

LAST CHANCE SALOON FOR DIESEL AND PETROL CARS

By 2030 sales of new petrol and diesel cars will be banned, and by 2035 the sale of hybrid vehicles will be limited to those with 'substantial' mileage capacity. On 25 October this year owners of older cars that fail to meet new emissions laws will have to pay a daily charge of £12.50 to drive in the new zone. This will leave many Charlton residents with difficult and expensive decisions.

In just nine years' time a switch to electric vehicles will be well underway. All-electric cars have undoubted benefits. For short, urban journeys electric cars and vans work well and with more powerful batteries becoming available journeys of around 300 miles are possible.

Electric cars are cheap to run. A £10 charge can power a car for 300 miles, depending on different tariffs at charging points – much less than the cost of petrol. There is no road fund tax and no congestion charge. They are quiet and responsive, and with large batteries sited in the floor of the car, handle well on corners. With no moving parts in the engine there is less wear and tear that should mean lower maintenance costs.

But there are downsides. Insurance tends to be more expensive although it should reduce as insurers become more familiar with electric vehicles. The big issue is charging. For those lucky enough to have off-street parking, a home charger is

ideal but for most of us in Charlton that is unlikely. Greenwich has created charging points on a number of lampposts around the borough. There are three in Wellington Gardens and two in Nadine Street. Local shopping areas also have a number of charging points.

But you face a battery of problems accessing public charging points. The best are straightforward – just use your debit or credit card. However, too many require you to register with a provider and lodge money with them or pay a monthly subscription. BP Chargemaster for example charges £7.85 a month – fine if you know you're going to charge regularly with them. In 2019 the government gave guidance that all new charging points should take contactless payment by summer 2020. This has not happened. – At the moment it appears that EV drivers need a host of different cards in order to access charging points across the country.

And all too often charging points are out of action. Ecotricity have a near monopoly on motorway charging points. A quick check on their website at the end of 2020 showed that around two thirds required repair. If we really are going electric, massive



improvements in the availability and reliability of charging points will be needed.

Matthew Pennycook, our local MP, and Shadow Minister of State for Climate Change, said: "When it comes to Britain's contribution to runaway global heating, transport is now our highest-emitting sector. In this decisive decade for our planet, it is essential that we not only increase the share of journeys taken by public transport, cycling and walking but also accelerate the shift to zero emission vehicles. From 2030, the sale of all new petrol and diesel cars and vans will end.

"We need a detailed plan to ensure it can be met in a way that is fair to all. I continue to make the case for a marked increase in charging infrastructure; for steps to ensure that charge-points are safe, secure and interoperable; and for measures – from financial support to effective car scrappage schemes – to ensure that people can afford to make the switch to electric."

CCRA NEEDS YOU – JOIN TODAY

It could not be easier to join CCRA and it only costs £7 for individual or £12 for household/family membership. Complete the enclosed form and return it Jacqui – CCRA Membership Secretary at 83 Swallowfield Road, London, SE7 7NT or electronically to membership@charltonresidents.net

We are an independent membership-led organisation representing residents' interests and united by community events.

By joining you help fund this magazine and help support local community groups as well as any events we hold. There are bulletins, members-only events and discounts from local businesses.



AGM News

Thanks to everyone who attended the online AGM on 27 January. The following residents were nominated and elected to the Management Committee and two constitutional changes were agreed.

Officers

Chair Jonathan Sanders (Inverine Road, Vice-Chair Jane Bland (Sundorne Road)

Secretary – No nominations. If you are interested in this important role for CCRA contact Jonathan on 07875 054597 for an informal chat

Treasurers – Bal Dhesi and Jas Dhesi (Calydon Road)

Membership Secretary – Jacqui Mitchell (Swallowfield Road)

Management Committee

Armindo Cachada (Delafield Road)

Annie Galloway (Delafield Road)

David Gayther (Inverine Road)

Sarah Hornsey (Frank Burton Close)

Dave Picton (Wellington Gardens)

Brenda Taggart (Delafield Road)

We need more residents on the Management Committee to help support our work.

If you live in Priolo Road, Nadine Street or Elliscombe Road and would be interested we would love to hear from you. Call Jonathan on 07875 054597 for an informal chat.

