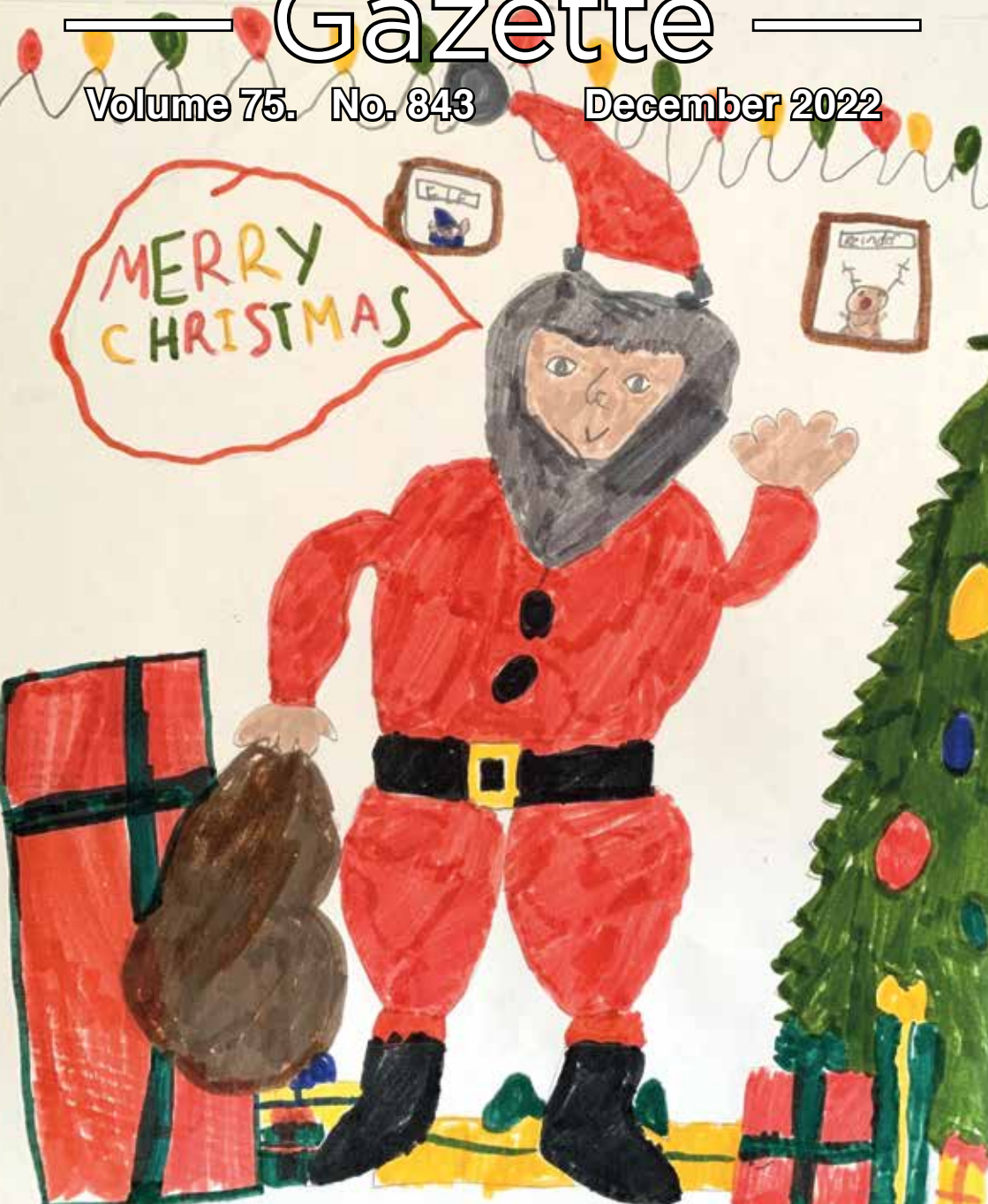


The Selsdon Gazette

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THE SELSDON GAZETTE

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Councillors for Selsdon & Addington Village Ward

Cllr Robert Ward Robert.ward@croydon.gov.uk 07783 152363

Cllr Joseph Lee Joseph.lee@croydon.gov.uk

Councillors for Selsdon Vale & Forestdale Ward

Cllr Andy Stranack Andy.stranack@croydon.gov.uk 07816 123204

Cllr Fatima Zaman Fatima.zaman@croydon.gov.uk

Councillors for Sanderstead Ward

Cllr Lyn Hale Lynne.hale@croydon.gov.uk 0208 405 6721

Cllr Yvette Hopley Yvette.hopley@croydon.gov.uk 0208 404 3462

Cllr Helen Redfern Helen.redfern@croydon.gov.uk

Full details of the roads falling within each of the Selsdon wards can be found on the home page of the SRA website <http://selsdon-residents.co.uk>



Editor's Note

Welcome to the December edition of the Gazette with its colourful cover! Many thanks to all those Selsdon children who entered our competition to design the cover. I make no apologies for having a very Christmassy issue as we look forward to the holiday and meeting up with family and friends. By the time you read this, the Selsdon Christmas lights will be shining along our High Street, raising our spirits as the days get even shorter.

We have the origins of the Christmas tree covered in our gardening feature, a quiz about Christmas music for you to try, a selection of Christmas cracker jokes to make you smile, recipes for making festive mulled wine and news about local church services over Christmas. One reader has written a letter describing how Christmas is celebrated in other European countries and our regular contributor, Jessica Blake, has written a new take on the Christmas story. Mary Gill has written a poem about what is on her Christmas wish list and there is another poem for those having trouble finishing all their turkey!

Apart from Christmas items, we have Ian Leggatt probing into the history of the Selsdon Yews, Ted Forsyth in his Nature Notes describes all the fungi he has spotted this year in Selsdon Wood and Andrew Baxter tells us about the litter pick that he organised in Selsdon. The Councillors introduce us to our new Councillor, Fatima, and we learn about the proposed changes to constituency boundaries which will affect us living in Selsdon. In another article, we learn that the ladies' costumes for Strictly Come Dancing are made right here in Croydon.

I would like to take this opportunity to wish you all a Happy Christmas and a wonderful New Year, but please make one of your New Year resolutions to contribute to the Gazette by sending me photos, letters, articles or poems. Please email them to me (selsdongazettesra@gmail.com).

I hope that you enjoy your read and I look forward to hearing from you.

Chris Jones

☞ SUBMISSIONS FOR THE JANUARY 2023 EDITION
SHOULD BE WITH THE EDITOR NO LATER THAN
20TH DECEMBER - PREFERABLY BEFORE! ☞

SRA NEWS 'n' VIEWS

Father Xmas will have switched on our Christmas lights when you receive this and we would like to thank the following traders for their donations so far:

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A number of others traders have offered support in the coming weeks. We thank residents who have given a donation either online or through the envelope scheme. All of this enables us to run this wonderful event every year.

Councillors

We welcome Fatima Zaman as our new councillor for Selsdon Vale and Forestdale Ward who joined us on a litter pick organised by Andrew Baxter on 12th November and we look forward to another clean up in a few months.

Trees

We are hoping to plant, 2 trees donated by a resident, in Selsdon Recreation Ground in November (weather permitting!) with the support of the council providing stakes and mulch.

Happy Christmas and a healthy New Year to you all, especially all the volunteers involved in producing the Gazette and its delivery.

Sheila Childs
Chair

COUNCILLORS' NOTES

FATIMA ZAMAN ELECTED AS COUNCILLOR

On the 4th November Fatima Zaman was elected as the new Councillor to represent Selsdon Vale and Forestdale. The by-election took place following the untimely passing of Badsha Quadir.

Fatima has lived in Croydon for the past 30 years. Her main priority is to focus on reducing crime and making Croydon a safer place for all. She particularly wishes to prioritise women's safety. Fatima has been working in the social care sector for the past 21 years. She focuses on those diagnosed with mental disorders, helping them with their recovery and rehabilitation. She was also recently presented with a "Highly Commended" prize at the Asian Women of Achievement Awards!

