

# January 2026

# THE SELSDON GAZETTE

**Editor:** [selsdongazettesra@gmail.com](mailto:selsdongazettesra@gmail.com)

**Website:** [www.selsdon-residents.co.uk](http://www.selsdon-residents.co.uk)

**Advertising Enquiries:** Chris Jones, [selsdongazettesra@gmail.com](mailto:selsdongazettesra@gmail.com)

**Gazette Finance Manager:** Jenny Bradley, [sragazettejb@gmail.com](mailto:sragazettejb@gmail.com)

**Distribution:** Enquiries to Chris Jones, [selsdongazettesra@gmail.com](mailto:selsdongazettesra@gmail.com)

Copy for the Gazette should reach the Editor by 20<sup>th</sup> of each month and email attachments should be in Word or PDF format. Advertisements must reach the Advertising Manager by 15<sup>th</sup> of each month, with payment in full received by close of business that day.

There is no August Gazette.

The view expressed by contributors to the Selsdon Gazette are their own and are not necessarily those of the Editor, the Selsdon Gazette or the Selsdon Residents' Association. All letters printed as received.

The publication of advertisements in the Selsdon Gazette does not imply any warranty on the part of the Selsdon Gazette or the Selsdon Residents' Association as to the quality of services offered by the advertiser. Residents should make such enquiries as they think necessary about any provider of goods or services.

**Special Front cover:** Winner of the 'SRA Design the January SRA Centennial Cover' Competition' by the Golden Ark Community Art Group.

**Gazette cover:** Janet Sharp's Design.

**Middle four pages:** The 100 faces of Selsdon.



## Your new life, delivered perfectly

Every year, we help thousands  
of people start their new  
adventures.

Where can we move you?



REMOVALS | STORAGE | SHIPPING

**01883 74 1000**

[www.sandersteads.com](http://www.sandersteads.com)  
[info@sandersteads.com](mailto:info@sandersteads.com)

# Selsdon & District Funeral Service



- Your Local Funeral Director
- Independent and Licensed Funeral Directors
- Extensive Range of Memorials
- We Serve All Denominations in Any Area
- Pre Paid Funeral Plans
- Over 50 Years Experience



FOR IMMEDIATE PERSONAL ATTENTION

PLEASE TELEPHONE: **020 8657 0030**

We provide 24 hour assistance



**Golden Leaves  
Funeral Plans**

204 Addington Road  
Selsdon, Surrey. CR2 8LD  
[www.selsdonfunerals.co.uk](http://www.selsdonfunerals.co.uk)  
[info@selsdonfuneralservice.co.uk](mailto:info@selsdonfuneralservice.co.uk)

  
**manor gardens**  
**TREECARE**  
— Est. 1981 —



020 8657 7667



07931 220044



[manorgardenstrees@yahoo.co.uk](mailto:manorgardenstrees@yahoo.co.uk)



[manorgardenstreecare.co.uk](http://manorgardenstreecare.co.uk)

All aspects of modern arboriculture  
Insured and qualified

**Tree Reductions**

**Tree Removal**

**Stump Removal**

**Woodland Management**

**Hedge Cutting**

**Site Clearance**

# **SELSDON RESIDENTS' ASSOCIATION**

mail2.selsdonresidents@gmail.com

## ***Committee 2025/2026***

Hon. President: Pamela Holden

Chair: Sheila Childs

Vice-Chair: Linda Morris

Secretary: Trevor Stotten

Hon. Treasurer: Iris Jones

Committee: Yvonne Huber

Su Yates

Peter Underwood

Ian Leggatt

Janet Sharp

Chris Jones

Geoff Bailey

Kenneth Davis

Martina Enwood

Jane Plowden

## ***Councillors for Selsdon & Addington Village Ward***

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

Cllr Joseph Lee Joseph.lee@croydon.gov.uk 07458 092567

## ***Councillors for Selsdon Vale & Forestdale Ward***

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

Cllr Fatima Zaman Fatima.zaman@croydon.gov.uk 07458 092567

## ***Councillors for Sanderstead Ward***

Cllr Lynne Hale Lynne.hale@croydon.gov.uk 0208 651 2229

Cllr Yvette Hopley Yvette.hopley@croydon.gov.uk 0208 640 7033

Cllr Helen Redfern Helen.redfern@croydon.gov.uk 07783 152334

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 a very special edition of the Selsdon Gazette, celebrating one hundred years of the Selsdon Residents' Association. The colourful outside cover of the Gazette is a copy of a piece of community art, masterminded by Maria Emmett of The Golden Ark. You can probably identify many of the landmarks that are depicted, but just in case you are not sure, there is a guide to them in this gazette. Maria and her contributors are the winners of our competition for designing the cover of this special gazette. Additionally, inside the front and back covers you will find a list of the past and present main officers of the Selsdon Residents' Association over its 100 years.

In this 100<sup>th</sup> year of the Association the SRA have run many events: the Easter Egg Hunt; the 'Grow the Largest Vegetable Competition'; Selsdon Heritage Walks; the 'Views of Selsdon' Photo Competition; the SRA Community Fair in Selsdon Wood; and the New Christmas Lights Switch-on Event. We also wanted to have a snap shot of Selsdon today and invited residents to send in photos. So, in the middle pages of this Gazette, you will find the '100 Faces of Selsdon'. Can you spot anyone that you know? Many thanks to Tracy Carrington and Sky at John Ruskin College with their help with this.

The Gazette would not be delivered to you without our army of volunteers. Sometimes our deliverers are unable to do a delivery due to a holiday or ill health. If you think that you could take on a temporary delivery, please get in touch with me ([selsdongazettesra@gmail.com](mailto:selsdongazettesra@gmail.com)) with your name, address, phone number and email. I always try to match deliverers with a round near to where they live.

I have, again, included the QR code which will take you directly to the Selsdon Residents' Association website from where the Gazette tab can be selected to give you the whole catalogue of recent Gazettes.



As always, please keep your photos, letters, poems and articles coming in. This magazine is for Selsdon, so it is good to hear about things affecting local residents.

**Chris Jones**

🌀 SUBMISSIONS FOR THE FEBRUARY 2026 EDITION  
SHOULD BE WITH THE EDITOR NO LATER THAN  
20<sup>TH</sup> JANUARY - PREFERABLY BEFORE! 🌀



**GAZETTE COVER  
COMPETITION TO CELEBRATE  
THE 100<sup>TH</sup> ANNIVERSARY OF  
THE SELSDON RESIDENTS'  
ASSOCIATION**



The winner of the Gazette Cover Competition was the 'Selsdon Community Painting 2026' and the contributors were:

**Maria Emmett** - The Art Piece originator, coordinator, researcher and motivator! (Member of Croydon Art Society, Local Business founder)

David Knight (aged 5)  
Evie Alger (aged 9)  
Richard Mullins  
Steve NHS  
Olha Knight  
Jeff - (painted the Selsdon Wood Bear & Church)  
Chris Adams  
Paul March & Jonah Clay  
Uma Nunn  
Sam Davenport  
Colin Lynch + Bobby Mc Gee (the black labrador in the painting)  
Rob Mills  
Kevin Skinner  
Friends of Selsdon Wood  
Chris Jones (photo archives)



The painting was mainly acrylics on canvas, together with some other media.

The group were inspired to produce this painting by the Centenary of the Selsdon Residents' Association, Selsdon, the Community's spirit and the beautiful landscape Selsdon is surrounded by.

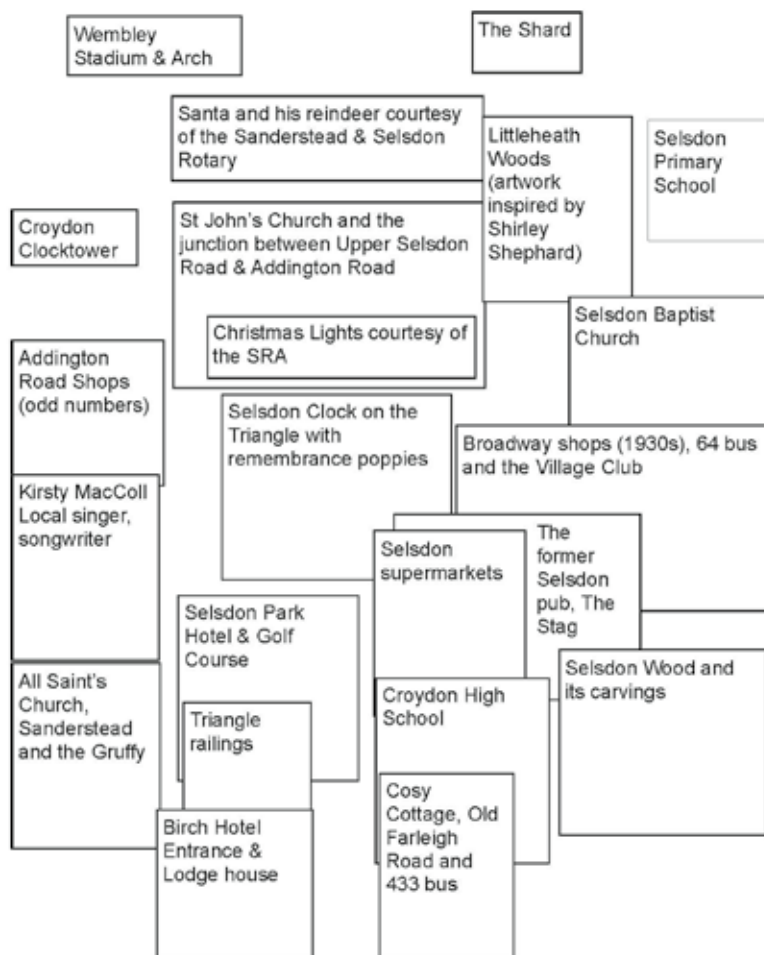
They want this Community Art Piece to be exhibited across Selsdon e.g. The Golden Ark, the Library and local schools, Croydon and maybe London. After being on display, the painting will be sold by auction (details to follow). A percentage of the proceeds of the sale will go to local charities (e.g. Contact, Children's Charity), and the rest will cover the contributors' time and materials.

Congratulations to all the other competition entrants: Katie Swinnerton, Fiona Bowles, Evie Alger, David Knight and Janet Sharp.

## January 2026 Selsdon Gazette Cover

Landmarks painted starting from the top of the painting, Selsdon Centenary Community Painting 2026.