We have uploaded the Draft AGM minutes to our website – www.charltonresidents.net. If you have any questions, comments or corrections, please do let me know. You can contact Jonathan at chair@charltonresidents.net or at 07875 054597

2021 membership matters

Renewal – Now is the time to renew your CCRA membership and it has never been more important.

Your fee will sustain CCRA through the uncertainty of Covid19. It will help us plan and

budget better, ensure *Grapevine's* production and our readiness for when restrictions are lifted.

Many thanks to those who have renewed their membership already. Your commitment to CCRA is greatly appreciated.

DON'T FORGET – MEMBERS WITH BENEFITS

CHARLIE WATTS is looking forward to hearing from you if you have an electrical issue. 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 or visit website at www.cwattselectrics.com

MURRAY DECORATING Pleased to offer members of CCRA a 10% discount on production of a valid CCRA membership card. We undertake interior or exterior painting and can also do carpentry, tiling or plumbing. For examples of our work visit our FaceBook page – Murray Decorating. Tel 0751287505. Email: jacobmurray919@yahoo.com

A helping hand...

Please contact The Royal Greenwich Community Hub – 0800 470 4831

DOMESTIC VIOLENCE

UK victims of domestic abuse during the lockdown can seek help discreetly from pharmacists participating in a nation-wide scheme, with a special "ANI" ('action need immediately') code word

FIX MY STREET

To report, view, or discuss local problems (like graffiti, fly tipping, broken paving slabs, or street lighting) – Go to www.fixmystreet.com

SAMARITANS

Do you need someone to talk to, who will listen and not judge?. Whatever you're going through, you can call the Samaritans any time, day or night from any phone for FREE. CALL 116 123

AGE UK –

TELEPHONE FRIENDSHIP

As we get older, we may spend more time alone, we may feel lonely, bored or missing friends or family. If you or someone you know is missing the joy of regular conversation, Age UK and their partner charity **The Silver Line** can help with its FREE telephone friendship services so you can enjoy chatting with someone over the phone, from the comfort of your own home: thesilverline.org.uk/
The Silver Line is the only free confidential helpline providing information, friendship and advice to older people, open 24 hours a day, 365 days a year. Need help? Call ANYTIME on: 0800 470 80 90

Grapevine

Comments, feedback, queries or material for the next edition of *Grapevine* should be emailed to grapevine@charltonresidents.net by 26 April. 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. 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); Twitter (@ccra_se7) and Facebook (facebook.com/centralcharlton) for details of CCRA events.



Woodlands today and (above) in its pomp, courtesy of Greenwich Heritage Centre

History to mystery: the story of Woodlands

Rambling around our local area you sometimes stumble across intriguing buildings, leaving you wondering what stories they could tell. A perfect example is Woodlands in Mycenae Road. A monument to past glories, but were those distant times stained by events which have a resonance today? Jill Austen has been looking into the origins of the house and whether its affluent owners may have acquired their wealth through dubious commerce.

Woodlands has seen a range of different uses and is currently the Steiner School, which took over in 2007. Before that it was an art gallery, with a local history library on the first floor.

Greenwich Council acquired the building in 1967 after it had been the first community home outside France for the Little Sisters of the Assumption in the 1920s and used as a hostel for Belgian refugees during WW1.

Between the 1890s and 1920s Woodlands was the family home of Alfred Fernandez Yarrow, a shipbuilder. He later became a baronet renowned for his philanthropic work and his great grandson is actor Damian Lewis.

However the house originated from the man who sold it to Yarrow: John Julius Angerstein.

He leased the land from Sir Gregory Page, estate owner of nearby Wricklemarsh, and around 1772 had his house built, which 20 years later, was said to occupy: "a situation uncommonly beautiful" with a lake, ice-house, fine conservatory and magnificent views of the River Thames and the Essex shore. John Julius, born in Russia with a family tradition that he had royal parentage, became a Lloyd's underwriter which eventually, under his guidance as chairman, reorganised its operation to become one of the most important institutions in the country.

His short first marriage to Anna Crockett ended in

her death after only two years. He then married Elizabeth Lucas, the widow of Thomas Lucas, director of the South Sea Company and West Indies merchant, who brought to the marriage a plantation on St Kitts in the Caribbean.

During the latter part of the eighteenth century, Lloyd's was heavily involved in insuring ships carrying cargo around the world. The transportation of goods to West Africa was part of a 'triangulation trade' taking, for instance, brandy and guns to West Africa, where they were exchanged for enslaved West Africans, who were then sold in the West Indies and North America with the same ships then bringing rum, sugar, etc back to Britain.