BOUNDARY COMMISSION PUBLISH NEW PARLIAMENTARY CONSTITUENCIES

Every so often the boundaries of Parliamentary constituencies are reviewed to ensure there are roughly the same number of voters in each. This is the responsibility of the (independent) Boundary Commissions, of which there are four, one each for England, Northern Ireland, Scotland and Wales. There are similar, but separate bodies for determining local authority boundaries. The Boundary Commission for England has just published revised boundaries which, if they are implemented will affect Croydon's representation in Parliament.

Our ward boundaries for Croydon were changed in 2018, when the two Selsdon wards of Selsdon and Addington Village, and Selsdon Vale and Forestdale were created. Both these wards overlap with two Parliamentary constituencies - Croydon Central and Croydon South. Under the new proposal both the Selsdon wards become part of the new Croydon East constituency, along with the New Addington, Shirley and Addiscombe wards, and part of the Woodside ward.

You can view the map at https://boundarycommissionforengland.independent.gov.uk/review2023/b65f7782-658b-4c4a-9cba-59c16c807f77/a3-maps/L_14_Croydon%20East%20BC.pdf

The Boundary Commission are consulting on their revised proposals for a four-week period, from 8 November to 5 December 2022 inclusive. They encourage everyone to use this last opportunity to help finalise the design of the new constituencies (see below) – the more public views they hear and the more local information that is provided, the more informed their decisions will be before making final recommendations to Parliament.

Croydon East (75 346)

WARD	Local Authorities	Electorate
Addiscombe East	Croydon	8 190
Addiscombe West	Croydon	9 351
New Addington North	Croydon	6 870
New Addington South	Croydon	7 663
Selsdon & Addington Village	Croydon	7 794
Selsdon Vale & Forestdale	Croydon	7 134
Shirley North	Croydon	11 248
Shirley South	Croydon	7 994
Woodside – part of (polling districts WDS2, WDS3, WDS4, WDS5 and WDS6)	Croydon	9 102

Croydon South (71 541)

WARD	Local Authorities	Electorate
Coulsdon Town	Croydon	10 429
Kenley	Croydon	7 766
Old Coulsdon	Croydon	7 444
Park Hill & Whitgift	Croydon	3 957
Purley & Woodcote	Croydon	11 816
Purley Oaks & Riddlesdown	Croydon	7 541
Sanderstead	Croydon	11 704
South Croydon	Croydon	10 884

Croydon West and South Norwood (70 812)

WARD	Local Authorities	Electorate
Bensham Manor	Croydon	10 058
Broad Green	Croydon	11 420
Fairfield	Croydon	7 630
Selhurst	Croydon	7 210
South Norwood	Croydon	10 224
Waddon	Croydon	11 251
West Thornton	Croydon	10 938
Woodside – part of (polling district WDS 1)	Croydon	2 081

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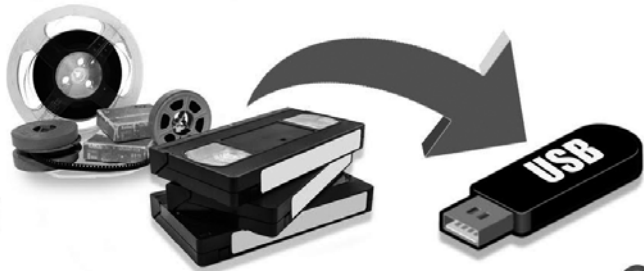
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Streatham and Norbury (76 050)

WARD	Local Authorities	Electorate
Crystal Palace & Upper Norwood	Croydon	10 964
Norbury & Pollards Hill	Croydon	7 556
Norbury Park	Croydon	7 260
Thornton Heath	Croydon	10 806
St Leonard's	Lambeth	9 880
Streatham Hill	Lambeth	10 386
Streatham South	Lambeth	9 013
Streatham Wells	Lambeth	10 185

WORK STARTS ON ADDINGTON PARK CHILDREN'S PLAYGROUND UPDATE

Some good news - work has started on the upgrade of the children's playground in Addington Park. There was some delay due to the lead time on delivery of the playground equipment but now that work is underway it should not be long before children are able to play on the new facilities. The upgrade will benefit a wide range of children from ages 1 – 14 years, and will provide accessible equipment designed to accommodate all children. New seating with good visibility for parents and carers is also an important component of the design proposals.

HAPPY CHRISTMAS

Andy, Joseph, Robert and Fatima wish everyone in Selsdon a very happy festive season, we hope you have a good time celebrating with family and friends. Just a quick reminder that we do not have our regular surgery in January but will be available on line and will return on the first Saturday in February.

CONTACT YOUR COUNCILLORS

Councillor surgeries are held on the first Saturday of the month 10am - 11.15am (no surgery in August/January) at The Selsdon Centre (next to Sainsbury's), 132 Addington Rd, South Croydon CR2 8LA.

We are happy to 'meet' residents online so if you have any issues you wish to discuss with your councillor please get in touch by email:

Selsdon and Addington Village

Joseph.lee@croydon.gov.uk

Robert.ward@croydon.gov.uk

Selsdon Vale and Forestdale

Andy.stranack@croydon.gov.uk

Fatima.zaman@croydon.gov.uk

PLANNING APPLICATIONS

22/04607/FUL - 34 Farley Road South Croydon CR2 8DA

Erection of an attached two-storey dwelling house, including associated alterations, following the demolition of rear ground floor utility room and side garages.

22/04573/HSE - 43 Tedder Road South Croydon CR2 8AR

Erection of single-storey front/side/rear wrap around extension

(Remember that you can use this website to view planning applications

http://www.localplanningapps.co.uk/croydon/sra/anupdate/planning_table.html

MP Chris Philp's Report

Member of Parliament for Croydon South



Selsdon to Receive Government Funding to Help Businesses and Residents Thrive

I was very pleased to support Croydon Council's bid for funding from the Government and I was delighted by Mayor Jason Perry's recent announcement that our Borough has been awarded £2.5 million from the UK Shared Prosperity Fund – one of the key funding streams supporting the Government's ambition to levelling up the country.

It is great that Mayor Jason Perry has confirmed that Selsdon will be a recipient of some of the £2.5 million awarded to Croydon as part of the UK Shared Prosperity Fund, along with Purley, New Addington and Thornton Heath. Croydon's Conservative administration plans to use this investment to improve our high streets and our public spaces with the ultimate aims of making our local area more attractive for both residents and businesses.

I, like many of you, believe that public spaces like Selsdon High Street should be the heartbeat of local communities – but that they must be somewhere people want to live, work and visit. Since his election earlier this year, Mayor Jason Perry has been determined to restore pride into our town centres after years of decline – and I am so pleased that we are starting to see some progress here.

Keeping Croydon Safe

I was recently appointed by the new Prime Minister, Rishi Sunak, as the Minister of State for Crime, Policing and Fire. This means I am now back in the Home Office – a Department I previously served in as Parliamentary-Under Secretary of State for Immigration between 2019 and 2021.

In one of the very first engagements in my role as Police Minister, it was fantastic to meet with our local police leaders at Croydon Police Station in November including Chief Superintendent David Stringer and Superintendent Andy Brittain.



I also spoke to uniformed officers in various local response units and accompanied their teams around our town centre to hear more about their work and the challenges that they are facing doing their jobs each day. I look forward to continuing to do all I can to support them to keep our area safe.

I would like to take this opportunity to wish you all a Merry Christmas and a Happy New Year.

Chris Philp

Member of Parliament, Croydon South: [020 7219 8026](tel:02072198026)

chris.philp.mp@parliament.uk

~~

Christmas Cover Competition

After what we thought was going to be a disappointing response, by the time we were ready to judge this year's competition, we were faced with a



lot of pictures making the choice extremely difficult. Some, unfortunately, had to be discounted as they were unsuitable for printing as the cover because they were either too light or too dark to reproduce effectively or had not left suitable space for the masthead as requested. What a shame, as they were so good too! However, we hope you agree the two winners are suitably worthy of their position on the cover

– especially as they each represent a different Selsdon school. We have displayed as many of the entries as possible on our main notice board outside Iceland – do please take a look!