### North



### South

## 100 Years Ago - Saturday 2<sup>nd</sup> January 1926



On that evening about 50 owner occupiers from the new semi-detached houses that had recently been built in Selsdon walked along the Addington Road to the Brand Hall in Sanderstead to 'discuss several matters of interest to the residents and particularly in regard to the rateable assessment and travelling facilities.

The meeting had been convened by Mr R Low and T A Fisher and was opened by the first gentleman, who agreed to act as a temporary Chairman. Mr Low read out a circular letter that had been sent to all the new residents on the estate and said he thought the following items needed to be discussed for the mutual benefit and convenience of residents:-

1. Rateable assessment (the basis on which the rates, now Council Tax, were fixed)
2. Travelling facilities
3. Postal facilities
4. Educational facilities for children
5. Recreation Ground

After a discussion, Mr J W K Nichols proposed that an Association of Owner-Occupiers of the Selsdon Garden Village be formed, and when put to the vote was carried unanimously. Eleven gentlemen and one lady, Miss W Gordon, volunteered to stand for a temporary committee of seven for a term of two months to set up the Association.

The meeting then agreed that the new committee should direct their attention to the first two matters, but listed six other matters needing attention (including lighting from Selsdon to Sanderstead) and comments were also made about the constitution of the new association.

After thanks were given to the Rector of Sanderstead for the use of the hall, the meeting closed at 10pm, but immediately afterwards the committee met, elected Mr Nichols the Chairman, decided to obtain information about the rateable value of similar houses in Coulsdon, agreed to tell all owner occupiers that they intended to appeal against their assessments and paid 5 shillings (about £20 in today's money) for the hall and 2/6d (again about £10) to the caretaker.

Unfortunately, the earliest Committee meeting minutes no longer exist, but



# JEFF BORKETT - ELECTRICAL SERVICES

## LOCAL ELECTRICIAN

Free estimates, no call out charge, all electrical work undertaken,  
fixed price quotations, fully insured

- Consumer unit upgrades
- Fault finding
- Freeview, SKY, data, HDMI, phone installations
- Landlords safety Certificates
- Home buyers electrical inspection, test & report (EICR)
- CRB Checked
- Full or partial re-wiring
- Additional socket outlets/lighting points
- LED lighting
- Outside/security lighting
- Domestic/commercial installations
- Extensions, garden sheds, office, playroom electrical installations



All work completed and tested to comply  
with the current IET wiring regulations BS 7671  
Part 'P' (Electrical Safety) Compliant



0208 651 0177/07951 015264  
[www.electricalservicescroydon.co.uk](http://www.electricalservicescroydon.co.uk)

# ALPHAGLAZE

020 8651 4424

[info@alphaglazecroydon.co.uk](mailto:info@alphaglazecroydon.co.uk)  
[www.alphaglazecroydon.co.uk](http://www.alphaglazecroydon.co.uk)



## EXPERT DOUBLE GLAZING AND WARM ROOF SPECIALISTS

Boasting over 25+ years experience in the industry, we are well practised in the installation of ALL double and triple glazed windows, doors, and conservatories.

Get in touch with us today for a FREE bespoke quote

# Calm Water Plumbing

07905 267095

**Plumber and Heating Engineer**

Selsdon based

Boiler service, repair, replacement

Central heating systems maintained

Thermostats and smart controls

Plumbing faults

Unvented cylinders

**Roy Brady**



584453

07905 267095 | [contactplumber@gmail.com](mailto:contactplumber@gmail.com) | [calmwaterplumbing.co.uk](http://calmwaterplumbing.co.uk)



# KANE'S

Quality Florist

FLORAL DESIGNS FOR EVERY OCCASION



**Bouquets • Arrangements • Events • Weddings • Funerals**

***Personal Attention Assured***

**Delivered to Croydon and surrounding areas, open 7 days**

**020 8656 3233 OR 020 8656 7020**

[www.kanesflorists-croydon.co.uk](http://www.kanesflorists-croydon.co.uk)

[www.kanesfloristscroydon.co.uk](http://www.kanesfloristscroydon.co.uk)

**Farleigh House Farm, Farleigh Common CR6 9PE**



it appears that during the dark evenings of January they produced draft rules for the Association and were able to report progress in a number of matters raised at the inaugural meeting.

On January 25<sup>th</sup> they had met the Overseers for the Poor, who were responsible for setting the rateable values of properties. They had offered to reduce the gross value from £26 (about £2000 in today's money) to £24 and the Committee thought that this should be accepted – if they made a formal appeal, it might be increased rather than reduced.

In the early days the Association held public meetings every month, except during the summer. The next meeting on February 6<sup>th</sup> attracted 70 residents and lasted from 7.10 to 10.40pm. Obviously a lot of business was got through. The rating proposal was agreed, two sub committees were to be set up to look for a sports ground and to initiate social activities. The draft constitution was then examined rule by rule and many amendments were made. The permanent officers were proposed and elected, the temporary committee were re-elected en bloc and a vacancy filled. Other matters raised were the excessive water rates, Costain's scheme to number the new houses, electric wiring, Costain's commitment to carry out any house repairs in the first year, Costain's gift of silver birch trees to the new owners (with 320 applications already being made) and Costain letting some of the houses to their employees. It was also agreed to set up a bulk buying scheme.



By the March 25<sup>th</sup> meeting, the bulk buying scheme was in operation; a petition was to be sent to the Police to allow the East Surrey Traction Company to run a bus to South Croydon, but it appears that Mr Costain Jnr told the meeting that the Costain bus already provided would continue. A first whist drive had

been held and two schemes were put to the meeting:

- 1) To purchase a piece of land offered by Costain to lay out tennis courts and erect a pavilion
- 2) To form a club to play on the Seldon Park Hotel courts.

After discussion it was decided to form a club but to purchase the piece of land.

The Association soon got underway. The present Selsdon Tennis Club owe their origins to the SRA at this time. The bulk buying scheme did not last very long. The Costain bus ran until November 1926, when the

Police allowed East Surrey to run a proper service, once Upper Selsdon Road had been widened. The need for primary education (a lot of the new residents were young married couples) was pressed but it was not until May 1928 that a temporary Selsdon school was opened; by then 51 out of 68 pupils at Sanderstead school walked each day from Selsdon. In fact, Sanderstead school then had to close because of lack of numbers! Costain soon dropped 'Selsdon Garden Village' for the more prestigious sounding 'Croham Heights'; its healthy height above sea level was a major selling point at the time (no fogs/smog). In October 1926 the Association voted to be called the Croham Heights and Selsdon Residents' Association and it was not until 1931 that Croham Heights was quietly dropped from the title.

This report is reproduced from an editorial report by a previous editor, Ted Frith

~~

## **SRA NEWS 'n' VIEWS**



Happy New Year to everyone, especially the "Gazette " Team, without whom you would not be reading this. We celebrate the SRA Centenary in February with our 100<sup>th</sup> Celebration Tea. Invites to volunteers/supporters went out in December, but places are limited in St Johns Hall, so if you received an invitation could you reply to me asap,

please, so as not to be disappointed.

### **Christmas Lights**

The switch-on was a success as usual even though the lights were not as we had originally ordered, but nevertheless they shone brightly and people gave generously towards the cost. The following traders were kind enough to donate:

Hubbard and Torlot

Zain's Barber

The Royal Tandoori

Raz Barbers

The Sun Lounger

The Golden Ark

Vintage 62

El Patio

Tudor Library

Kiba

Selsdon Nail Salon

Gem Nails

Mr Dry Clean

Collection boxes were in the Village Club, Wetherspoons and the Golden Ark.

## **Croham Valley Road**

The roadworks are to upgrade electrical cables and will be ongoing into April 26 towards the Addington Tower, the junction of Croham Valley Road with Ballards Way will be closed on 5-18 January as work passes that crossroads. Live updates can be found at <https://www.ukpowernetworks.co.uk/beddington-to-addington>

## **Litter Pick February 14<sup>th</sup> at 09.45**

Do come and join us at the triangle, all equipment supplied by Croydon Council and free tea/coffee afterwards provided by Wetherspoons.

Wishing you all a happy and healthy 2026!

***Sheila Childs, Chair, SRA***

~~

## **COUNCILLORS' NOTES FROM ROBERT WARD**

### **RESIDENTS' ASSOCIATION CENTENARY**

We would like to congratulate Selsdon Residents' Association on its centenary and one hundred years helping to make Selsdon a great place to live and work. We owe much to those early pioneers and their successors.

At a pace unheard of today, following approval of the first 146 houses in January 1925 by the then Purley and Coulsdon Council, the first residents moved in later that year. A film of the official opening by Lord Clywd on 24<sup>th</sup> July 1926 can be found on YouTube by searching for "Croham Heights". In his speech, Lord Clywd expressed the opinion that you might search the country through and through and not find a more beautiful spot for a residential area. The Selsdon Community Plan based on a consultation with residents showed that preserving our green spaces remains a priority to this day. Preserving that legacy is a priority for residents and for your councillors.

### **HIGH STREET BLITZ CLEAN**

Due to delays with the previous 'blitz clean', and the need to avoid activities extending over the Christmas period, the blitz clean of our High Street was deferred until January.

Croydon's 'blitz cleans' are aimed at restoring pride in our district centres with each one tailored to the local area. They start with a walkabout with residents and businesses to understand the issues they are experiencing.

Our blitz squad then carries out a range of targeted activity over several weeks, from tackling fly-tipping to removing graffiti, deep cleansing streets, providing trading standards advice for businesses, and enforcing against illegal parking.

Small businesses will be supported to remove and prevent graffiti and fly-tipping on their property. Where needed, we provide a first clean free of charge and provide advice and tips to keep shops looking great.

## **ZERO TOLERANCE CRACK DOWN**

Croydon Council is significantly increasing enforcement activity across the borough. Intelligence-led action is tackling antisocial environmental crimes to support the Executive Mayor's priorities to make Croydon a cleaner, safer, and healthier borough.

Over the past 18 months, Croydon's investment in more resources has resulted in more action being taken against offenders. This follows cuts to the Council's enforcement team in 2021.

A new team focused on investigating cases of fly-tipping has resulted in over 100 fines being issued since September. Over 70 fraudulently used Blue Badges have been confiscated. The Council has towed 32 cars, prosecuted four people and another 15 prosecutions will take place over the coming months. Illegal vapes, illicit cigarettes, and hand rolling tobacco, have been seized by the Council's award-winning trading standards team.