There is conflicting evidence over Angerstein's role in this trade but what is clear is that he was invited to act as a trustee for creditors of a trade venture that had failed and who were also his friends and clients; the assets included sugar and coffee estates and woodland in the West Indies and it was his, and other trustees' job to save what they could for the creditors and the original investors.

The audit included around 1,500 acres of plantation and a little over 400 slaves. In his defence, his biographer Anthony Twist reminds us that he was a trustee, not an owner (having sold his wife's plantation) and served on many charitable committees with anti-slavery campaigner William Wilberforce. Nevertheless, other historians point out that his name appears in the Slave Compensation register and the Slave Register for estates in Grenada.

John Julius clearly amassed a fortune, which helped support his love of fine art and enabled him to purchase paintings by Rubens, Turner, Correggio, Titian, Hogarth, Rembrandt, Velázquez and Raphael and after his death in 1823 the British government bought 38 of these for £60,000 to form the basis of the National Gallery collection. He and his family worshipped at St Alfege Church in Greenwich, so it was fitting he should be buried there. John Julius's son, William, gave up the house and sold pictures and the family library and seems to have died intestate.

A local walk might include crossing the Angerstein Line (now a goods railway line carrying aggregates) from a secluded alley in Fairthorn Road; a visit to Woodlands where you can see the house and what remains of the garden; his graveyard at St Alfege Church and maybe some refreshment at the Angerstein Hotel. The National Gallery still retains the Angerstein Collection.

the **GREEN** page

GROWING CONCERN: WE ALL HAVE A PART TO PLAY IN A HEALTHIER FUTURE

Green plan – have your say

Last year the council was working up its plan for a carbon neutral future. Over the past four years, as their website states, they've been making progress towards a greener Greenwich.

They claim to have created safer walking and cycling routes (although as we know not everyone has been happy about this) and planted thousands of new trees. They've installed electric charging points – though not yet, as Matthew Pennycook points out on page one, with the interoperability required for good access. As the council readily acknowledges there is more to be done.

A consultation to identify what the next priorities should be ends on 7 March but if you don't get this edition of *Grapevine* in time you could try writing to have your say. The aim is to become carbon neutral and the consultation focuses on buildings; new developments; transport, energy, the circular economy (recycling etc) and the natural environment. For more information (and if you're quick, to contribute to the consultation) go to <http://bit.ly/RBG-climate-2021>.

levels, as part of its commitments under the Paris Agreement of 2015.

In London, toxic air pollution is the biggest environmental health risk, and was identified as a contributory factor in the recent death of a child in Lewisham. In order to reduce pollution levels in the capital the existing Ultra Low Emission Zone (ULEZ), which covers the same area as the Congestion Charge, will be expanded from 25 October this year as far as, but not including, the North & South Circular Roads.

The Congestion Charge area will not expand. The expanded ULEZ covers large areas of Greenwich, including Charlton, so we will all be affected.

Vehicles will need to meet the ULEZ emissions standards and the zone will be monitored by ANPR cameras throughout the area. There is no exemption for residents, but there are discounts and exemptions for certain types of vehicles and users, for instance Blue Badge holders. You can easily

check your vehicle on the TfL website (<https://tfl.gov.uk>) by entering the registration number in the vehicle checker.

If your vehicle does not meet the standards you will have to pay a daily charge of £12.50 in order to drive within the zone after October 25. Alternatively, there are limited grants available for scrapping and replacing older vehicles, or towards the purchase of approved electric vehicles.



October deadline for polluting cars

In December, the Government announced a target to reduce the UK's emissions by 68% by 2030, compared to 1990

Letters

Silvertown Tunnel

Dear Neighbours

I am writing to ask you to consider the issues around the proposed Silvertown Tunnel at Blackwall.

My main concern is the increased air pollution from the extra traffic using the additional river crossing. The once dedicated lane for HGVs, now to be shared with buses, will attract even more polluting vehicles than there are at present. The Dartford Bridge was built to reduce congestion in the Blackwall Tunnel and now both are heavily congested. Even if all of our transport was electrically driven there would still be air pollution from particles emitted from brakes, tyres and road dust. The cost of the PFI contract is

now estimated at £2 billion (risen from £0.6). Were that money to be available instead for public transport investment in South East London, it would have a very beneficial effect on air quality.