We are extremely grateful to our printer for allowing us to have the colour two-sided cover at a special rate. If we had more advertisers – and so more income – we would probably be able to have more colour in each copy throughout the year. If you run a business or know someone who does, please do contact the advertising manager about taking a space!

.....

Winning entries – Jolly Santa was submitted by Francesca Morris, who will be 7 on 16th December so a nice birthday gift for her! She is a Selsdon Primary pupil.
Runner up for back cover – Santa in his Sleigh by Megan Snagg, Year 5, Greenvale Primary School.



~~

COMMUNITY LITTER PICK

On 12th November around 20 local residents offered time out of their weekend to carry out a ‘Community Litter pick’ along the Addington Road, Old Farleigh Road, some neighbouring streets and the green areas close to Sainsburys and the Community Centre. The volunteers’ efforts achieved much to tidy the area and help enhance the street scene, with very positive feedback received from passers-by.



The event was supported by Croydon Council. Thank you to Tracey Bellamy who provided the volunteers with collecting equipment on the day

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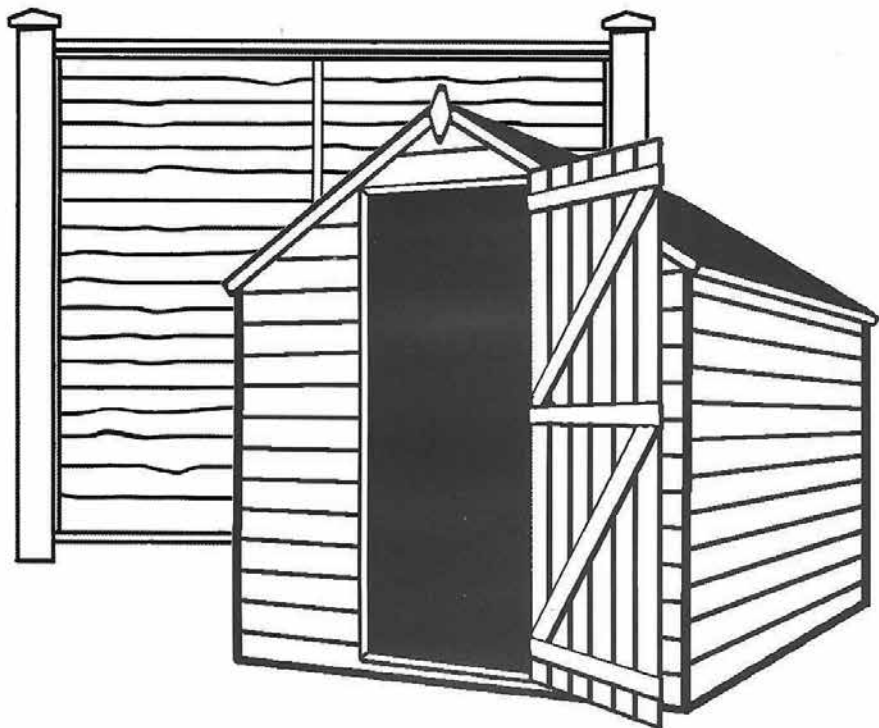
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and arranged for the timely removal of the rubbish collected.
(A shout out too for local Wetherspoon's management for their offer of refreshment to volunteers.)

The 'litter pick' was considered a tremendous success and it is hoped that this will be a springboard to an ongoing community commitment every few months; details for which will be published in the Selsdon gazette.

Lastly, a big thank you to all those who volunteered their help.

Andrew Baxter

~~

Local Council Election Results

The results for the Selsdon Vale and Forestdale by-election on Thursday 3 November were declared today (4 November) at Croydon Town Hall. Fatima Zaman (CON) was elected as Selsdon Vale and Forestdale's new councillor.



Full results for the by-election were as follows:

Thomas Bowell, known as Tom Bowell (LAB)	372
George Holland (LIB DEM)	72
Andrew Pelling (IND)	168
Peter Underwood (GREEN)	530
Fatima Zaman (CON)	983

Turnout was 29.6%

~~

Selsdon Yews

Have you wondered, as I have, over the appearance of a couple of our more elderly street trees at the northern end of Addington Road, shortly before it becomes Selsdon Park Road? Why are they so incongruous in their position located at the back of the footpath in what seems to be raised planters? Why are they the only street Yews in the area? How old are they?



Since this photo, courtesy of Google, was taken 4 years ago the right-hand yew tree has been cut down, but the trunk remains in situ.

What are Yew Trees and are they special?

Yew trees are some of the oldest living species in Europe with some yews thought to be over 2000 years old. It can be grown as a hedge or clipped into topiary. It is held as sacred by the Druids. They are often to be found in churchyards and the wood from a yew was famously used for the English Longbow. Most parts of the tree are toxic although the fleshy red berries are eaten by birds and squirrels. The leaves and bark can be used to develop drugs which can treat some forms of cancer.

Why are ours the only street Yews in the area and how old are they?

Perhaps some clues can be found in an old guide book – ‘Field Path Rambles Comprising Routes round Croydon’ (The Victorians were fond of long titles!).

This guide book which originally cost 6d was the 9th such book in a series of 12 dedicated to walks in Surrey. Published in 1895 by Edmund Taylor, the author named ‘Walker Miles’ (aka Edmund Taylor) describes, in Volume 9, a route from Whyteleafe to Croydon via Selsdon.



Edmund Seyfang Taylor (1853-1908) was born in Camberwell but lived and died in Godstone and is buried in St Nicholas Church, where his grave is marked with a Sarsen stone. He was the founder of the Croydon Rambling Club and, in 1905, he co-founded the Federation of Rambling Clubs which later, in 1935, became the Ramblers' Association of Great Britain.

His ramble from Hamsey Green takes him down a track which is now Kingswood Way. He turns left steeply up the road (Old Farleigh Road) to a junction and turns right onto what is now Addington Road, towards Addington Village.

“Now watch for several Yews in the left-hand hedge and 2 or 3 cottages beyond them. Between the last Yew tree and the first cottage note a wicket gate on the same side of the way.”



The view above shows, to the left of the bus stop, the Bridleway entrance leading to Littleheath Woods and to Croydon, via Ballards. In the middle distance are the Victorian cottages ‘Fayette’ and ‘Levante’. We do not know where our Yews were positioned in the hedge. Nor how many there were. Certainly, there is only one remaining now. The bridleway, which is now part of the Vanguard Way leads, on the left through Littleheath Woods to Croydon and, to the right, eventually to Newhaven. The wicket gate has long since been lost but the bridleway off to Croydon also shortly led to a lane, now also lost, leading to Heathfield House.

We cannot date the yews from Walker Miles notes. Certainly, they were sufficiently mature enough to be used as a reference point for his ramble. Their age cannot be established by counting the rings: the tree suffers fungal rot from the inside until they become hollow.

Why are they raised above the pavement level?

When Walker Miles perambulated through Selsdon, the Addington Road we know now was merely a lane linking Addington Village with Sanderstead, with access to Selsdon Park about mid-way. From the photo below, attributed to 1907, we can judge the width of the lane (Addington Road). The cottages on the right can still be seen on the High Street, behind the frontage of Bairstow Eves Estate Agency. With the population of Selsdon growing quickly from the mid-1920s and the advent of popular ownership of the motor car the lane became a road. Widening took place in the 1930s. If one assumes that the current road edge adjacent to the estate agency is where it was in 1907, then it is clear that the land naturally sloping down from left to right would require excavation of the left side in order to widen the road surface. The level of the soil around our yews is as it was prior to the road widening. The soil around the top of the root ball was protected by a wall built with a material that occurs naturally and locally i.e., flint.



Ian Leggatt

Once again, the inspiration for this piece was a paragraph within Ted Friths journals of Selsdon history. The internet provided the details of Walker Miles's Rambles (currently the online Oxfam Shop has 12 volumes of Edmund Taylor's Field Path Rambles for sale, in 'Fair' condition, for £75 [plus postage]). Google Maps, the recent photos and the website of the Selsdon Residents' Association for the photo of Addington Road (then called High Road) in 1907. Information about the Yew from Royal Botanic Gardens website. Wikipedia for info on Edmund Taylor.