Following food hygiene inspections, the food safety team have closed a restaurant, retail premises and a takeaway owing to health risks.

The Council will continue to build on the success of the past 18 months with new initiatives including more use of CCTV and working closer with the Police and Fire Brigade.

## **CONTACT YOUR COUNCILLORS**

Our monthly surgeries take place in the Jubilee café downstairs from Sainsburys. A private room is available should there be a matter which cannot be discussed in public. The timing is 10am until 11.15am on the first Saturday of the month, except January and August. 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](mailto:Joseph.lee@croydon.gov.uk)

[Robert.ward@croydon.gov.uk](mailto:Robert.ward@croydon.gov.uk)

### **Selsdon Vale and Forestdale**

[Andy.stranack@croydon.gov.uk](mailto:Andy.stranack@croydon.gov.uk)

[Fatima.zaman@croydon.gov.uk](mailto:Fatima.zaman@croydon.gov.uk)

## **IF YOU DIE WITH NO WILL:**

- Your money could pass to people you would not choose to benefit from your death
- Guardians for your infant children could be appointed by the court

## **IF YOU CAN'T MANAGE YOUR OWN AFFAIRS in the future:**

Expensive Court proceedings will be necessary in order for anyone (even your close family) to deal with your finances

I will prepare your Will and/or Lasting Power of Attorney

All appointments in your own home, daytime or evening. No VAT charge.

Ring **TODAY** for details of my fixed charges **020 8657 0391**.

**Geraldine Watts Solicitor**

G.M. Watts Solicitors, 2A Ridge Langley, Sanderstead CR2 0AR

**[www.gmwatts.com](http://www.gmwatts.com)**



## **Burchell & Associates**

**HCPC Registered Podiatry**

DPoDM MChS

The Support your Feet are Aching For

**(020) 8657 1648 (020) 8651 4199**

*Established family practice in Selsdon for over 40 years.*

**Basic Nail Cutting Service ▪ Corns & Callous**

**Verruca Treatments ▪ Fungal Infections**

**Ingrowing & Thick Toenails ▪ Heel Pain/Arch Pain**

**Fungal Infections ▪ Gaitscan Analysis ▪ Orthotics/Insoles**

**Shoe Stretching ▪ House, Nursing Home & Hospital Visits**

**30, Farley Road, Selsdon. CR2 8DA**

**[www.burchellsfeet.co.uk](http://www.burchellsfeet.co.uk)    [selsdon@burchellsfeet.co.uk](mailto:selsdon@burchellsfeet.co.uk)**

**Twitter: @burchellsfeet    Facebook: #burchellsfeet**





**NEW CLIENTS  
WELCOME!**



## **DENTAL PROMOTION**

- **FREE DENTAL CHECKUPS**
- **25% OFF DENTAL PROCEDURES**
- **50% OFF PRE OP BLOODS**
- **NO MORE BAD BREATH**
- **NO MORE ROTTEN TEETH**

Call for an appointment :  
**0204 626 6870**

Address :  
**178 Addington  
Road, CR2 8LB**



**SELSDON  
VETERINARY  
SURGERY**

**FIND US AT  
[WWW.SELSDONVETS.CO.UK](http://WWW.SELSDONVETS.CO.UK)**



## PLANNING APPLICATIONS

25/03952/HSE - 19 Beech Way South Croydon CR2 8QR

Demolition of existing lower ground floor summer room and erection of lower ground and ground floor side and rear extensions, including the formation of a roof terrace to the rear.

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

*[http://www.localplanningapps.co.uk/croydon/sra/anupdate/planning\\_table.html](http://www.localplanningapps.co.uk/croydon/sra/anupdate/planning_table.html)*

~~

## **MP Natasha Irons' Report**

### **Member of Parliament for Croydon East**

Dear Selsdon,

I've received a significant number of messages both at coffee mornings and via email about the current use of the Birch Selsdon, as well as its uncertain future. I understand that the former hotel holds a special place in Croydon's history and was once considered one of the country's finest hotels. It's important that this asset is protected.

I'm pleased to share that I've received a formal statement from Moorfields Advisory, the administrators managing the property, confirming that the Birch Selsdon is being actively marketed for sale.

Regarding its future, Moorfields has clarified that no proposals, agreements or arrangements are in place at this time. Any suggestions to the contrary are unfounded. I will continue to keep you updated on the progress of this heritage building.

In other news, Croydon has been awarded £1.5 million Pride in Place Impact Funding from the government to invest in our local high streets. This is in addition to the £20 million Pride in Place funding that I've secured for New Addington.

Croydon Council must work with the local community to decide how the funding is spent. I've written to Mayor Perry requesting that the money be targeted where it can have the greatest impact, such as Selsdon High Street, where funding would make a real difference for local businesses and residents.

Finally, congratulations to Selsdon Residents' Association on their 100th anniversary, a proud moment for this longstanding pillar of our community.

If you are facing any local issues or simply want to speak with me about your priorities for Selsdon, please get in touch at [natasha.ironson@parliament.uk](mailto:natasha.ironson@parliament.uk) or call 020 8191 2482 (leave a voicemail and we'll get back to you).

You can also sign up to receive monthly updates on my work by scanning this QR code.



***Thanks, Natasha***

~~

## Update from our Local Police



During the past month, your local policing team has been actively supporting the community while continuing to focus on keeping our neighbourhood safe.

Officers attended the Christmas Light switch-on events in Addington and Selsdon, engaging with residents and supporting these well attended community celebrations. We were also

pleased to be invited and to attend the Community Christmas dinner at St Francis Church, where officers helped serve the food and were able to spend time with members of the local community.

Alongside community events, officers have continued to tackle crime locally. A number of arrest enquiries were carried out resulting in the arrest of several wanted offenders. Officers have also continued to take part in a Live Facial Recognition operation, which supported the identification and arrest of individuals wanted for various offences.

We are continuing to actively use Met Engage to share policing updates, crime prevention advice and information about upcoming events we are holding. Residents are encouraged to sign up via the Met Engage website to stay informed and receive updates directly from their local police team.

Finally, officers have continued to deliver and carry out crime prevention stalls and our “Cuppa with a Copper” events, providing opportunities for

residents to speak with officers, raise concerns, and receive advice in an informal setting. Officers will continue to hand deliver letters to certain streets in our wards regarding upcoming 'Cuppa with a Copper' meetings, as well as this other residents from other streets can also attend. We look forward to continuing our work with the community over the coming month and to keep meeting yourselves.

**Best wishes, PC Ross**

### **Contacting the Police**

Please do not hesitate to contact your local police team if required:

### **Emergencies – 999, Non-emergency crime - 101**

All phone numbers for each individual team are no longer used.

**Residents should use the following email addresses which have been recently updated:**

#### **Selsdon & Addington Village:**

[SNMailbox-SelsdonandAddingtonVillageSNT@met.police.uk](mailto:SNMailbox-SelsdonandAddingtonVillageSNT@met.police.uk)

#### **Selsdon Vale & Forestdale:**

[SNMailbox-SelsdonandForestdaleSNT@met.police.uk](mailto:SNMailbox-SelsdonandForestdaleSNT@met.police.uk)

~~

## **Good Time for Gardening – January**

100 year anniversary for the SRA ... and you thought home delivery was a 21<sup>st</sup> century idea!

We can get great locally-grown produce at Farmers' Markets — but do we dream of farm-fresh food coming right to the door on a regular basis. Let's travel back in time ... a hundred years ago, in certain areas, it was possible to have fresh fruits and vegetables delivered in the mail.

Here are some quotes from a 1916 article about this.



*The farm-to-family-fresh idea is a very clever idea. It was believed that a basket of fruits and vegetables, freshly picked, sent straight from the farm would appeal to the urban housewife.*

*Evidently it did, for the "Home Hamper" is a great success. The hamper itself is an oblong crate twenty-four inches long, fourteen wide and ten deep; it contains six baskets and weighs from thirty to thirty-five pounds. In it the housewife finds such staples as potatoes, beans, peas, tomatoes,*

*sweet corn, soup and salad vegetables, and in season strawberries, peaches, melon, aubergines, etc.*

*With the parcel post the hamper idea is being rapidly taken up by woman farmers, some of them adding eggs, poultry, butter or flowers to the hamper lists.*

*The housewife finds that not only does the hamper reduce the cost of living, but the difference between freshly picked vegetables and those picked unripe to ripen in transit is greatly appreciated by her family.*

Freshly picked, and thoroughly washed and cleaned, carefully bunched and sorted, these vegetables, just right for use, are ready for packing into hampers. The hampers leave the farm at six thirty in the morning on Tuesdays and Fridays, reaching the housewives a few hours later. This idea came from a Mrs. Fullerton who was one of the vice presidents of the cooperative organisation of woman gardeners — the Women's National Agricultural and Horticultural Association, which has for one of its objectives to "bring together the producer and consumer."

*Sourced from 'Ladies Home Journal' (May 1916)*

*Frederick, Cedric and Sunflower Sid*  
**[www.sandersteadhs.org](http://www.sandersteadhs.org)**

~~

## Christmas Lights Switch On Event



The gods smiled down on us for the Christmas Lights Switch On Event on Friday 28<sup>th</sup> November. Not only was it a mild and dry evening, but the lights all came on at the switch on time of 5pm, unlike the lights at Crystal Palace the night before, and the lights in Sanderstead the following evening. As 2025 marks the 100<sup>th</sup> year of the Selsdon Residents' Association we had a brand new set of lights. We hope you liked them.

Before the switch on, the waiting crowd were entertained by a choir from

# CHRIS of CROYDON

## Upholsterers

- Full re-upholstery service
- Dining room chairs, armchairs, sofas etc.
- All repairs including new padding, webbing, replacement foam, springs etc.
- Huge range of fabrics and pattern books
- Leather restoration, replacement
- FREE ESTIMATES



Due to increased costs and overheads, which we didn't want to pass on to customers, the business has closed its retail side and is now focused on offering a more versatile mobile service.