A recent coroner's verdict linked the death of an asthmatic child with living near the South Circular, and certainly COVID has made us much more aware of the need to protect our lungs. Achieving clean air and tackling climate change is a personal issue, a big London issue, and international as well. The people who take decisions are our elected representatives and it's important we let them know how we feel about the Silvertown Tunnel.

Judy Wolfram

Dirty dogs

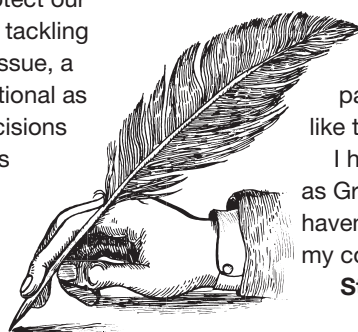
Could you highlight the problem of people not picking up their dog's mess from the pavement in Charlton.

I'm a dog owner myself and when I'm out walking my dog I've noticed that this problem seems to be getting worse. The health problems surrounding this are bad enough.

Do we really want our lovely Charlton pavements to look like this?

I hope you can help as Greenwich council haven't replied to my concerns.

Stephen Glendinning



Busy as Bee: the green greengrocer

It's been a roller-coaster ride for greengrocer Bardan Pradhan since he set up his business in Charlton Village. No one could have predicted the impact a pandemic can have on life, and trying to run a shop through such troubled times has not been easy.

But Bardan – Bee as he is known to his many customers – has worked on through these tough conditions and hopes the situation will soon be back to normal.

It was three years ago that Bee established the Village Greengrocers with a vision to bring fresh fruit and vegetables and more to this corner of South East London. "I wanted a connection with local people, I wanted to concentrate on being eco-friendly

and to work with the community," he says.

It was a plan that worked very well, and resulted in an award as Greenwich High Street retailer of the Year in 2020.

In pursuit of his aim, Bee is now working on recycling and refills. It's a system that saves massively on packaging and brings price reductions for customers.

Bee explained: "By buying wholesale I can pass savings on to customers. People bring their own containers – or we provide alternatives and we use far less packaging."

You can get grains, pulses, nuts, oils, oat milk, coffee beans and eco laundry products in this way.

Lockdown has been hard. Bee said: "We didn't wait for government



Hive of activity: Bee at his shop

instructions, we adapted from day one. Sometimes customers have had to queue outside, but everyone has been understanding.

"It was our duty to protect our customers

and our staff. I would like to pay tribute to our staff who have put their lives on the line to keep everyone supplied. The one thing they have in common is love of the shop."

In matters of sickness ... and health

'Sickness comes on horseback and departs on foot,' so says a Dutch proverb. Sickness in the form of COVID-19 has been galloping around our lives for the last year and occupying all our minds, but of course even more so for health workers.

The NHS South East London Clinical Commissioning Group (CCG), which covers Greenwich as well as the boroughs of Bexley, Bromley, Lambeth, Lewisham and Southwark, holds public Governing Body meetings every two months.

There is dedicated time for the public to ask questions related to their agenda before and after meetings, which are currently held 'virtually'.

With the pandemic foremost on everyone's mind, residents' questions

were not in short supply at the CCG's latest meeting on 21 January. The responses were published subsequently on its website and in a 22 page document. Here is a brief summary of its content.

Questions covered topics such as: support for residents' and NHS staff's mental health during lockdown; local performance regarding cancellation of urgent cancer surgery; a controversial decision to award a contract for direct access GP work; worrying reductions in managing risks for people with diabetes; use of private hospitals, and numerous questions about the roll-out and availability of vaccines.

A Greenwich resident asked for details of bed occupancy rates and emergency department (ED)

attendances at the Queen Elizabeth Hospital (QEH), Woolwich, since March 2020, in the light of recent problems there. Also the number of diversions of ambulances from the QEH and transfers from Accident and Emergency (A&E) to other hospitals. The CCG's answer was that 'it requires detailed information' and they would provide an answer after the Governing Body had taken place.

All responses are published in the report on the meeting. You can find more online at selondonccg.nhs.uk. Click on the link to 'our Governing Body' to find Governing Body meetings and papers.

Perhaps, by the time you read this, sickness will have boosted its departure footfall.