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A Good Time for Gardening – December



Christmas Trees – long before the advent of Christianity, plants and trees that remained green all year had a special meaning for people in winter. Just as people today decorate their homes during the festive season with pine, spruce and fir trees, ancient peoples hung evergreen boughs over their doors and windows. In many countries, it was believed that evergreens would keep away witches, ghosts, evil spirits and illness.

Germany is credited with starting the Christmas tree tradition as we now know it, in the 16th century when devout Christians brought decorated trees into their homes. Some built pyramids of wood and decorated them with evergreens. It is a widely held belief that Martin Luther, the 16th century Protestant reformer, first added lighted candles to a tree. Walking towards his home one winter evening, composing a sermon, he was awed by the brilliance of the stars twinkling amongst the evergreens. To recapture the scene for his family, he erected a tree in the main room and wired its branches with lighted candles.

The Christmas tree was long viewed as a pagan symbol. Oliver Cromwell preached against “the heathen traditions” of Christmas carols, decorated trees and any joyful expression that desecrated “that sacred event.”

In 1846, Queen Victoria and Prince Albert were sketched in the Illustrated London News, standing with their children around a Christmas tree. Unlike the previous royal family, Victoria was very popular with the people and what was done at court immediately became fashionable.

By the 1890s ornaments were arriving from Germany. Europeans tended to use small trees, about 4 feet tall, whereas Americans like their tree to reach from floor to ceiling. Americans used to decorate their trees mainly with homemade ornaments, whilst others used apple slices, nuts and marzipan shapes. Popcorn was dyed bright colours and interlaced with berries and nuts.

Another legend says that in the early 16th century, people in Germany combined two customs that had been practised around the world. The Paradise tree (a fir tree decorated with apples) represented the Tree of



Knowledge in the Garden of Eden. The Christmas Light, a small pyramid-like frame, usually decorated with glass balls, tinsel and a candle on the top, was a symbol of the birth of Christ as the Light of the World. Changing the tree's apples to baubles and combining this new tree with the light placed on top, the tree that we know today was created.

Frederick, Cedric and Sunflower Sid

www.sandersteadhorticulturalsociety.org.uk

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Strictly Hidden Gem in Croydon

Hidden away off the Mitcham Road in Croydon, is the headquarters of DSI, Dancesport International Ltd. Unbeknown to many Croydonians, DSI has produced the dresses for every series of the BBC programme, Strictly Come Dancing. I recently had the good fortune to attend a tour of the premises and learn more about this very successful business.

DSI, formerly known as Hearn & Spencer Ltd., was founded in 1982 by Geoffrey Hearn and Peggy Spencer MBE, who had taken over "The Alex Moore Letter Service", which had been running since 1933, producing a monthly letter sent to Dance teachers all over the world. This later became a magazine called The Choreographer and the company added the sale of books & LPs, together with videos production. Further expansion saw the sales of shoes and accessories. In 2000, the dress making department was started with the change of name of the company to DSI. Four machinists were originally employed, three of them are still employed today, and now that team numbers twelve. Altogether there are over 25 staff making up the dress & tailoring departments.



The tour, 'Behind the Seams', started with a glass of fizzy wine and a talk about they turn initial designs for dresses for Strictly Come Dancing from the award-winning designer, Vicky Gill, to performance dresses in less than a week! Then we toured the whole premises including the 'magic' crystallising section where all the rhinestones, feathers, tassles etc. are attached. The stockroom revealed a kaleidoscope of sparkling fabrics in incredible bright colours. All our questions were answered by the guide during the tour and at the end we could see all the dresses from previous

Strictly shows as the company keeps ownership of the gowns as the BBC only hires them for the show. This means that they are available for hire after the shows.

Producing the dresses for Strictly only accounts for 4% of DSI's business as they are the 'go to' place for everything Ballroom & Latin with a worldwide mail order service. They also produce costumes for many West End musicals, Dancing on Ice and cruise ship productions.

I really enjoyed my tour. Seeing and feeling the beautiful dresses made me realise the amount of detail which goes into producing each one. Fab-u-lous darling!

CJ

~~

Christmas Music Quiz



Test your knowledge of all those classic Christmas songs

1. Who sang Last Christmas?
2. Which Christmas song begins 'It was Christmas Eve, babe, in the drunk tank...'?
3. Who recorded the original - and still the most famous - version of White Christmas in 1942?
4. Which music legend had a 1964 hit with Blue Christmas?
5. How many 'las' are after the 'fa' in Deck the Halls?
6. Who had a hit in 1985 with the theme tune to The Snowman, Walking in the Air?
7. In the twelve days of Christmas, how many ladies were dancing?
8. Which Christmas song was also the first song broadcast from space?
9. Which Christmassy song plays at the end of the 1988 film Die Hard?
10. What pop singer has been named the 'Queen of Christmas'?

Answers after Nature Notes



We welcome your letters so do **please get in touch** if you have something to share with Selsdon residents.

Please remember to state your name, address, contact number and publication anonymity requirements in **all** correspondence to the Editor. Anonymity can be granted on request, but anonymously sent letters/e-mails will not be published.

I had this letter from a reader who has moved to the Netherlands but still reads the *Gazette* online!

Dear Editor,

Story of Santa from around the World

After university, I moved from the UK to the Netherlands and have been here for the run-up to Christmas for 3 years. Over this time, it has been interesting to see the differences in Christmas traditions and tales.

In the Netherlands signs of the festive period can be seen as early as October, where chocolate letters start to appear in Dutch supermarkets. Children traditionally receive their chocolate moulded first initial on the 5th of December. The evening of 5th is called 'pakjesavond' meaning gift evening where Sinterklaas, the Dutch equivalent of Santa, arriving on a boat from Spain visits, before going to Belgium the following evening. Gifts are either laid outside on doorsteps or like Santa, Sinterklaas will climb down the chimneys.

Speaking to my friends from other European nations, their childhood memories of Christmas vary from this too.

In Italy there are three possible figures that deliver gifts: Santa Lucia (St Lucy), Babbo Natale (aka Italian Father Christmas) and la Befana an old lady from Italian folklore. Depending on the region in which you live, one of these figures will give gifts to children. In northern Italy children receive gifts from Santa Lucia, who arrives on a donkey on the night between the 12th and 13th of December. Families thoughtfully leave out coffee and cake for the Saint. Babbo Natale follows the same routine as Santa Claus, visiting on Christmas Eve. La Befana instead comes on the 6th of January, and she leaves the presents in the socks that kids leave attached to the fireplace.

Moving across to Cyprus and Greece where chimneys are few and far between, Santa Claus arrives on the 31st of December squeezing through the windows of homes to leave presents.



Christmas in Austria starts on 5th December when 'Krampus' figures accompanying St. Nicholas, (Santa Claus), roam around looking for naughty children. These Krampus characters are pretty scary and are dressed as monsters, sometimes they will black your face if they catch up with you. The following day St Nicholas will visit good children telling everyone how well they had behaved and giving them modest gifts such as oranges, dried fruit, sweets and chocolate.

Advent wreaths have four candles which are lit in turn each week of advent. Also, the 'anklopfer' visit houses acting out the shepherds' story accompanied by traditional music. Christmas in Austria is really on Christmas Eve and is still traditional and non-commercial in the villages. The Christmas tree is not decorated until Christmas Eve when the children are taken out and come home to see the decorated tree as a big surprise.

Former resident of Selsdon



Here is a seasonal tale from our regular contributor, Jessica Blake

FATHER CHRISTMAS DELIVERS



Father Christmas sat quietly in his workshop, gazing at nothing in particular, with a frown on his face. The Gnomes, Sprites and Elves, who were making the last few toys for this coming Christmas, kept glancing up from their tasks with concern. Finally, a deputation of Head Gnome, Head Elf and Head Sprite, walked over to where Father Christmas was sitting, and after clearing his throat, Head Gnome carefully asked, "Is everything OK Sir?"

Slowly Father Christmas came out from his reverie.