**For all your upholstery needs please call**

**020 8657 8580**

**for a prompt and helpful service!**



## S.K FASCIAS LTD

### HOME IMPROVEMENTS

We specialise in:

- UPVC Fascia, Soffit & Guttering
- Flat roofs, Roof repairs, pointing & tiling
- Driveways
- All general building work

**FREE ESTIMATE ALL WORK GUARANTEED FULL PUBLIC LIABILITY**

STEVE KING 07973 625 638

0777 993 3863

EMAIL: [skf1959ltd@gmail.com](mailto:skf1959ltd@gmail.com)

# UP TO 50% LESS THAN A NEW FITTED KITCHEN

by simply replacing the doors and worktops

**DREAM DOORS®**  
NEW LIFE FOR OLD KITCHENS

FAMILY RUN  
BUSINESS

BEFORE

AFTER

MODERN

CLASSIC

TRADITIONAL

CONTEMPORARY

- › Replacement kitchen doors
- › Cost effective made to measure solution
- › Worktops and appliances
- › Quick installation in 2-3 days by local professionals

**Checkatrade.com** 9.8/10  
Where reputation matters

159 Shirley Road,  
Croydon, CR0 8SS

**Call us now for a free estimate:**

**020 8656 7987**



UK MANUFACTURED

[dreamdoors.co.uk](http://dreamdoors.co.uk)

THE UK'S #1 KITCHEN MAKEOVER COMPANY

Greenvale Primary School, who sang a selection of carols. The Headteacher, Mr Bowden, thanked the SRA for funding the Christmas Lights from donations and the Rotary Club of Sanderstead and Selsdon for providing Father Christmas. Due to busy traffic, Father Christmas made his way down the High Street on his sleigh, a little after 5pm. He then made his way to his grotto outside Iceland where he greeted the children and gave them lollipops. Here he is with Caitlin.



A big thank you must go to Linda Morris, who has masterminded this event for so many years but is stepping down from this onerous task this year.

**CJ**

~~

## CHRISTMAS POST BOX COLLAR



Due to the new top of the post box outside the Selsdon Post Office with its solar cells, we can no longer have a Christmas post box topper. Nevertheless, one Selsdon knitter has continued the tradition with a Christmas collar. This still allows letters to be posted in the letter slot and parcels to be deposited in the parcel drawer.

~~

## St John the Divine, Early Days. Part 2

Last month we saw that the site of St John the Divine in Upper Selsdon Road in the 1930s contained only a temporary structure roughly where the current Church Hall now stands. The Anglican community in the new village of Croham Heights / Selsdon Garden Village, whilst within Croydon Crook and under the notional control of St Peters of South Croydon, were keen to have a 'proper' Church. The Croydon suburbs were rapidly developing and in February 1931 the Bishop of Croydon announced that the Church Authorities were donating almost £50,000 towards new churches and halls in Croydon. Selsdon was to have its own new Church, to be called St John the Divine.



Whilst some monies were to be allocated from the Church Authorities Fund, Selsdon residents rallied together and fundraising began. The 1930 electoral roll records 321 people living in Selsdon.

Among many money making schemes, was a plan to buy bricks at 3d each. Sunday School children put on entertainment on Saturday evenings where a donation of at least 3d was requested. In March of 1931 a Permanent Church Building Fund was launched and in May 1931 the Bishop of Croydon dedicated a bell, which the women of Selsdon had commissioned from Gillett and Johnson, a Croydon (Thornton Heath) Foundry. The bell was hung in the new temporary building on a wooden frame in the recess at the western end of the hall. In June 1931 a Fair held in the Church grounds raised £143 and in December a two day Christmas Bazaar raised £65.



Extract from OS Map 1935 showing the 'temporary' Church / Hall

While funds were being raised, the estimated cost of the new church was increasing. In February 1933 the cost was estimated as £9,000. In February 1934 it was reported that the Building Fund had reached £5,000 and so building work was commenced by "well known Church builders, Joseph Dorey & Co". In January 1935 the Selsdon Gazette reported "we have now £5,750 raised towards the £11,000 required for our new church". It was on October 26<sup>th</sup> 1935 that the Foundation Stone of St Johns was laid by Miss Alice Warner, a benefactor of the church fundraising appeal, and was dedicated by the Archbishop of Canterbury, Dr Lang. It would appear that the original estimate may have been slightly awry, either poor estimating or changes of design. In November of 1935 it was reported that the cost of the church was £12,000 and that £2,700 was still needed. In April 1936 it was reported that almost £8,000 had been raised but that a further £4,000 was still needed. The electoral roll at that time recorded 396 inhabitants of Selsdon. A bank loan was obtained by the Church Council for the sum of £4,000 when 40 members of St Peters agreed to act as guarantors to the loan. By August 1936 the construction was almost complete and furnishings were ordered. The original, 'temporary' building saw its last service on 11<sup>th</sup> October 1936 and the service of Consecration

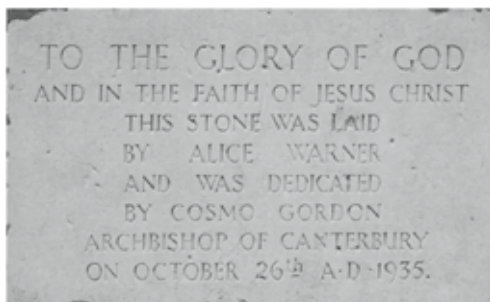


of the new church took place on Saturday 17<sup>th</sup> October 1936 officiated again by Dr Lang. By November 1936, despite constant fund raising, the debt still stood at £2,700. Fundraising continued such that by April 1938 the debt stood at £1,747. The Selsdon Fair in June 1939 raised over £200 for the Church Fund.

WW2 commenced on 1<sup>st</sup> September 1939.



Extract from OS Map of 1947



The Foundation Stone, laid by Alice Warner and Dedicated by Archbishop Cosmo Gordon Lang

The 'temporary' church / hall is missing from the 1947 OS Map, above, having been demolished in the bombing of 26<sup>th</sup> October 1940. The complete outline of St Johns is recorded although full repair and rebuilding did not occur until 1949. With the altar wrecked, the organ out of action and the Sacristy demolished, detailed inspection of the bomb damage showed that the Sanctuary and the Lady Chapel would have to be rebuilt and there was a possibility that the tower would need replacing. A screen was erected to block off the nave from the damaged portion and the walls were given extra support to allow services to be resumed in early 1941.

Pevsner observes of the church in 'The Buildings of England London South':



"St John 1935 – By Newberry and Fowler. A satisfying design, once one accepts lancet windows etc as fitting for 1935. Red Brick, square and simple N. E. Tower, narrow aisles with straight-headed seven-light windows. Nicely plain interior of cream-coloured brick"

Current Photo, from Google Maps

The early story of St John the Divine seems to encapsulate the spirit of the age. From the early days of the 30s and 'The Great Depression' (from which Selsdon residents were not spared) to a time shortly after when great change was happening, 'Suburbia' was expanding and the new inhabitants wanted their own place to worship. The spirit of cooperation with residents coming together and working hard to raise funds for their church is an uplifting story.

*I have again used extracts from Ordnance Survey maps, courtesy of the National Library of Scotland, to illustrate the piece and paint a picture rather than just use plain words. The photo of the Foundation Stone is from the website of londonchurchbuilding.com, an excellent source of information about London churches. The work of Newberry and Fowler can be seen in a number of churches in our area: St Francis, West Wickham (1935), St Mary, Green Street Green (1937), St James, New Malden (1935), St Patrick, Wallington (1932), St John, New Malden (1939). Once again Ted Frith's records are the bones of the story. I just add some meat. (Bank of England indices suggest that the purchase power of £1 in 1931 would be equivalent to £60 today. 3d equates to approximately 75p today)*

**Ian Leggatt**

~~



As the SRA celebrates its 100<sup>th</sup> birthday, here is a quiz about the number 100. Will you get 100%?

## Quiz Celebrating 100

1. What is the square root of 100?
2. What Roman numeral represents 100?
3. In which classic children's novel is the 100 Acre Wood a setting?
4. What is the correct term for a person who has lived to be at least one hundred years old?
5. What two countries were adversaries in the Hundred Years War?
6. This famous composer reached 100 years old, though he could barely read music. Among his many compositions was "White Christmas", one of the most recorded songs in history. Who is he?
7. What is the name of the element with atomic number 100 on the Periodic Table  
a) Fermium , b) Zinc, c) Iodine

# Worried about Identity Theft?



## ...Try Simply Shredding

Tel: 01883 741 000

[shredding@sandersteads.com](mailto:shredding@sandersteads.com)

**H&B**  
HARRIS & BAILEY

*Serving Croydon's **Building, Plumbing & Timber** Needs for Over 110 Years*

**AIKIN**

**Sustainable  
Home Centre**



### **Local Expertise**

Over a century serving Croydon and surrounding areas.

### **Extensive Range**

Building materials, plumbing supplies, timber, tools, renewables, and more

### **On-Site Café**

Grab a coffee or a bite while you shop—open daily

### **New Renewables**

We now supply renewable energy solutions, from heat pumps to solar panels

### **Going Green?**

*Talk to us to find out how we can help you explore greener options for your home.*



monday to friday, 7am to 5pm



**VISIT**

50 Hastings Road, CR9 6BR



**ONLINE**

[harrisandbailey.com](http://harrisandbailey.com)



**CALL**

020 8654 3181

# T.MARKS FLOORING



Approved Master Installer

We are a flooring company based in Warlingham which has been supplying and laying carpets and wood flooring for over 40 years. We supply and install all brands of carpets, vinyl's and wood/ laminate flooring. We also supply and install Karndean, Amtico and most contract flooring. We are an approved master installer of Quick Step flooring, which is one of the largest wood suppliers in the world where all installations are backed up and guaranteed by Quick Step.

Whether it is a very small domestic job or a large commercial contract, we provide a very professional installation from start to finish. All work is fully guaranteed and insured. We hold an NVQ in Flooring and Health & Safety so you can be assured to receive a professional service from a qualified and skilled installer.

Let us take the stress and legwork out of buying flooring. At a suitable time to you, we will visit with a variety of samples so you can choose in the comfort of your own home, discuss and compare with your existing colour scheme.

T Marks Flooring is based on a personal service and for that reason you will only ever deal with one person - from estimate to installation – HOW SERVICE USED TO BE.

Why not give us a call for a free no obligation quote.