Fun, friends, fresh air and fitness!

Every summer our schools 'break up' for six weeks in July. Some children go half-way round the world in that time. Some have a fortnight at the seaside with their family. Some have a couple of 'days out'. Some go nowhere. The number of children growing up in poverty, an estimated 4 million, will increase as unemployment rises and the furlough scheme comes to an end. This discrepancy may be worse than usual this summer – or, given lockdown effects, it may mean that nobody is going anywhere!

We don't know exactly where the pandemic will be by July, but there's a good chance children might be allowed outside with their friends, something many, many kids have missed so badly. As a local community we can't eradicate gross inequalities, but we could try to provide some fun and enjoyment, especially for those children who won't be going anywhere much: giving them chances to play, learn new skills, new pleasures, and make new friends.

In fact, all our children need this emotional catch up. Government plans have focused on academic catch-ups including summer schools, extra tutoring sessions, extending the school day and even in some cases repeating entire school years. But

important as catching up on maths and reading may be, even more pressing are strategies to improve children's physical, emotional and social well-being. In fact, work on well-being is essential if there is to be an academic catch up, particularly for the most disadvantaged.

Experts from many fields report that isolation has meant that children are finding it harder to share and negotiate, and there is a worrying fall in fitness levels.

Key ingredients for a successful recovery scheme for children of all ages are plenty of fresh air, friends, and opportunities for physical play and challenge. A group of distinguished academics calling themselves PlayFirstUK argues that what is needed is an opportunity for everyone concerned: children, teachers and parents, to get over the pandemic stresses. They say a focus on play and friendship will have a positive and long-term impact on learning.

Whatever the government and the newly-appointed catch-up tsar decide, it will not be enough. We can create opportunities locally for our children and young people to have more fun, see more friends, get into the fresh air and work on their physical fitness.

In Charlton we have one big park and the two Maryon parks, with some equipment and playgrounds designed for children. We have a football club and a rugby/cricket club. We have primary schools with exhausted staff but outdoor play space which could be used with a little advance planning. We have many community organisations, including churches, who could each organise a few events for children. And we have potential volunteers ready to offer some time and enthusiasm.

We have a local council with little money who could still help coordinate. And if the large sums of 'catch up' funds which are promised were to materialise in time there could be special events or outings organised. A summer 'pantomime in the park' in a big marquee, music making and singing, trips on the river, sports days, trips to the countryside and so on.

This is a big issue for the future of our children, our community and ultimately our society.

If you are interested, there's almost certainly something you could contribute. If you want to know more let us know and we will keep you updated. See our website (charltonresidents.net)

Same old storey ...

After the Planning Inquiry Report last June endorsed Greenwich council's Masterplan for Charlton Riverside, it was hoped developers would offer new proposals in line with its mixed, low-medium rise vision for the future. That has not happened; They still want planning permission for high rise developments throughout Charlton riverside. Some progress has been made in other areas but when it comes to height and density there has been precious little movement.

The key issue is money. There is general agreement about infrastructure plans but, as yet, not about how to pay for them. But the biggest issue is what is called "viability" and the proportion of affordable homes that can be included in any development if it is to deliver a reasonable profit margin. The government deems that 20% is reasonable. When the profit is assessed, if it is well below that figure the 'solution' is to reduce the percentage of affordable properties, or get more homes on the same land by building higher. There are some subsidies but it is not enough to build low-medium rise, ensure up to at least half are affordable family homes, and also give the developers their 20% profit.

The best that developers are offering on height is one storey off the top, for example 9 storeys instead



Computer-generated image from the Aitch Group's design and access statement supporting its planning application for Eastmoor Street and surrounding areas

of 10. That is the position with the plans from the Aitch Group. Since last summer, by deleting the top floor, they have reduced the numbers of flats from 202 to 192 on a site of less than two acres, between Eastmoor Street and Westmoor Street, a site shown in the Masterplan as suitable for 3-5 storey housing. If this were repeated all over the riverside there could be 9 or 10 storey flats built close together all over the land between Anchor and Hope Lane and the narrow strip of open space running down to the Thames Barrier from Woolwich Road. A nightmare scenario.

If the riverside were in single ownership it would be easier to negotiate for the mixed, human

scale, sustainable development we want. But each individual company is looking for the best return on their small part of the whole. And their contribution to employment opportunities or community facilities, an important part of the mix, is restricted to ground floor space under high rise buildings.