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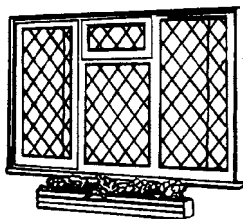
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He suddenly smiled. “We must keep the factory running a bit longer, lads. As you may know, there is yet another war raging, this time in a country called Ukraine, and many children are kept in orphanages underground. I have been pondering about how to deliver their presents and also how to keep our wonderful reindeer safe, and I think I have some good ideas. But” he added thoughtfully, “I wish to gauge your reaction first to my ideas and would appreciate your input.”

The three waited eagerly to hear what ideas Father Christmas had come up with.

“Firstly, I think each child in a cellar or being kept safe underground, needs a cuddly toy. Ho, Ho, Ho, nothing like a cuddle for comfort in a frightening time, eh lads?” He beamed at his interested group. “But these teddy bears, perhaps teddy bears are best?” The lads nodded. “These bears,” he continued need a special feature or two - nothing too complicated because very young children need to be able to operate these additions.” He scratched his head and then continued, “Having the lights go off and hearing sirens and bangs and perhaps feeling the ground wobble from bombing must be very frightening, therefore, I was wondering if the bears could be wearing something like a ‘Davy’ lamp, so when it is dark, if the children press on the centre of the head of their bear, a low light will come on and ease their fear a little.”

The gnomes, elves and sprites were listening avidly to what Father Christmas was saying. He could see from their faces that they were already planning how to make these ideas work.

He smiled warmly at them. “As these children need an extra treat, I was wondering if each teddy bear could have a secret compartment where there could be a packet of sweets, preferably chocolate drops, although of course, there would need to be some ‘Free From’ sweets, but perhaps each teddy could have a colour coded ribbon around its neck. You know, green for Vegan/vegetarian, blue for milk, lactose, and gluten free, and red for ‘free to guzzle anything’. I would leave that for you to work out, you are all so clever. Now may I have your prototypes as soon as possible please?” Still smiling he suddenly added, “I’ve also had an idea how to protect the reindeer from all those flying rockets, bombs and bullets, so I will begin by drawing some of these ideas, such as metal helmets and a form of flak jacket, which will cover their necks and bodies to protect them. Oh, and I will need a helmet and flak jacket too, but I will wear

them under my hooded red coat. When I've delivered the toys to Ukraine and Russia, we will have enough room in the sledge to remove the safety clothing and travel the rest of the world comfortably.”

The four of them walked across the room to their drawing boards. They were going to be busier than normal, to get this all designed and made by Christmas Eve, but what an exciting set of ideas.



One resident got in contact about the letter featured in the October Gazette from Mind in Croydon about the cuts to its funding from the Council.

Dear Editor,

I was appalled that another Mental Health support service run by the wonderful Mind Charity has had to close due to withdrawal of funding. Yet again peoples' mental health has been compromised. Just because it is not always obvious, does not mean that people are not suffering in many ways.

As a user of mental health support in Croydon myself, I cannot stress too strongly that mental health HAS to be put to the forefront of health provision. Depleted mental health can be a dark and isolating place, as I know, and any support service to any sufferer should NOT be forced to be withdrawn.

Thank you Sarah Jones for all you do for the community and please take Sarah's advice should you need help.

Name and address supplied

~~

Poetry Corner

This month Mary Gill gives us her Christmas wish.

CHRISTMAS PRESENT LIST

I wrote my list to Santa
and told him everything –
the presents that I really want,
the parcels he should bring.
Don't care about the wrappings,
the tinsel or the string,
just told him what I wanted,
just told him what to bring....



Bring peace of mind for everyone,
make sure that all are fed,
make sure you bring them sturdy homes,
strong roofs above their head.
Take away the worries
that keep us all awake,
bring us lots of happiness
instead, for Heaven's sake.
Bring swift resolutions
to the arguments and wars,
bring generous hearts to those in charge
and wise heads too of course.
Bring health to anyone who's sick,
bring wealth to those in need,
bring love to all the lonely hearts
bring cures for human greed.
Bring dignity for the abused,
bring justice for us all,
bring healing balm where souls are bruised,
bring help to those who call
for mercy from the cruel doubts
that hold them in suspense,
and most of all, dear Santa,
bring us bags of Common Sense.



LOVE
JOY
PEACE

And here is an old take on the Twelve Days of Christmas

THE TURKEY

On the first day of Christmas, my true love said to me
'I'm glad we bought fresh turkey and a proper Christmas
tree'



On the second day of Christmas much laughter could be heard
As we tucked into our turkey – a most delicious bird.

On the third day of Christmas, we'd people from next door
The turkey tasted just as good as it did the day before.

Day four – relations came to stay, (poor gran is looking old)
We finished up the Christmas pud and ate the turkey cold.

On the fifth day of Christmas outside the snowflakes flurried.
We were nice and warm inside we had our turkey curried.

On the sixth day of Christmas, I must admit, the Christmas spirit died
The children fought and bickered; we ate turkey rissoles fried.

On the seventh day of Christmas my true love gave a wince
As he sat down at table and was offered turkey mince.

Day eight – our nerves were getting frayed; the dog had run for shelter;
I served up turkey pancakes with a glass of Alka seltzer.

On day nine our cat left home, by lunchtime dad was blotto;
He said he had to have a drink to face turkey risotto

By the tenth day the wine had gone (except for our home brew);
As if that wasn't bad enough, we suffered turkey stew.

On the eleventh day of Christmas, the Christmas tree was moulting.
The mine pies were hard as rock, and the turkey was revolting.

On the twelfth day of Christmas dad smacked his lips –
The guests were gone the turkey too. We dined on fish and chips!

Nature Notes from Ted Forsyth – Autumn Fungi 2022



The long summer drought with record high temperatures did not suggest that fungi would be plentiful but perhaps mycelial activity was encouraged and when the rains finally came it was a signal for fungal fruiting to occur. Autumn is the season for spotting fungi but it was on the last day of August when I decided to explore in Selsdon Wood. Langford's Way had up to three Beefsteaks on a tree stump by the side of the path. In Noakes Way where there are two very large tree stumps both had small Beefsteak specimens. In The Wend close to Bluebell Grove another tree stump had a whole collection of small Beefsteaks, while in Smith Grove there was a single larger specimen at the base of a tree, and in Leafy Grove another tree stump held two Beefsteaks. Courtwood Grove produced several Beefsteaks. On later visits the Noakes stump Beefsteak total rose to five, another small specimen appeared near the base of a sweet chestnut in Bluebell Grove, while a very old toppled stump opposite the pool in Linden Glade produced yet another specimen. In a more normal year, we would hope to see one or possibly two Beefsteaks.

(What does beefsteak fungus look like? When young, this fungus looks like a tongue poking out of a tree trunk. As it matures, it begins to look more like a piece of raw steak or liver.)

Boletes grew along most paths but were initially confined to *Xerocomellus cisalpinus*, a yellowish species with a cracking cap surface and reddish streaks on the stem (stipe). The related Red-cracking Bolete, *X. chrysenteron*, is now thought to prefer conifer forests. Later boletes included Suede and Ruby.

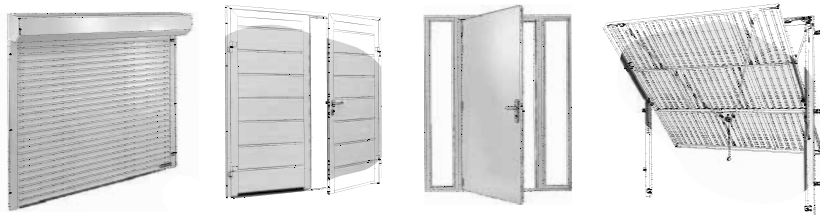
A very decayed conifer stump in West Gorse eventually produced a Yellow Stagshorn, though there cannot be much food value in what is left of the stump, but in Stevens Walk the large fallen conifer produced a long row of Yellow Stagshorn. In Leafy Grove the double stump which gave the Beefsteak had a display of Common Jellyspot on one of the cut surfaces and later this was replaced with Small Stagshorn.

(Staghorns are yellow or orange, greasy and sticky, with curved, blunt horns which are sometimes forked at the tips.)