T: 0203 718 8898

M: 07836 201751

Email: tmarksflooring@sky.com

# KiBA

## KITCHEN & BATHROOM DESIGNS

**QUALITY KITCHENS AND BATHROOMS AT AFFORDABLE PRICES**

- ▶ **PLUMBING**
- ▶ **CENTRAL HEATING**
- ▶ **TILES**

**A unique one stop shop for  
all your plumbing, tiling and  
installation needs.**



**VISIT OUR SHOWROOM AND PLUMBING SHOP**

**119 Addington Road  
Selsdon, South Croydon  
Surrey CR2 8LH**

**Tel: 020 8657 1222  
Fax: 020 8657 6660  
Email: [info@ki-ba.co.uk](mailto:info@ki-ba.co.uk)  
Internet: [www.ki-ba.co.uk](http://www.ki-ba.co.uk)**











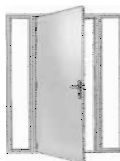






**VISIT OUR SHOWROOM**

416 Brighton Road  
South Croydon, CR2 6AN



Explore our huge range of styles and designs available!

**Garage Doors | Front Doors | Awnings**

**Book Free Survey**

**Call 020 8681 7989**

or visit [www.accessgaragedoors.com](http://www.accessgaragedoors.com) ►



**DAISY  
FIRST AID**



✉ [mel@daisyfirstaid.com](mailto:mel@daisyfirstaid.com)

☎ 07955 177 288

📷 @daisyfirstaidcroydon

🌐 [www.daisyfirstaid.com/daisy-first-aid-croydon](http://www.daisyfirstaid.com/daisy-first-aid-croydon)



**Family friendly classes for parents, carers & children**

**Gain knowledge and confidence that could save a child's life!**

# **PC TECH**

# **020 8651 1151**

## **CENTRE LTD**

### ***For all your Computer needs***

- |                            |                              |
|----------------------------|------------------------------|
| *New PC's custom built     | *Repairs and upgrades        |
| *New Laptops               | *Networking support          |
| *Gaming computers          | *Wireless Networking         |
| *Printers and scanners     | *Callout Service             |
| *Ink cartridges and paper  | *Home Installation           |
| *Individual components     | *Data Retrieval              |
| *Second hand PCs available | *Business support            |
| *Second hand Laptops       | *Polite, Friendly and caring |

**169 Selsdon Park Road, Forestdale, South Croydon, CR2 8JJ**



Soft Tissue Therapy uses advanced techniques to alleviate tight, tense muscle, tendons & ligaments, aiding recovery and rehabilitation from sporting & non-sporting injuries. Helping you get back to yourself faster.

**Julie Norris**  
**Soft Tissue Therapist**  
Croham Clinic  
48 Chapel View  
CR2 7LF



#### **Gentle ease from:**

Back Pain & Sciatica  
Neck & Shoulder Pain  
Hip & Knee Pain  
Hand & Elbow Pain  
Plantar Fasciitis  
Whiplash  
Arthritis

**07988 938 711**

**[www.JulieNorris.co.uk](http://www.JulieNorris.co.uk)**

8. What is the 100<sup>th</sup> prime number  
a) 409, b) 541, c) 659
9. What is the name of the temperature scale used today, in which the boiling point of water is 100?
10. If you write all the numbers from 1 to 100 in order (1234567891011...),  
What is the 100th digit you write?

## Answers after the Nature Notes

~~

### Selsdon Park Golf Course – a lost gem

Selsdon Park Golf Course attracted visitors from far and wide for 92 years - 1929 to 2021. Located in what is considered a particularly unique 'golf super cluster' near London, among these easily accessible courses, Selsdon Park was considered a golfing 'gem'. Why? No doubt the beautiful architectural backdrop of buildings made it memorable but also it was located on undulating parkland/downland, with the ability for visitors to combine a stay and play, furthermore it was not restricted to members only and it was affordable.

However, my internet research tells me, the most prized aspect of Selsdon Park was the challenge of the golf course layout which had not been significantly altered since its first design. I have found sites bemoaning the homogenisation of modern golf courses and the loss, through redesign or closures, of the quirky British originals. The designer of the Selsdon Park course was significant golf course architect, **JH Taylor** (see photo).



'JH' (John Henry) Taylor was one of the pioneers of the modern game of golf and considered to be one of the best golfers of all time. In 1901, Taylor was a co-founder and the first chairman of the British Professional Golfers' Association (PGA). He won The Open Championship five times. He also captained the 1933 Great Britain Ryder Cup team to a win over the United States (but didn't play himself).

Taylor's architectural golf course design philosophy favoured designs that worked with the land's natural features, incorporating strategic bunkering and creating challenging yet fair courses. He was particularly associated

with the 'dogleg' design and Selsdon Park was considered one of his best courses. Historically, Selsdon Park hosted professional events, including the PGA Super 60s and the Coombe Hill Assistants' Tournament. The course was opened on 1 June 1929 by Golf professional and regular Ryder cup team player. **CA Whitcombe**. Charles won two News of the World Match Plays (also known as the British Match Play Championship, and second at the time in importance behind only The Open). As an indication of their fame, both JH Taylor and CA Whitcombe have their photographic portraits available at the National Portrait Gallery.

**See for yourself** - For a flavour of the course at its peak you can see a charming archive film of 1932 'Are you a golfer' . In the film clip Mr AJ Lacey, Selsdon Park's own 'golf professional' (from 1928 – 1933) gives demonstrations on playing and advice on technique whilst wearing his 'plus four' trousers. (see photo). In the background can be seen local housing and perhaps local people watching. See British Pathe website or YouTube <https://www.britishpathe.com/asset/188844/>



Arthur James Lacey (20 May 1904 – 6 August 1979) was an English professional golfer who finished in the top ten of The Open Championship on four occasions in the 1930s. He also played in the 1933 and 1937 Ryder Cup matches, and non-playing captain 1951. He was also chairman of the PGA from 1949 to 1951.

There is also a later film 1939 "golfing in Selsdon" <https://www.britishpathe.com/asset/136754/>

**Who played golf at Selsdon Park?** From my quick online search, it wasn't easy to find a list of notable players over the 92 years. No doubt golf books and paper archives will hold a treasure trove. Someone reading may even be able to fill this gap. I did however find a photo of a baby elephant in 1969 being a golf caddie (to promote a TV show) and a photo of disgraced sport star OJ Simpson! Can't reproduce the images here for copyright purposes!

As we know, the intention of the Selsdon Park's last lease holders (Birch) was a new 'eco' ethos to attract different clientele to the hotel.

They intended to consciously remove and 'rewild' the golf parkland by introducing cattle and a long-term plan for the fairways to become wetlands. Some landscaping had taken place but bankruptcy left the land scheme in limbo. Whether you play or not, golf has played a part in our social history and protected land from development.

The history/origins of golf in general and its rise in popularity and Croydon's part in this, is a story on its own – for another day. As one golf ball said to the other – see you round!



**Janet Sharp**

~~



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.

Dear Editor,

Do you happen to have a contact email for the bus company that runs the 433? I recall seeing it in a previous magazine but I can't seem to find it. I don't think emailing TFL is any use.

I want to email them every time I have an issue with the bus service! Namely, bus services in the early morning not existing, large gaps in the service at peak times, buses driving without the internal lights on (all passengers sitting in the dark) and buses terminating without warning.

I'm sure I'm not the only working parent in the local area who works in London and relies on the bus to get to/from East Croydon, having a reliable service is vital.

Many thanks!

Name and address supplied

*Here, I have reproduced the article by Trevor Stotten from the March Gazette.*

## Complaints about Bus Services

Here is a list of the bus routes through Selsdon and who to complain to initially:



**433** - run by Transport UK (formerly Abellio) at Beddington - contact them via email to [customer.care@transportukbus.com](mailto:customer.care@transportukbus.com)

**64** - run by Arriva Bus at Thornton Heath & 412 run by Arriva Bus at South Croydon - contact Arriva via the website <https://support.arrivabus.co.uk>

**359** - run by Go-Ahead Metrobus at Beddington - contact them via email to [galcustomerservices@goaheadlondon.com](mailto:galcustomerservices@goaheadlondon.com)

One can then write to TFL via the website <https://tfl.gov.uk/help-and-contact/contact-us-about-buses>

The East Surrey Transport Group will also give a sympathetic ear via email to [eastsurrey.tc@talktalk.net](mailto:eastsurrey.tc@talktalk.net)

~~

*Here our regular contributor, Jessica Blake, considers the positives of moving into a nursing home or retirement village in your later years.*

Let us all join the, "Fed up with Bad News Party", and enjoy 2026. Hope everyone has a really happy year and that troubles are few.

How does that tie in with a visit to an Old Folks Nursing Home? Well, an old friend of our family is too poorly to be discharged home alone from the hospital she has been in for several months, so I went to visit her. It was a custom built village so that people of all states of old age can either live alone in a little cottage/bungalow or there were flats where people who just need to be checked on each day reside, and right at the back in the quiet gardens was a nursing home. The gardens surrounding the home were probably pretty in the summer, but at this time of year they were just trimmed and tidy. As my friend loves gardening, I can see her enjoying being assisted to plant a pot of flowers in the spring, especially as her room has French doors leading onto her own little patio.



Everywhere was full of decorations and Christmas trees. Nurses popped



Trusted care and support in  
your own home  
*From one-hour visits through  
to 24/7 live-in care*



We help you or your loved one to remain independently at home by supporting with:

- *Washing and Dressing, Medication, Food preparation, Light housework, Errands, Outings, Appointments and Companionship.*
- *We specialise in Dementia, Stroke, MS, Parkinsons and Mobility support.*

Our carers are carefully selected for their friendliness, empathy and communication skills. Our team is trained to our high standards ensuring they deliver a quality service to you.

We provide hourly care, live in care, respite and home from hospital care.

We cover Selsdon, Sanderstead and surrounding areas with our locally based team.