This year could see half a dozen applications going to the planning board. Aitch are pressing now for their application (20/1924/F) to be considered as soon as possible; it is quite likely to happen before the next Grapevine is published. CCRA, along with the other organisations in Charlton Together, is urging people to object to the application without some fundamental changes.

New school for a new community

In anticipation of thousands of new homes on the Charlton Riverside, the council has agreed a deal with the Department for Education to build a new primary school near the bottom of Anchor and Hope Lane. It will involve the demolition, and hopefully the relocation, of industrial units at Anchorage Point, the last turn on the right before you get to the river.

The proposal is for a

three-storey building for a three-form entry school, 90 children in each year.

Although the council does not support new academy schools, the government does not permit new community schools to be built, and it will be run by the Harris Academy.

The deal is that the DfE purchases the land from the council, builds the new school and gives it to the Academy; the council

will receive a capital receipt which can be used to invest for the new community somewhere else on the riverside.

It's a take-it-or-leave-it offer which needs completing before the end of the financial year.

Preliminary plans show very little outdoor play space, but it will need to come to planning in due course and there may be a way to improve on this.

Not part of the deal

but in the same location, negotiations are going on with potential housing developers, TfL and others about creating a route through the riverside, for buses and cyclists, from Anchor and Hope Lane to Warspite Road; cars and lorries will be barred at key points.

If agreement is reached the rest of the industrial units will also go including the one occupied by the local heritage centre.



Will Roden, Negotiator at Conran Charlton

ACTOR TURNED ESTATE AGENT

Six months ago, I was in a very different place, professionally and mentally. I had dedicated almost a decade of my life to the film industry, which was utterly decimated due to COVID-19. I couldn't work, and I'd spent most of my self-employment grant on craft beers.

I was lost.

For so long, I'd been my own boss- I'd find jobs where I could and hoped for that big break. But now I knew I needed a fresh challenge away from Acting.

In my zoom interview with Michael John, I remember one of the questions; "What do you think an Estate Agent does?"

"Er, well, sell houses." I needed more than that. "Connect with people truthfully"... bit better "It's that connection we need as humans. You aren't just selling something; you're right at the start of one of the most exciting decisions people could ever make. So many of my favourite memories are at my home. It's the countless potential moments that will last forever. To be a part of that process is what brings me happiness, and isn't that life's purpose? To be happy?"

It's something that I genuinely do believe in, and six months down the line, I haven't forgotten it. It's somewhat hyperbolic (I can feel the cringe in the pit of my stomach as I type this) - but we aren't just in the business of selling houses; we are selling happiness. It's the families I've shown around needing that extra space because they're expecting a child, the older married pair looking to downsize because the kids have flown the nest and the young couples that are after renting their first home together; I feed off that excitement, and it genuinely makes me ecstatic to assist people in taking that next step in life.

I have a fantastic team around me. I'm continually learning from them, they are my competition, but they are genuine friends. So, to those guys, I say thank you for a fantastic six months; you are special.

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

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020 8378 5450
020 8312 8312
020 7409 4693
020 8658 4642
020 8312 8316
0800 6893 173

conranestates.co.uk



DELACOURT ROAD, CHARLTON

OFFERS OVER £630,000

A unique town house in excellent decorative condition with a courtyard style garden and a versatile and spacious self-contained studio room. EPC: D



SWALLOWFIELD ROAD, CHARLTON

GUIDE PRICE £630,000 - £650,000

Original features, terrific space and a superb location, this Victorian terraced home comes highly recommended. EPC: D



BRAMHOPE LANE, CHARLTON

OFFERS OVER £600,000

The huge kitchen-diner, garden and loft room are the favourite spaces enjoyed by the current family in this beautifully presented modern home. EPC: C



VICTORIA WAY, CHARLTON

OFFERS OVER £445,000

Quirky, unique and very impressive, this three bedroom split level top floor flat certainly has the wow factor! EPC: D



HEATHWOOD GARDENS, CHARLTON

ASKING PRICE £775,000

"We have lived here now for eight years after totally gutting, extending, and renovating the property. It has been a labour of love, but we have created a family home that has space for us to be together or find time apart; which has been much needed in lockdown!