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Another very decayed stump is in Stevens Walk by the cut-through to David's Crook. Over the years this has grown a crop of Dryad's Saddle fungi, and this year was no exception, but surprisingly it produced a second large display of the fungus.

Magpie Inkcap usually appears one day in small numbers but has frequently been eaten overnight by wildlife. A few were seen in Langford's Way but the surprise came during a walk along Baker Boy Lane when we came across a group of about a dozen. One was small and easily recognised but the rest had escaped the attention of wildlife and had developed stems about 20cm high, though the caps were quite shrivelled.

(Magpie inkcaps have a bell-shaped cap with irregular white patches, which blackens and liquefies to 'ink' as it ages.)

The poisonous Brown Rollrim was found in this area and had also been seen near the Gt Field Exit from The Wend. The poisonous Panther Cap appeared by the side of Langford's Way and Tony identified the poisonous Funeral Bell in Stevens Walk.

Sept into Oct saw more species including the distinctive parasol-type *Macrolepiota konradii*, a first record of Pestle Puffball, and a small group of Wood Blewit which we seldom record. Another first sighting was of a Winter Polypore growing on top of a stump. A few years ago, Heather was doing her usual litter pick in the woods and thought she had spotted more just behind a large tree. On investigating she found instead several clumps of Upright Coral – this year it appeared again.

On our annual guided Fungus Walk this year we spotted 46 species. When a wild plant produces a seed, that seed can grow to produce a complete, new plant. With fungal spores, things are not that simple. From the spore grows a mycelial thread which does not contain all the genetic material to produce a new fruiting body (i.e., a mushroom) and a mushroom will only appear when sufficient threads combine. On occasions, with only partial genetic information, a fruiting body of sorts can make an appearance. The result is described as an anamorph, asexual or conidial stage and does not look like the complete mushroom. Tony discovered a case this year – called *Chromellosporina caerulescens* – a brilliant blue specimen. Unfortunately, it vanished overnight but it is worth looking under Fungal Sightings on the website to see the brilliant colour. Incidentally, nobody knows what the full mushroom looks like but it is believed that it will be a brown cup fungus.

Climate change or just inevitable weather variation from year to year will affect what fungal species appear. I look forward to what turns up next year.

Answers to the Christmas Music Quiz

1. Wham
2. Fairy tale of New York
3. Bing Crosby
4. Elvis Presley
5. Eight
6. Aled Jones
7. Nine
8. Jingle Bells
9. Let it Snow (also known as 'Let it Snow! Let it Snow! Let it Snow!')
10. Mariah Carey (All I want for Christmas is You)

~~

Use up your old postage stamps



After 31 January 2023, regular stamps without a barcode will no longer be valid (special stamps with pictures on and Christmas stamps without a barcode will continue to be valid). You can either use up these stamps before the deadline or swap them for the new barcoded ones.

The stamps that are changing are the familiar ones with the profile of Her Late Majesty, The Queen, on a plain coloured background. The barcodes will enable new services through the Royal Mail app by connecting physical stamps to the digital world.

To swap your non-barcoded stamps for the new barcoded versions you simply complete a Stamp Swap Out form (available online at https://www.royalmail.com/sites/royalmail.com/files/2022-05/Stamp-Swap-Out-Form-under-200-pounds-v1_3.pdf) or by calling the Royal Mail Customer Experience Team on 03457 740740. This form together with your non-barcoded stamps can then be sent back to Royal Mail free of charge by writing on the envelope Freepost SWAP OUT. No other address details are needed.

Local Church Christmas Services



Services at St John's Church, Upper Selsdon Road

Sunday 11th December 10am Christingle Service

Sunday 18th December 6pm Nine lessons & Carols

Saturday 24th December 4pm Crib Service, 11.30pm Midnight Mass

Sunday 25th December 10am Christmas Day

Services at Selsdon Baptist Church, Addington Road

Sunday 18 December 10.30 am Carol Service

Wednesday 21 December 6 pm Longest Night Service

Christmas Eve Saturday 24 December 4 pm Christingle Service
(especially for children)

Christmas Day Sunday 25 December 10.30 am Christmas Celebration for
all the family

Services at Addington Methodist Church, Huntingfield

Sunday 18 December 10.30am Morning Worship with communion, 3pm
Carol Service

Saturday 24 December 3.30pm Carols around the Crib

Sunday 25 December 10.30 am Christmas Day Service



Services at St Columba, Queenhill Road

Masses

Sat 24th Dec 10.30am, 6pm Vigil Mass, 9pm Mass at Night

Sun 25th Dec 8am (Christmas Dawn Mass), 10am (Christmas Day Mass)

Mon 26th Dec - Fri 30th Dec 10am

Sat 31st Dec 10.30am, 6.30pm

Sun 1st Jan 8am, 10am, 6.30pm

Services at St Francis, 146 Tedder Road

Sunday 11 December 6.30pm Carols by Candlelight with Soul Symphony
Choir

Saturday 24 December 11.15pm Midnight Communion

Sunday 25 December 10.30am Christmas Day Communion

Father Christmas is coming to switch on the lights & will then visit our local areas as follows: (All with associated areas)

Mon 5/12 – Farmfields
Tues 6/12 – Norfolk Ave
Wed 7/12 – Ewhurst Ave
Thurs 8/12 – Benchfield Road
Fri 9/12 – Courtlands Close
Mon 12/12 – Kersey Drive
Tues 13/12 – Sundale Ave
Wed 14/12 – Chapel View
Thurs 15/12 – Bird Sanctuary
Fri 16/12 – Huntingfield
Mon 19/12 – Shaw Crescent
Tues 20/12 – Byron Road
Wed 21/12 – Hamsey Green
Sat 24/12 – Elmfield Way (outside the shops)



Come & help us to deliver the Xmas Cards or collecting with Santa. Details of the routes, shout-outs & gift aid will be through your door in late November. Watch this space & our website <https://www.rotarysandersteadandselsdon.com/christmas> or our facebook page <https://www.facebook.com/rotarycroydonsouth/>
Contact our secretary, on 07774 186792

~~

Christmas Cracker Jokes

Here are a few jokes to make you cringe. Answers at end of gazette.

1. What happens to elves when they are naughty?
2. What happened to the man that stole an advent calendar?
3. Who delivers presents to pets?



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- ❖ domestic and laundry services
- ❖ social spaces for activities (lounge and garden)



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Information is also available from our website – **www.eldonhousing.org**

4. Who is Santa's favourite singer?
5. What goes ho ho whoosh, ho ho whoosh?
6. What's a parent's favourite Christmas carol?
7. What do snowmen wear on their heads?
8. Who's Rudolph's favourite pop star?
9. How does Good King Wenceslas like his pizzas?
10. Why did no one bid for Rudolph and Blitzen on eBay?

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Selsdon Centre for the Retired Can you help us to help our users?

Many of our retired community will know the Selsdon Centre well and, hopefully, many will have popped in for lunch or to have a warm drink with friends. Maybe you've been to one of our fabulous live music events, which we often put on with an accompanying afternoon tea. Or perhaps you love Bingo with fish 'n chips instead? We aim to appeal and cater to all at the Centre. If you have any special requests for what you'd like to see planned for future events, please let us know and we'll try to include it, if possible.



We enjoy putting these events on for you as we know you get a lot of pleasure from them, which is why we do them! But it costs lots to host these events and we'd love be able to do more as we're such a valuable local resource and we rely entirely on our own fundraising efforts to make these special events happen. We'd like to appeal to any suitable local companies which may wish to help us by sponsoring any of our events? One or more? We can give you local, free advertising connected with the event, plus publicity on our website and social media pages for a relatively small sum. And, your company has the pleasure of knowing that its charitable efforts are going a long way towards making our elderly community happy by allowing them to have fun at the Centre. Who doesn't need fun in their lives right now? We understand money is tight, but hope we can find a mutually agreeable sponsor to help.

All enquiries to Susan at selsdon.centre@btinternet.com or call 0208 651 1111 to leave your details in an answerphone message to discuss your interest further.

