as a self-contained home”.

What is definitely a trend, unfortunately, is more and more people unable to find a self-contained home. Because of many concerns about what is proposed and the resulting objections it will now go to a planning meeting in due course. You can find the application on the council’s website; code 20/1166/F.

## VOLUNTEERS PLEASE

**We have an active planning action group but chasing information, looking at planning applications and research can take up a lot of time. But it can also be very interesting and sometimes rewarding. We need more people to share the work around so if you would like to have a go contact Jane on [planning@charltonresidents.net](mailto:planning@charltonresidents.net)**





### Rashpal 'Paul' Singh Dhesi (March 1955 – July 2020)

With great sadness, we announce the passing of our beloved father Paul Dhesi, who passed away peacefully from cancer on 28 July 2020. He moved to Charlton in 1986 and told us it was home and never thought of leaving. He was a true entrepreneur, running several successful businesses in and around the area. He was a qualified electrical engineer for several years before turning his hand to building, catering and restaurants, importing, real estate and finally returning to electrics. Paul was well known in the community and he loved the people and the area. He will be dearly missed.



CCRA interim chair Jonathan Sanders  
with the Women's Institute Great Front  
Garden Challenge judges – story page 4



Fossdene School and its special award-  
winning colourful flower beds in CCRA's  
Great Front Garden Challenge

## LUKAS BOZIK massage therapy

release your body release your mind

I am a holistic mobile massage therapist based in South East London but happy to travel. I will come right to your home for a releasing, relaxing and stimulating treatment tailored to fit your needs. In my massage I combine the techniques of deep tissue, Swedish holistic massage, stretch massage and Indian head massage. The last one also works great separately as a seated treatment and can be conveniently done in an office, at events or as a pampering for a group of friends.

FULL-BODY TREATMENT DEEP TISSUE / RELAXING / ENERGIZING / STRETCH	INDIAN HEAD MASSAGE HEAD, NECK, SHOULDERS & FACE
Single booking	Seated chair massage*
60min ..... £60	15min ..... £10
90min ..... £80	30min ..... £20
120min ..... £100	45min ..... £30
	60min ..... £40
Couples booking deal	*minimum booking time is 1 hour per session
2x60min ..... £110	lukasbozikmassagetherapy@gmail.com
2x90min ..... £150	tel: 07593 550 193
2x120min ..... £190	insta/fb @lukasbozikmassagetherapy

EVERY 10TH TREATMENT IS FREE

PERFORMERS & HOSPITALITY EMPLOYEES GET 10% OFF  
BUY 3 TREATMENTS, GET 4TH TREATMENT HALF PRICE  
REFER A FRIEND, GET 20% OFF YOUR NEXT TREATMENT

## Dates for your diary

**Thursday 8 October**

CCRA AGM, St Richard's Hall,  
Swallowfield Road

7.30 pm

(for further details see page 2)

Future events to be decided in light of health advice. Details will be available in members' bulletins, on the website, notice boards, Twitter and Facebook.



**TESCO**

## Bags of Help

CCRA wishes to thank Tesco for the generous donation given to us in order to ensure that we can continue to distribute Grapevine to everyone in our neighbourhood. The grant was made as part of the Tesco Bags of Help COVID-19 Communities Fund.

**CCRA**

**Charlton Central Residents Association**