It's functioning well for us as we home-school and work from home with enough desk space for us all to be able to get on with what we need to do. The garden comes alive in summer and autumn with an apple, pear and plum tree all bearing fruit. We also have a veg patch to grow vegetables and an array of flowers.

As a family, we spend most of our time in the kitchen, and that has become a real hub of the home. We both love cooking, and the kitchen design and layout were carefully considered to be as easy to use and functional as possible. It works beautifully, and I will miss that most, I think! It also has a larder, store cupboard and utility area all tucked away. We will miss living here....and hope that buyers will care for and love the house as we have."

The words and photos speak for themselves and highlight a true family home offering both practical space and that all-important homely feel. The new modern rooms blend in beautifully with the period character, and there is a sense of elegance throughout. Being surrounded by parks and greenery, you feel miles away from being in London but know that you have the benefits and convenience of such a location. EPC: D



How happy is my valley?

... A view from the terraces

Fighting fit at the front, but we can't stop conceding goals

Charlton's current defence is a farce to be reckoned with. Haemorrhaging goals seems to be the default position with the team conceding early in games leaving themselves a mountain to climb trying to claw back to a winning situation. We're fine up front. New additions to the forward line along with the increasingly potent Chuks Aneke have made us one of the best attacking line-ups in the division.

We are a team of two halves; a curate's egg where the best parts are the strikers. And then there's the midfield. Take Jake Forster-Caskey out of the equation and we are struggling. Since his return from long-term injury he has been outstanding in the centre with intelligent distribution and the ability to get forward and even score the odd goal.

Albie Morgan is good back up but too often exposes his youth and inexperience and leaves us open to punishment by seasoned oppositions. And then there are the backs. A quick glance at results over the past two months tells a familiar story. And the reality is all too clear; we concede too many goals. The pattern has become one where we ship in one or two goals in the first 30 minutes then spend the rest of the game trying to get back on terms.

Ben Amos is a class keeper but he can't keep out all the shots that rain in on his domain. Fortress Valley has become a porous sponge where the watchword is defeat. No team can hope to challenge for promotion when it can't win at home. February's home match against Gillingham was a case in point. We lasted just 44 seconds before the Gills were one up. Chuks pulled one back but Gillingham replied with a screamer from outside the box.

New striker Jayden Stockley responded early in the second half heading in a well-worked goal only for the defence to disintegrate in the final minutes and concede again. Result – a 2-3 defeat. At Home. Again. In mitigation, Chuks got his marching orders for a second yellow that seemed unduly harsh. Whenever he is out of the starting line-up we lose bite up front. That's the reality. Yet we are still within reach of a play offs position and if we put

together a good run, we might even snatch an automatic promotion slot.

Manager Lee Bowyer sees the situation from a different perspective. Talking to the press after the defeat to Gillingham he was acerbic in his reply to questions about Charlton's prospects with only five home wins so far.

"Given what's happened to the club recently, I think we are over-achieving," he said. "The run of play is just not going our way. Often we are on top but we end up losing." There is credence to his observations. Opponents seem to save their best goals for Charlton. There have been some fantastic strikes along with some abysmal defending. Since relegation we have lost 12 first team players, and because of the legal wranglings over the club's ownership, new boss Thomas Sandgaard could not buy players until the situation was resolved. That inhibited progress in the early season until Bowyer could start expanding his squad.

That remains an ongoing project.

Among the new crop of players 21-year-old Canadian international Liam Millar is an exciting prospect. On a season's loan from Liverpool, he has already shown his ability to carry the ball out of defence and get crosses into the box. Striker Jayden Stockley on a season's loan from Preston, is an imposing striker who looks to be linking up well with Chuks, and 22-year-old winger Diallang Jaiyesimi, signed from Swindon, has already shown promise.

Once we get defenders Ryan Innis and Akin Famewo back from long-term injury we ought to be much stronger at the back. Another midfielder and we would look like a strong unit with which to push on for promotion.

We are just over half way through what has been the most unusual season in league football history and, currently sit seventh in the table. If we can stop conceding easy goals, keep some clean sheets and get back to winning, then, self-evidently, our future looks bright. The alternative, mid-table mediocrity, is staring us in the face. We are good enough for a play-offs place. So, Come on You Reds! Crongers fished.



New Local Traffic Neighbourhood in the Westcombe Park and Maze Hill area. How will it affect Charlton? Already over 2,000 responses! Go to greenersafergreenwich.commonplace.is

On the Grapevine ...