**020 8656 6921**



**enquiries.croydon@rightathome.co.uk**



**www.rightathome.co.uk/croydon**



**Care Quality  
Commission**

**RATING GOOD**

**★ OUTSTANDING  
for being Well Led**



**see our reviews in  
homecare.co.uk**





**PINEWOOD**  
TREE & GARDEN CARE

Call us for a  
chat and a free,  
no obligation  
quote on:

**07931 311 442**

**Professional, Friendly  
& Quality Care**

---

**Tree Surgery**

- + Tree Removal
- + Pruning
- + Pollarding
- + Crown Lifting
- + Crown Thinning
- + Crown Reduction

**Garden Care**

- + Garden Maintenance
  - + Hedge Trimming
  - + Hedge Reduction
  - + Planting
  - + Garden & Site Clearance
- 

[hello@pinewoodtreeandgarden.co.uk](mailto:hello@pinewoodtreeandgarden.co.uk)

[www.pinewoodtreeandgarden.co.uk](http://www.pinewoodtreeandgarden.co.uk)



making your oven smile

**oven**  
**cleanmaster**

**DOMESTIC  
OVEN CLEANING**  

---

**NON-CAUSTIC & SAFE**



**Ovens, Hobs, BBQs  
Microwaves, Ranges  
Extractors & Agas**

———— To make a booking call Daryl on ————  
**07508 202443 or 020 8660 0423**



in frequently during my visit to check my friend was well. Whilst there, I read her lunch menu choices, which all sounded delicious. She is well enough to walk to the dining room with assistance but could be wheeled everywhere, if she could not walk.

Printed on sheets of paper in a special container on the wall, were daily puzzles. Not everyone there was suffering Alzheimer's Disease or similar, so mentally fit residents would appreciate their daily competitions. The lounge was large, with a comfortable armchair for each resident. Most residents were watching a screen but it would be easy to chat to each other - if that was not done too loudly! Every bedroom has its own TV too. As usual I glimpsed several people sleeping through the programmes. My friend had not yet looked at her "activities" list, because she was still getting over the shock of finding herself in the Home.

The whole set up reminded me of a holiday camp where you could join in with the many activities on offer; mix with other people so you needn't be lonely; have meals prepared so no cooking or shopping is required. Beds are changed for you, all cleaning and washing done, including yourself when unable to manage. Oh, and your own toilet and shower room - so no queues!

It is loss of freedom in a way, but so much better than sitting home alone, perhaps in the cold with no one to visit you. Someone has to get a plumber in or an electrician to call, but it needn't be you. So do not fear about going into a home if your turn comes. There are so many negatives living on your own, but so many positives if you move to a sheltered place. The good outweighs the negative.

Why, it is possible to dance sitting down, have a sing song with new friends and not feel sad, and when someone from your family doesn't have time to visit you as often as you would like, you should be too occupied to notice or feel hurt.



**LMB - WORKING IN YOUR AREA!!**



**LOOKING TO TAKE YOUR HOME TO NEW HEIGHTS? GIVE US A CALL TODAY!**

LOFT CONVERSION SPECIALISTS PROVIDING HIGH QUALITY LOFT CONVERSIONS THROUGHOUT LONDON.

GET IN TOUCH TO REQUEST A FREE NO OBLIGATION QUOTATION

 @LMB\_GROUP  LMB-LOFTS.COM  0208 154 5271

## Poetry Corner

*Mary Gill's poem this month considers the conundrum of measuring beauty.*

### DEFINING BEAUTY

How can I assess beauty?  
What unit of measurement  
would be most appropriate?

Beauty has many forms.  
I have seen it in the glory of a sunset.  
I have heard it in intoxicating music.  
I have smelt it in the perfume of a rose.  
I have tasted it in food's enticing flavours.  
I have felt beauty in a flash of insight,  
in the velvet touch of a baby's skin,  
in a novel and pleasing arrangement of words.



All my senses are alive to beauty -  
attuned to its presence,  
they recognise and take delight in its harmony.  
But where are the words to describe its essence?  
Never mind the units to measure it.

~~

*Here Ted considers all the mammals that make Selsdon Wood their home.*

### Nature Notes from Ted Forsyth – Mammals

Selsdon Wood hosts many mammals of various sizes and most of them make their homes in holes in the ground.

The badger is the largest of these animals, making its home in a sett which is frequently made visible by the mound of soil, flint and chalk outside one of the many entrances. The badger's front paws make efficient digging tools, allowing the initial entrance to be extended into many deep chambers which can occupy a volume much bigger than is suggested by signs at the surface. Badgers are tidy animals, gathering fresh vegetation for bedding and bringing it out to air on sunny days. They



normally have a latrine area nearby where they deposit their faeces in small pits which they do not cover. They can also dedicate a chamber as a latrine. Another chamber can be used as a birthing area but sometimes a

sow will dig a separate one-chamber sett for that purpose. Earthworms are the main food but almost anything is accepted – beetles, young mammals or birds if nests are found, insects, fungi, and blackberries.

As an established sett has many chambers, it is not unusual for some to be taken over by other animals. An obvious one is the fox, which is capable of digging for itself, particularly if it finds a gap under the roots of a tree. Like the badger, its diet includes earthworms, insects, fruit, and young animals including birds. It will also actively hunt adult animals ranging from voles to squirrels and will take unwary adult pigeons. The messy feathery remains left by a fox can be distinguished from the kill of a sparrowhawk which has been left undisturbed while it plucks the bird and eats its fill, leaving a relatively neat arrangement of feathers. A fox in hunting mode will stalk large prey until close enough to attack but with small prey like voles, which might be hidden in grass or under snow, it is likely to listen with its head cocked on one side until it is sure of its target then it will leap into the air to descend upon the unsuspecting prey. Rabbits were once a favourite prey species but the large number of foxes in the woods has probably wiped them out.

At one time we had a couple of cats and I used to collect any of their uneaten food until I had enough, sometimes supplementing it with a fresh can of meat, and I would then deposit several small piles on the roundabout at the end of Courtwood Lane. The word got around quickly and it was not long before I had a group of eleven foxes waiting nearby for the evening's offering. As I was dividing the meat into little piles, an unexcited badger was bouncing up and down by my feet but did not seem interested in meat. I think it was waiting for me to return to the garden to put out some peanuts!



## A J Taylor

On behalf of D J Taylor & Son



### Local Electrician

Domestic and Commercial

All works undertaken    Fuse Board Changes    Main Bonding  
Rewires/Partial Rewires    Fault Finding    Testing & Inspections

**Tel: 020 8651 4260    Mob: 07932 032 395**

**djtaylorandson@yahoo.co.uk**

A small but powerful predator, sometimes glimpsed as it dashes across a path in the woods, is the weasel. It is an agile climber, being able to tackle squirrels nesting in tree holes, but its more usual food consists of voles and mice. I have not heard of any recent sightings of its larger relative, the stoat, and they may have been eliminated from the area owing to the lack of rabbits.

Hedgehogs make a shallow nest at the base of a fence or hedge and produce new born hoglets which are pure white with soft spines on their backs. They make easy prey for badger, fox and weasel.



Field and bank voles, wood and yellow-necked mice, house mice, brown rats, common and pygmy shrews, are all of interest to predators including kestrels and tawny owls.

Bat species feeding on flying insects would find it impossible in winter so they slow down and hibernate in holes in trees (and in buildings if they can access them). A hollow tree might be home to hundreds of bats.

The biggest mammal in the woods is the roe deer, most visible at dawn and dusk but can also be encountered in the woodland and fields in daylight hours. They are mainly browsers rather than grazers, eating the lower leaves on trees and tending to eliminate sprouting tree seedlings, which is why tree whips are planted in protective tubes. The small muntjac deer used to be found in the woods but I have not heard of any recent sightings.

~~

## Answers to Quiz about 100

### Answers

1. 10
2. C
3. Winnie the Pooh
4. Centenarian
5. England and France
6. Irving Berlin
7. a) Fermium
7. b) 541
8. Celsius
10. The 100th digit is 5. (Digits 1-9 are 1-9. Digits 10-18 are 10, 11... up to 18 (9 digits).  $9+9=18$ . Then 19, 20... up to 54 (45 numbers).  $18+90=108$ . The 99th digit is the '4' from 54, and the 100th digit is the '5' from 54.)



# Woodside Timber

56 Spring Lane South Norwood SE25 4SP

**Fencing    Decking**  
**Sawn    Prepared**  
**Boards    Mouldings**  
**Sleepers**

**Give us a call or go to our  
website:**

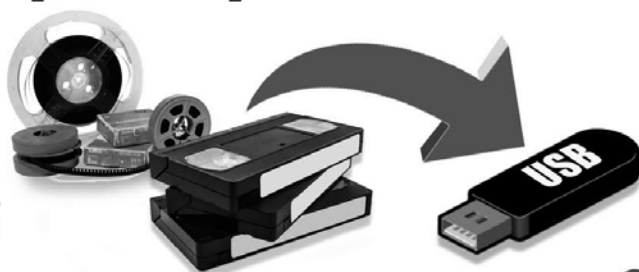
**020 8654 1256**

**[www.woodsidetimber.co.uk](http://www.woodsidetimber.co.uk)**



# **YOUR OLD VIDEO TAPES & CINE FILMS TRANSFERRED TO MP4 / USB / AND DVD**

**ALSO  
AUDIO  
SLIDES  
Hi8  
Mini DV**



**surreyvideo.co.uk**

**0203 252 2055**

**surreyvideo@btinternet.com**



## **M, G, Turrell, Roofing**

**Over 30 years experience**

**No Job to Small. Tile repairs,**

**Flat Roofs, Chimneys, Point-**

**ing, lead work, guttering. New PVC Fas-**  
**cia's, Soffits, this will reduce your outside**  
**decorating. General minor house repairs.**

**For more details with no Obligation.**

**Tel 020 8657-4245, Mob 07808092011**

**Contact**  
**Selsdon Community Centre**  
**132 Addington Road**  
**South Croydon, CR2 8LA**  
**Tel: 020 8651 4944**  
**Fax: 020 8657 2268**  
**Email: [info@selsdoncontact.org.uk](mailto:info@selsdoncontact.org.uk)**



## **A Double Celebration at Contact**



Contact held its 30th Annual Christmas Party on 12<sup>th</sup> December 2025 at St John the Divine Church Hall, Selsdon. The party was fantastic and full of entertainment. Firstly, The Quest Primary School Choir performed a selection of beautiful Christmas Carols, which everyone enjoyed and were able to join in with. After devouring delicious sandwiches, tea & cakes, 2 Raffles and

a visit from Santa and his helper, the lovely Lee captivated the audience with her gifted vocals. Lee got people up on their feet and dancing! A special thanks to El Patio Tapas Bar, the Royal Tandoori, Croydon Jubilee café, Salon Seven, Sainsburys and the anonymous Volunteer for your generous Raffle Prizes. The party was a great success.