Recipes for Making your own Mulled Wine

Alcoholic Mulled Wine

Ingredients

- 1 large orange
- 3 lemons
- 12 cloves
- 2 satsumas or clementines
- 2 x 750ml bottles red wine
- 2 cinnamon sticks
- 150g/5½oz caster sugar (optional)
- brandy, to taste (optional)



Method

1. Carefully peel the zest very thinly from the orange and lemons using a vegetable peeler. Squeeze out the juice and reserve.
2. Stick the cloves into the satsumas.
3. Pour the wine, 1.2 litres/2 pints of cold water, and the citrus peel and juices into a large, heavy-based saucepan. Add the clove-studded satsumas and cinnamon sticks. Bring the mixture just to the boil, then reduce the heat until the mixture is simmering, cover the pan with the lid, and continue to simmer for about 1 hour. Stir in the sugar gradually during cooking, until the mulled wine is sweetened to your liking (you may not need all of the sugar).
4. Strain the mulled wine and serve hot in cups.

Non-Alcoholic Mulled Wine

Ingredients

- 500ml pomegranate juice
- 25g golden caster sugar
- handful of frozen blackberries
- 250ml apple juice
- 1 cinnamon stick
- 1 star anise
- 4 cloves
- 3 black peppercorns
- 1 orange, quartered



Method

Put the pomegranate juice, sugar, blackberries and apple juice in a saucepan. Add the cinnamon, star anise, cloves, peppercorns and

orange. Heat gently until simmering. Taste for sweetness, then strain into heatproof glasses.

Many thanks to bbcgoodfood for these recipes

~~

Walking together through grief



The next Bereavement Support Group will run from 18th January 2023 for 5 weeks until 15th February. It will be held in the coffee lounge at the Church and runs from 2 - 3.30pm. The group is open to all and is suitable for anyone who has suffered loss of any kind.

We meet at Selsdon Baptist Church, Addington Road.
For more information and to book a place please call Dawn on 07718 189033 or Jane on 07561 869620 or email - bereavement@selsdonbaptist.org.uk

Or pop into the Stepping Stones Café held at the Church every 2nd Wednesday of the month open from 10am.

~~

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The Selsdon Gazette's Future?



If we are to continue the task of delivering 4000 hard copies to our residents, we need to expand our existing team of helpers, some of whom are not exactly in the full flush of youth!

Therefore, we need to recruit more residents who are prepared to give us as little as 30 minutes, once a month, for 11 months a year so we can keep your gazette coming to your door.

Ideally, we would like to see more people doing less.

We basically have two roles that we need help with:

Distributors, who collect by car their consignment from me and distribute them to their deliverers (my personal round has the most drops and takes me about an hour).

The Door Deliverers are the lifeblood of the effort. Ideally we would like each deliverer to have a round of 50 homes.

We aim to match Distributors and Deliverers to their local area.

The SRA does not often ask for help, but the printed Gazette is facing an uncertain future unless we can find more help.

If you are prepared to join the effort, please contact me on 07511 431 207 or email me, Phil Roberts on pjsroberts@hotmail.com (Distribution Manager)

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Can you help keep the Selsdon Christmas lights shining brightly?



Without increasing our income we do not know for how many more years we can keep our fantastic Christmas lights. To help raise funds the SRA have joined *Easyfundraising* under the name 'SelsdonChristmaslights'.

If you ever **shop online** you can raise a donation for us, at no cost to you, by using the well trusted 'Easyfundraising' app or site, as your starting point, over 4,000 retailers and other websites (most of your usual shops

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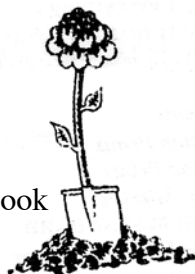
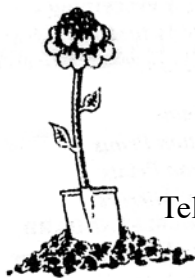
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Please tell as many people as possible about this easy and financially painless way to support our local worthy cause. The more people you can pass the link to, hopefully, the more we will raise.

<https://www.easyfundraising.org.uk/causes/selsdonchristmaslights>

WHAT TO DO

1. Use the link above to go to the correct easyfundraising webpage
2. Make a free account and if you request that the automatic reminder link is added to your tool bar then it will appear on your screen whenever you go to a participating seller's website.
3. Search for a retailer and select.
4. Now on the retailers site make your purchases as usual.
5. A donation is made by the retailer to Selsdon Lights when you pay for your goods.

Thank you, in advance, for your support – from the SRA Committee

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Should I Repair or Replace My Boiler?

It is a common question that our engineers get asked 3 or 4 times every single day! Unfortunately, the plumbing and heating industry is a magnet for dishonest sales and tradespeople trying to make a quick buck without considering what is best for their customers in the long term. Unsurprisingly because of this, the UK has one of the highest replacement rates of boilers, with one of the shortest life expectancies for new boiler installations in Europe.

Don't get us wrong; there are certainly times when replacing your boiler is a better option than repairing it, but not as often as some would have you believe.

Below we will run through a few of the primary considerations we advise our customers to consider before deciding to repair or replace their boiler.

How long should a boiler last?

As a general rule of thumb, if your boiler is 15 - 20+ years old, then it's probably time to consider a replacement. 15-20 years is the lifetime of a well-installed and adequately maintained boiler.

If your boiler is 10 -14 years old, then the boiler is repairable. Depending on the condition and the quality of the installation, it might be time to start planning for a replacement. Still, parts will undoubtedly be readily available, and you should not let any pushy salesperson scare you into replacing a boiler when you do not want to.

If your boiler is less than 10 years old, you should not be considering replacing it, nor should an honest engineer or heating company advise you to replace it.

The only exception to this is if the installation was so bad that the boiler is considered to be dangerous. Or, the heating system has never been cleaned, leaving the boiler in such lousy condition that repairing it will cost almost as much as replacing it then, and only then, should you even consider replacing a boiler less than 10 years old.

Thankfully in our experience, installations this terrible are very uncommon.

When should I replace my boiler?

As mentioned above, the condition of your current boiler is a crucial factor to consider when deciding whether to repair or replace your boiler.

It's not just the initial cost of the boiler repair; it's also the possibility of future boiler repairs and the disruption these can cause to your life.

If your boiler is installed correctly, adequately maintained, and serviced annually, you shouldn't have too much trouble. A Which? study found that on average, only 18% of boilers breakdown each year, and only 3% of homeowners would save money from having boiler insurance cover from providers like British Gas, meaning the odds are overwhelmingly in your favour.

If the boiler breaks down 2 or 3 times a year, you might consider insurance cover or a replacement boiler. Still, if your boiler is breaking down, there is almost certainly an underlying problem that will need to be addressed before replacing the boiler; otherwise, the same issues will persist with a shinier box on the wall.

Should I upgrade my heating system?

The heating system is something that sadly gets grossly overlooked and neglected in most UK homes. From the initial installation to annual maintenance to the new installation, people seldom take any time to consider the impact of the HEATING SYSTEM.

If you think of your boiler as a car, the heating system would be the road network. Anyone who has lived, worked, or visited central London would have at some stage seen a rusty old van in a traffic jam with a £250,000 Ferrari stuck behind it. The point is it doesn't matter how technically sound the Ferrari is, if it isn't in the environment it was built for, then it's no better suited than anything else.

The same can be said for your boiler. Most heating systems in the UK were installed in the 70s & 80s, and very little, if any, consideration would have been given to things like flow rates and energy efficiency, so simply replacing the boiler will probably mean you won't fully benefit from the potential energy savings. In addition, as the boiler is trying to work in an environment it wasn't designed for, you'll likely experience the same issues as previously.

Put simply, unless you're at least willing to consider upgrading the heating system, you could end up with an expensive Ferrari stuck behind a rusty old van.

How much should a boiler repair cost?

The price of a boiler repair will vary depending on many things, including what is wrong with the boiler or heating system, where you live, what time and what day you want your boiler repaired, whether you use a sole trader or a larger company and the skill of the engineer or how long the engineer takes.

On average, boiler repairs in London will range from £90 - £450. However, if the primary heat exchanger needs replacing, it can cost £1500 for the materials and labour depending on what type of boiler you have.