Singing Group

Our online singing sessions started in September, initially as an experiment, but now we have decided to continue them for as long as the Covid restrictions apply.

Although it's not possible to hear each other singing as a group, we are finding the sessions enjoyable and are pleased to have the opportunity to meet up regularly.

We have continued to sing a varied repertoire, and have celebrated in song a number of dates on the calendar, including Burns Night, Martin Luther King Day, Chinese New Year and Valentine's Day. Remaining sessions before Easter are 15 & 29 March, all at 7.30pm. We look forward to a time when we can meet up again 'live' as a group and really get those harmonies going!

Knit and Natter Group

The Knit and Natter group are still knitting, but due to Covid 19 we will not resume 'nattering' until it is safe to do so.

We have the following **provisional** dates for 2021 **to be confirmed when St Richard's allows** :

30 March/ 27 April / 25 May/ 28 June/ 29 July/ 28 Sept/ 26 Oct/ 30 Nov/ 21 Dec.

We continue to knit throughout lockdowns and are delighted to have presented gifts to the Queen Elizabeth's neo-natal unit of snowmen for the babies' Christmas stockings. The Sister at the unit told us that a mother was moved to tears seeing one of our large blankets wrapped around her new-born twins. We are sure that all of our gifts are treasured but this was a particularly heart-warming story.

If you want to know more about how you can



contribute to the charity sector, learn to knit or have a project in mind then contact Brenda on 07909 090 676 or email brendataggart49@gmail.com

Book Group

We've continued to meet virtually, although inter-connectivity has sometimes been a problem. Sadly many of the books we're itching to discuss are not yet in paperback but we've settled on *The Pull of the Stars* by Emma Donoghue as our next read. It focuses on the Spanish flu epidemic a little over 100 years ago.

We aren't accepting new members at the moment but as restrictions ease we'll include contact details for those who are interested to know more.



Teacher Doreen dies

Much loved nursery teacher Doreen Cohen, a popular figure at Fossdene Primary School, during the 70s and 80s, died aged 92 on 11 January.

She had previously lived in Inverine Road and was known by many families in Charlton. She had established a supportive environment to enable children to develop their independence and curiosity.

She also had a strong sense of community, offering a weekly childminders' support session there at a time when little was available to them. This was later opened out as a Toddler Group to parents of vulnerable children and those due to take up a place in the Nursery.

Walking and holidays abroad, especially in Italy, were particular joys for Doreen and Gerry, who were also very interested in the theatre, politics and music – but were especially fierce Scrabble players.

Doreen and Gerry moved to Cardiff in 2012 to be closer to one of their two daughters. Sadly, Gerry died on Christmas Day the following year and, after a few serious falls, Doreen moved into a supported flat five years later. Her health then required a nursing home for her last two years.

Friends, colleagues and neighbours will miss Doreen's generous company and lively conversation.

Carol singing

Carol singing was very different this year! At first, we weren't sure whether we could or should attempt it, but everyone in the group was very clear that we should do our best to continue to support local charities during these difficult times.

So we went ahead and organised two evenings of singing, in accordance with government guidance, to raise money for Greenwich Food Bank.

We didn't want to risk spreading the virus by doing a door-to-door collection, so we decided to programme two slots each night where we would sing at a specified



location within the CCRA area and live-stream it with indications of how people could donate online.

We also had a collection bucket in case we got some donations from passers-by.

The first night was wet, and we struggled to keep our spirits up as we walked up Ellismombe Road for our second performance.

However, the second night was fine and we were surprised and

delighted to find so many people coming out to listen – the online publicity clearly worked!

Then, when we came to count the money in the bucket, we were amazed to find that people had given a grand total of £500. This together with online donations, means that we will have matched our totals from previous years.

We are grateful to everyone in the area who gave so generously.

STOP PRESS:

Don't forget to complete the census return on 21 March. Everyone will be encouraged to fill it in online, but home visits will be made to support those who have no computer or cannot complete the forms. It's a legal responsibility and failing to do so could lead to a £1,000 fine.

Charlton Community Garden's popular annual plant sale is scheduled for Thursday 20 May from 5.30pm in front gardens around our area. Don't miss it – bargains galore!



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HIGH STREET RETAILER OF THE YEAR 2020

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Charlton Central Residents Association