## **Marking the 100th Milestone**

Contact was delighted to be invited to the Centennial celebration of one of our longstanding clients. The 100<sup>th</sup> celebration was a lovely and fun evening. Apart from enjoying the company of many friends and supporters, we were treated to remarkable stories drawn from 100 years of life experience. The birthday speech was heartfelt, inspiring and offered great life advice. A very Happy 100<sup>th</sup> Birthday from everyone in Selsdon.



**Contact; Selsdon Churches Neighbourhood Care**  
**Charitable Incorporated Organisation    Registered Charity 112434**



A Big thank you from Santa who had such a fantastic time visiting Sanderstead, Selsdon & Hamsey Green throughout December to see his little chums. Your donations will make all the difference to those who benefit from what we do both locally and abroad.

From 26<sup>th</sup> December we will again feature the twelve days of Christmas featuring the ways we spend the funds you so kindly donate – follow our Facebook page.

[https://www.facebook.com/rotarycroydonsouth/?locale=en\\_GB](https://www.facebook.com/rotarycroydonsouth/?locale=en_GB)

**What's Next – Quiz Night Saturday 7<sup>th</sup> March 2026**, St Antony's Church Hall, Hamsey Green. Do put in a team and come along for a fun evening. Don't miss out.

If you would like to join Rotary and put something back into the local community, please contact our secretary on 07774 186 792.

~~

## Croydon Symphony Orchestra

Our next CSO (Croydon Symphony Orchestra) concert takes place on Saturday 14<sup>th</sup> February, 2026 at 7.30pm at Trinity School Concert Hall, Croydon, CR9 7AT. It features the beautifully evocative Scheherazade by Rimsky-Korsakov, Tchaikovsky's Violin Concerto (played by the hugely-talented Mikhail Andreev, winner of our 2025 Croydon Concerto Competition) and Glinka's energetic overture from *Ruslan and Ludmila*.



This concert will be our last with Darrell Davison as conductor. He is retiring after more than 30 years at the helm so please do come and make it a special occasion as we thank him for all his hard work and achievements.

Unreserved seating tickets (£18 adult and £5 under 16s) are available to purchase online at:

<https://croydonsymphony.com/buytickets/>



Thanks for a great year! What a year it's been! Our client numbers have continued to grow, our volunteer numbers are also increasing and the collaborations with key organisations and charities continue to develop, meaning we have more to offer our clients all round.

We'd like to thank you all for your continued support over the last year and we're very much looking forward to welcoming you back in the New Year!

If you haven't yet popped into the Clubhouse to see our new revamped look, please come in between 9am and 4pm, Monday to Friday, and we'll be happy to show you around and give you lots of information on our plans for the coming year!

We've got live music dates, bingo dates, details of exercise classes, hair appointments, nail cutting and hearing clinic appointments available. Our Carers' Support Hub will continue to meet each month on the last Tuesday (11.30 to 1pm) and we're planning on adding to our activities and events as we continue to grow. Check out our new notice board outside the Clubhouse which will be updated regularly with current events. So, as you can see, there is much to look forward to for 2026. If you know of any lonely locals who'd benefit from some company and a warm lunch with some friendly faces, please put them in touch with us.

We could always add more numbers to our volunteer database, so if you have any interest in helping out in the future, please get in touch and we can give you information on our available 2-hour slots.

Thank you to everyone who has supported us in anyway throughout 2025, we really do appreciate it.

Our contact details are:  
Telephone: 0208 651 1111  
or email: [office@selsdoncentre.org.uk](mailto:office@selsdoncentre.org.uk)  
Website: [www.selsdoncentre.org.uk](http://www.selsdoncentre.org.uk)

## Sandilands Shantymen



We are pleased to announce  
that we have booked the  
Sandilands Shantymen to  
perform at :  
All Saints Church,  
Church Road  
Warlingham, CR6 9NU  
On Saturday 17<sup>th</sup> January  
2026 at 14:00

Why not come and Join us for an afternoon of Sea Shanties and Folk songs and enjoy a good old fashioned Sing along.  
Admission free. No ticket required. All donations for refreshments go to Church funds.

### Selsdon Residents' Association NEW YEAR CLEAN UP

**Saturday 14 February 9.45am - Noon**

**Can you please help with a 'Litter Pick' around the shopping  
area of Addington Road?**

**Meet at the Selsdon Clock where collecting equipment will  
be provided by the Council.**

**Please contact Andrew on 07873 587593  
or [ambax62@icloud.com](mailto:ambax62@icloud.com) for more information**



## Words of the Year 2025

The main dictionaries have been announcing their 'words of the year'.  
How many do you know and use?

**Oxford University Press**

**'Rage bait'** was chosen as the Oxford Word of the Year 2025.



Rage bait (n)	Online content deliberately designed to elicit anger or outrage by being frustrating, provocative, or offensive, typically posted in order to increase traffic to or engagement with a particular web page or social media account.
---------------	---



# ELMES HOMECARE

**Stay safe, stay happy and stay in your own home with our award winning care team at Elmes Homecare**



Elmes Homecare's new office at 3 Selsdon Parade supports our clients in the borough of Croydon

Get in touch and find out how we can help you or your loved one with :

- Companionship
- Meal preparation
- Personal care
- Respite care
- Medication support
- Live-in care



**Telephone: 020 3340 3020**

**Email: [mail@elmeshomecare.com](mailto:mail@elmeshomecare.com)**

**Web: [www.elmeshomecare.com](http://www.elmeshomecare.com)**



## A STYLISH RANGE OF WINDOWS & DOORS TO SUIT YOUR PROPERTY TYPE & INDIVIDUAL TASTES

Here at Sanderstead Windows we offer a stylish range of windows and doors. Our attention to detail, the quality of products and the care for those who use our products is what ensures we deliver unrivalled standards of customer service and workmanship every time.

We offer **FREE NO OBLIGATION** quotes and are there to help you with any questions you have. Whether you are looking to replace existing windows or are starting a new construction project, we have the product to suit you.



We offer a beautiful range of both uPVC and aluminium windows and doors that are customisable to suit your tastes and needs, all coupled with thermal efficiency and a host of security features designed to keep you and your family safe and warm.

GET IN TOUCH FOR YOUR **FREE NO OBLIGATION QUOTE**

# 0208 406 0282

[ENQUIRIES@SANDERSTEADWINDOWS.CO.UK](mailto:ENQUIRIES@SANDERSTEADWINDOWS.CO.UK)

[WWW.SANDERSTEADWINDOWS.CO.UK](http://WWW.SANDERSTEADWINDOWS.CO.UK)

**UPVC & ALUMINIUM • WINDOWS & DOORS • BIFOLD DOORS • SLIDING DOORS**

Biohack (v)	To attempt to improve or optimise one's physical or mental performance, health, longevity, or well-being by altering one's diet, exercise routine, or lifestyle, or by using other means such as drugs, supplements, or technological devices
Aura Farming (n)	The cultivation of an impressive, attractive, or charismatic persona, or public image by behaving or presenting oneself in a way intended subtly to convey an air of confidence, coolness, or mystique

### Cambridge Dictionary

**'Parasocial'** was chosen as the Cambridge Dictionary Word of the Year 'involving or relating to a connection that someone feels between themselves and a famous person they do not know, a character in a book, film, TV series, etc, or an artificial intelligence'.

### Collins Dictionary

**'Vibe coding'** was chosen as Collins Dictionary Word of the Year

Vibe coding (n)	the use of artificial intelligence prompted by natural language to write computer code. Basically, telling a machine what you want rather than painstakingly coding it yourself. It's programming by vibes, not variables
Aura farming (n)	the deliberate cultivation of a distinctive and charismatic persona that looks effortless but is anything but
Taskmasking (n)	the act of giving a false impression that one is being productive in the workplace
Broligarchy (n)	a small clique of very wealthy men who exert political influence
Biohacking (n)	the activity of altering the natural processes of one's body in an attempt to improve one's health and longevity
Micro-retirement (n)	a break taken between periods of employment in order to pursue personal interests
Coolcation (n)	a holiday in a place with a cool climate
Glaze (v)	to praise or flatter excessively, often undeservedly



Clanker (n)	a derogatory term for a computer, robot, or source of artificial intelligence
HENRY (acronym)	<b>high earner, not rich yet:</b> a person who has not accrued substantial wealth from their high income due to their lifestyle or external financial demands

~~

## SELSDON FLOWER CLUB

### Flowers and Flower Arranging

We have nearly all at some time in our lives, put flowers in a container even if it were daisies or bluebells we'd picked as a small child. There are various containers and equipment, all types of flowers and foliage, and all manner of different ways of arranging.



If you love flowers, creativity and good company, then join The Selsdon Flower Club, a friendly and welcoming group that has been meeting for over 55 years. We are a small enthusiastic group of people who share a passion for floral design, gardening and friendship.

We meet monthly on the second Wednesday of the month at the Guide Hut, St John the Divine Church Hall, Upper Selsdon Road, Selsdon. Each year we enjoy professional floral demonstrations, alongside previously themed hands on sessions.

Whether you're an experienced flower arranger or just love flowers, you'll find a warm welcome among like-minded members.

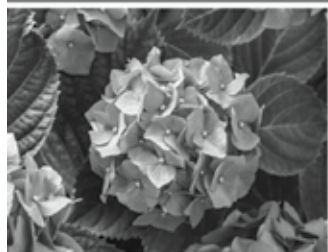
If you'd like to visit us for one of our meetings or find out more, please contact our Club Secretary, Maureen Browning, on Tel no 020 8651 5821 or 07961 862791.

Come along and make new friends who love flowers as much as you do!

# There's so much to discover at Knights

- Composts, seeds, plants & trees
- Outdoor pots, ornaments & paving
- Gifts, treats & luxury foods
- Pet products, fish & aquatic sundries
- Barbecues & outdoor furniture
- Lawnmowers, garden tools & machinery
- A meeting place for plant lovers

Join our FREE Knights Privilege Club for exclusive offers and rewards



Visit us at Chelsham & Woldingham

Knights Chelsham  
Limpsfield Road  
Surrey CR6 9DZ  
Call 01883 622340

Knights Woldingham  
Woldingham Road  
Surrey CR3 7LA  
Call 01883 653142

**KNIGHTS**  
GARDEN CENTRES  
CHELSHAM & WOLDINGHAM

Follow   @knightschelshamwoldingham • [www.knights-gardencentres.co.uk](http://www.knights-gardencentres.co.uk)

## Can you help keep the Selsdon Christmas Lights shining brightly?



Without increasing our income, we do not know how many more years we can keep our fantastic Christmas Lights. To help raise funds, the SRA has joined Easyfunding under the name 'SelsdonChristmaslights'.