If the repair costs more than £1000, you might want to consider replacing the boiler instead. Still, a new boiler will likely cost from £2000+ from a good company who do the installation correctly, so you need to consider how reliable has the boiler been in the past, can you afford to replace the boiler, and if you get a cheap boiler installation will you be in the same situation in a few years?

How much should a new boiler cost?

Like the cost of a boiler repair, a new boiler installation price will vary depending on where you live and what type of boiler you want. The condition and age of the heating system will also affect the final price.

There are many cheap 'boiler slingers' available nowadays to 'chuck a boiler on the wall' for a relatively low price, but this is the exact reason we have such a dreadful waste mentality for new boiler installations in the UK, and probably a contributing factor to why you're reading this article now.

The truth is a gas boiler is not just another kitchen appliance, it's a highly technical, finely engineered piece of plant, and it needs to be installed as such. A proper boiler installation with a complete system clean, upgraded controls, and possible system alterations will cost anything from £3000-5000 and up to £10,000 if you're changing the cylinder and having the whole system upgraded.

How efficient is my old boiler vs The energy savings of a new boiler installation?

As already mentioned, the boiler is only one part of the consideration when talking about efficiency.

The efficiency ratings advertised by manufacturers are often measured in perfect conditions on new heating systems in well-insulated houses using modern controls. Unfortunately, the reality is often far from this. As a result, most condensing boilers operate at 10-25% below their potential.

It doesn't stop there because the boiler you're considering replacing is likely to be an older D-rated non-condensing boiler. As a result, it will probably be better suited to an old dirty system than the modern A-rated condensing boiler, and the actual energy savings will be marginal at best.

Unfortunately, the only way to fully benefit from the massive potential a new boiler offers is to put it in the environment it was meant for and also upgrade your controls to weather or load(room) compensation, thoroughly flush your heating system and potentially upgrade some radiators and pipework otherwise you could

end up with an expensive Ferrari stuck behind a rusty old van.

Is it more economical to repair or replace my boiler?

As we've already discovered, simply replacing the boiler doesn't equate to guaranteed energy savings, but with an extended guarantee, is it financially more economical?

Well, in short, no. The process of installing a new boiler has a significant impact on both the environment and your finances, from the manufacture to transport to the actual installation, every part of the installation process produces vast amounts of CO2, and we already understand that to install a new boiler properly will cost anything from £3000 - 5000.

Compare this to a boiler repair with no need to transport and manufacture a new appliance; parts can be refurbished, environmentally, and economically friendly. In addition, many boiler repairs will not even need parts to be replaced.

It's also worth considering that unless you're going to go the full mile and get the boiler appropriately installed, it's very likely that when you do need to use your manufacturer warranty, it could well be void if the installation doesn't meet the manufacturer's requirements which will mean you're stuck with a relatively expensive, inefficient, poorly installed boiler with no warranty that will be just as unreliable as the one you've got rid of.

Will you be moving home in the next 10 years?

A significant reason for people deciding to replace their boiler as opposed to repairing the boiler is the extended guarantee that most manufacturers offer, but if there's a chance that you could be selling up and moving in the next ten years, is it worth spending up to £5000 on a new boiler?

It's also worth noting that the guarantee is often for the customer, not the property, so if you sell with 5 years of the guarantee left, it won't always be allowed to be transferred to the new owner.

Summary

Customers need to take the time to consider the above points before rushing out and spending £1000s of their hard-earned pounds on a new boiler that probably isn't needed and almost certainly will not deliver what they expect, unless it's designed and installed correctly, as part of a heating upgrade and not just a boiler swap.

Many thanks to Lee Moloney from Heatsy Ltd for this useful article.

~~

Christmas Cracker Answers

1. Santa gives them the sack!
2. He got 25 days.
3. Santa Paws
4. Elf-is Presley
5. Santa caught in a revolving door!
6. Silent Night!
7. Ice caps.
8. Beyon-sleigh!
9. One that's deep pan, crisp and even!
10. Because they were two deer!

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A SELECTED LIST OF SELSDON ORGANISATIONS

The information provided is, we hope, accurate, but we cannot take any responsibility for any mistakes. Any alterations should be sent to the Editor.

CHURCHES

Forestdale & Selsdon Community Church	8657 0078
St John the Divine (Church of England)	Parish Office 8657 2343
Selsdon Baptist	Office 8651 4308
St Columba's (Roman Catholic)	8657 3747
St Francis (Church of England)	Monks Hill 8657 7864
Croydon Jubilee Church	Office 8651 2807
Upper Selsdon Road Hall (Christian meeting place)	8657 2417
Church of Jesus Christ of LDS	Bishop Hawkins 01883 349914

DOCTORS, DENTISTS & EMERGENCY CARE

Farley Road Medical Practice	8651 1222
Queenhill Medical Practice	8651 1141
Selsdon Park Medical Practice	8657 0067
Croydon University Hospital (formerly Mayday Hospital, 24/7)	8401 3000
New Addington Minor Injuries Unit (Mon-Fri 14:00-22:00/Sat-Sun 12:00-22:00)	8251 7225
Purley War Memorial Hospital (Urgent Care Centre, 08:00-20:00, 365 days/year)	8401 3238

CLUBS, GROUPS & CHARITIES

Arts Society Croydon Area	Jean Aarons	Website: https://tascroydonarea.org.uk	
CONTACT (neighbourhood care)	Jasmine Singh	8651 4944	
Selsdon Centre for the Retired	Craig Anderson	8651 1111	
Croydon Hearing Resource Centre	Office	8686 0049	
Bourne Society	Roger Packham	01883 349287	
Crest Badminton Club (Fri pm)	Sue Fairchild	020 8657 3761	
Coulsdon Masonic Lodge	Colin Lynch	07801 453474	
Croydon Natural History & Scientific Society	Brian Lancaster	8668 6909	
Croydon Recorded Music Society	Liz Brereton	8656 7382	
Croydon Voluntary Association for the Blind		8668 2486	
Cruse Bereavement Care Helpline		8916 0855	
Friends of Littleheath Woods	Ian Leggatt	8651 1140	
Friends of Selsdon Wood	see website: www.friendsofselsdonwood.co.uk		
Rainbows, Brownies, Guides & Senior Section			
Girlguiding UK: http://www.girlguiding.org.uk/get_involved.aspx		0800 169 5901	
Parkinson's UK Croydon & District	Jacky Green	01737 355487	
Police (Selsdon & Ballards SNT)	Beat Officer:	8721 2464	
RSPB, Croydon Local Group	John Davis	8640 4578	
Rotary Sanderstead and Selsdon	Wendy A Parr	07774 186792	
Probus Club of Croydon South	John Barker	8657 2093	
St John's Dramatic Society	Caryl Rapps	8651 1326	
St John's Wives	Jane Guglielmi	8657 6672	
Sanderstead Local History Group	www.sandersteadlhg.co.uk		
Sanderstead Plantation Partners	Michael Lishmund	020 8651 2760	
1 st Selsdon & Addington Scout Group:	Website: www.1stselsdon.org.uk		
Beaver Colony (6-8yrs)	beavers.1stselsdon@gmail.com		
Cub Pack (8-10yrs)	cubs.1stselsdon@gmail.com		
Scouts Troop (10-14yrs)	scouts.1stselsdon@gmail.com		
Croham Valley Explorers	Anthony Woodin	020 8651 3780	
2 nd Selsdon & Addington Scout Group:	Website: www.2ndSandAScoutGroup.org.uk		
Selsdon Art Group	Mrs F Hooper	07973 412952	
Selsdon Bridge Club	Tony Cherrett	01883 730304	
Selsdon Community Hall	Tim Potter (Centre Manager)	8657 4300	
Selsdon Afternoon Townswomen's Guild	Elizabeth Veasey	8657 1092	
Selsdon Floral Club	Maureen Browning	8651 5821	
Selsdon Social Club			
Selsdon Tennis Club	Geoff Littlewood	8651 4748	
66 (Selsdon) Squadron Air Training Corps	Rob Cleeter	8651 5958	