Please consider supporting the Selsdon Christmas Lights when you are doing your Christmas shopping online or your weekly supermarket shop online. To raise a donation when you shop online, at no cost to you, start with the Easyfundraising app or website <https://www.easyfundraising.org.uk/causes/selsdonchristmaslights/>. Over 8000 brands including M&S, Argos, John Lewis, Tesco and more will donate to the Lights as you shop.

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, the more we will raise.

### 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.

*Thanks, in advance, for your support*

~~

## Sanderstead Local History Group

We usually hold our meetings in the Small Hall at All Saints Church, Onslow Gardens, Sanderstead, CR2 9AB. They are on the last Wednesday of each month usually, excluding August and December. The meetings start promptly at 2.00 pm so please be seated by then. Doors open at 1.45 pm. We make a small charge to cover the cost of hiring the hall and providing tea and biscuits after the meeting.

### Future Programme 2026

- 28 January Roger Packham - Selsdon History via postcards  
25 February Phil Swallow - Stories behind some of the All Saints Sanderstead graves  
25 March Dee Palmer - Painters in South-East England.

**Website** <https://www.sandersteadlhq.co.uk>





## **Home Remedies** **Need a Handyman?**

For the maintenance and DIY jobs your home requires.

Plumbing, Electrical, Carpentry, DIY,  
Garden work, Patios, Home Media,  
Flat packed furniture assembly,  
Kitchen and bathroom installation.

No job too small

**For a Free Quote**      **Call Ian**

Email: [Home.Remedies@blueyonder.co.uk](mailto:Home.Remedies@blueyonder.co.uk)

*Abbots Green, Croydon, Surrey*

Mobile: **07868740307**

Tele: **0208 656 9226**



## **BOB CAVE**

**PLUMBING AND HEATING**

INSTALLATIONS SERVICING &  
MAINTENANCE

FULLY INSURED

WORK GUARANTEED

NO JOB TOO SMALL

***GAS SAFE REGISTERED***

**TEL: 020 8657 2803**

**MOBILE: 07973 292027**

## **Selsdon Spice**

Traditional Indian Restaurant & Take Away

Open 6 days a week [5pm -10.30pm]

(Tuesdays closed)



Address: 4 Selsdon Parade,  
Addington Road, South Croydon,

CR2 8LH

020 8651 6602

020 8651 6603

Free Home Delivery  
Within 3 mile radius (minimum order £15)

### **NIGHT BANQUET**

Sunday and Wednesday

**£14.95** per person  
(Dine in only)

Choose from our menu

Any one starter of your choice

Any 1 Main dish (up to £10.95)

Any side dish &

Any 1 Rice or Naan of your  
choice

T & Cs apply



# **ROOFING CONTRACTOR**

**New Roofs - Slate Tiles**

**Roof Repairs**

**Lead Work**

**Flat Roof System**

**Work Guaranteed**

Proud members of  
**Checkatrade.com**  
Where reputation matters

**Tel: 020 8657 8901**  
**Mob: 07958 616008**

# A SELECTED LIST OF SELSDON ORGANISATIONS

## CHURCHES

St John the Divine (C of E)	Parish Office	020 8657 2343
Selsdon Baptist Church	Office	020 8651 4308
St Columba's (Roman Catholic)		020 8657 3747
St Francis (Church of England)	Monks Hill	020 8657 7864
Croydon Jubilee Church	Office	020 8651 2807
Forestdale Church, Forestdale School		0777 255 9797
Selsdon Christian Fellowship		020 8668 9779
Church of Jesus Christ of LDS		020 8651 2211

## DOCTORS & EMERGENCY CARE

Farley Road Medical Practice	020 8651 1222
Queenhill Medical Practice	020 8651 1141
Selsdon Park Medical Practice	020 8657 0067
Croydon University Hospital	020 8401 3000
New Addington Minor Injuries Unit	020 8251 7225
Purley War Memorial Hospital	020 8401 3515

## POLICE

Selsdon & Addington Village: SNMailbox-SelsdonandAddingtonVillageSNT@met.police.uk  
 Selsdon Vale & Forestdale SNMailbox-SelsdonandForestdaleSNT@metpolice.uk

## CLUBS, GROUPS & CHARITIES

CONTACT (Neighbourhood Care)	Jasmine Singh	020 8651 4944
The Selsdon Community Clubhouse	Liz O'Donoghue	020 8651 1111
Croydon Hearing Resource Centre	Office	020 8686 0049
Croydon Vision		020 8668 2486
Cruse Bereavement Care Helpline		080 8808 1677
Friends of Littleheath Woods	Ian Leggatt	via <a href="http://www.folw.co.uk">www.folw.co.uk</a>
Friends of Selsdon Wood	<a href="http://www.friendsofselsdonwood.co.uk">www.friendsofselsdonwood.co.uk</a>	
Sanderstead Plantation Partners	<a href="mailto:michaellishmund@gmail.com">michaellishmund@gmail.com</a>	
Friends of Kingswood	<a href="mailto:www.friendsofkingswood@hotmail.co.uk">www.friendsofkingswood@hotmail.co.uk</a>	
Girlguiding (Rainbows, Brownies, Guides & Senior Section)		0800 999 2016
1st Selsdon & Addington Scout Group (Beavers, Cubs, Scouts)	<a href="http://https://girlguiding.org.uk/get-involved">https://girlguiding.org.uk/get-involved</a>	
	<a href="http://www.1stselsdonscouts.org.uk">www.1stselsdonscouts.org.uk</a>	
5th Selsdon & Addington Scout Group	<a href="mailto:glv@5thsandascouts.org">glv@5thsandascouts.org</a>	
Croham Valley Explorer Scout Unit	Christopher Dean	<a href="mailto:tinkerscorner@aol.com">tinkerscorner@aol.com</a>
Arts Society Croydon Area	Jean Aarons	<a href="https://tascroydonarea.org.uk">https://tascroydonarea.org.uk</a>
Parkinson's UK Croydon & District Branch	Mike Bond	07704 413668
Rotary Sanderstead & Selsdon	Wendy Parr	07774 186792
RSPB Croydon Local Group	John Davis	020 8640 4578
Selsdon Art Group	Fiona Hooper	07973 412952
Selsdon Bridge Club	Bob Steadman	07545 384899
Selsdon Centre Bridge Club	Betty Borfiga	020 8656 4212
Selsdon Community Hall	Cottie Campbell	<a href="mailto:selsdonhall.info@gmail.com">selsdonhall.info@gmail.com</a>
Selsdon Flower Club	Maureen Browning	020 8651 5821
Selsdon Townswomen's Guild(pm)	Christine Holland	020 8657 4861
Sanderstead Horticultural Society	<a href="http://www.sandersteadhs.org">www.sandersteadhs.org</a>	
Sanderstead Local History Group	<a href="mailto:sandersteadlh@gmail.com">sandersteadlh@gmail.com</a>	
Selsdon Tennis Club	Jeff Pullen	079568 29842
St John's Wives	Jane Guglielmi	020 8657 6672
66(Selsdon) Squadron Air Training Corps	Rob Cleeter	020 8651 5958



# MEET THE TEAM



**Ian Hubbard**  
DIRECTOR

Ian prides himself in delivering exceptional customer service to his clients and is very hands on with the day-to-day activities within the office. As a local resident, Ian is both passionate and knowledgeable about the area and its surroundings.



**Elaine Torlot**  
DIRECTOR

Moving can be an exciting time but at the same time emotional and stressful. Elaine works tirelessly to make every move as smooth as possible. Being a local resident, Elaine has vast knowledge of the local area coupled with her 30 plus years of experience bringing a personal and tailored approach to your move.



**Simon Amon**  
SALES MANAGER

Simon has over 30 years experience in the industry having managed numerous branches and has gained a wealth of experience, most of which is as a valuer although he can turn his hand to anything that presents itself within the moving process.



**Steve Smith**  
SALES CONSULTANT

Steve is a local resident and started his career in Estate Agency in the early 1980's and has extensive experience in residential and commercial sales and lettings.



**Kim Mitchell-Gears**  
DIRECTORS PA  
& OFFICE MANAGER

Kim has a passion for property and has a wealth of knowledge in the property market having worked in every aspect of property for in excess of 20 years.



**Bernadette Atkinson**  
TEAM ADMINISTRATOR /  
OFFICE CO-ORDINATOR

Bernadette has had a career as a PA in corporate law and investment management in London. Bernadette has always been interested in property, having worked in real estate law and is an avid viewer of property shows.



**Hayley Rozario**  
SALES CO-ORDINATOR

Hayley brings a wealth of experience in customer service, organisation, and attention to detail. Now diving into a field she's genuinely passionate about, Hayley has found her stride in property. Born with a natural knack for working with people.



**Lucy Barretto**  
SALES PROGRESSOR

Lucy commenced her career in property 4 years ago with a keen interest in property. Lucy enjoys sale progression in trying to succeed with every challenge that may unfold throughout the moving process.



**Fiona Martin**  
NEGOTIATOR &  
HOME VIEWER

Fiona grew up locally and has a strong customer service background. In particular, in relocations and residential lettings.



**Amy Peto**  
SALES NEGOTIATOR

Amy has always had an interest in property and people. Amy brings with her immense enthusiasm, attention to detail, is methodical and always goes above and beyond whenever possible.



**Louis Lam**  
JUNIOR SALES  
NEGOTIATOR

Louis is our newest recruit and has joined Hubbard Torlot as a Junior Negotiator. Louis has a true passion for property and helping applicants find their new home.



**Aviniya Bloomfield**  
WEEKEND /  
PART TIME ASSISTANT

Aviniya is currently an undergraduate student at the university of Warwick. Aviniya has always had an interest in real estate which led her to completing her work experience and securing a position at Hubbard Torlot.

**Branches:**

335 Limpfield Road  
Sanderstead  
CR2 9BY

133 Addington Road  
Selsdon, South Croydon  
CR2 8LH

Contact:  
020 8651 6679  
info@hubbardtorlot.co.uk

Local people.  
Local knowledge