

THE

CROXLEY RESIDENT

OFFICIAL ORGAN OF CROXLEY GREEN RESIDENTS' AND RATEPAYERS' ASSOCIATION

No. 60

Editor—Mrs. D. HORWOOD 47 Owens Way

No. 3—1957

CHAIRMAN'S LETTER

The first effects of the Rent Act will be felt quite shortly. The Act received plenty of publicity when it was passed, and speculation about the outcome was rife. People likely to be most affected are probably aware of the main provisions, but it may be worth mentioning some of them briefly.

Being outside the Metropolitan Police District, any house in this area with a rateable value over £30 is freed from control. This means that the landlord of such a property can charge what rent he likes or, if he wishes, can end the tenancy agreement and give the tenant notice to quit.

Property with a rateable value of £30 or less is still subject to control, until there is a change of tenant, when it becomes freed. This does not apply, however, if the new tenant is the widow of the former tenant, and entitled to succeed to the tenancy.

The fact that a house remains subject to control does not mean that the rent cannot go up, for in such cases, landlords were empowered to notify tenants of increased rents on or after 6th July, 1957. The increase could not take place for 3 months, and then it could not exceed 7/6d. per week. After another 6 months the rent may be increased further up to a new limit which is laid down in the Act. This means that from 6th October many people in controlled properties will be paying more.

Where a house was freed from Control by the Act, the landlord could obtain a higher rent at once by coming to a new agreement with the tenant for a period of at least 3 years; otherwise, until such a time known

as the "Standstill period" has passed, the tenant has security of tenure while paying the same rent as hitherto. The standstill period is from 6th July, 1957, to 6th October, 1958.

WHAT WILL HAPPEN IN OCTOBER NEXT YEAR?

It seems inevitable that some people are going to have to get out of the properties they now occupy. In some cases it will be because the landlord wants to live in the property himself, or wants it for another tenant; in others because the tenant cannot afford the rent required by the landlord. It does not necessarily mean that there is any injustice in all this, but there is bound to be much heartburning.

We do not know how many are going to be affected, or who they will be, but among those likely to be least able to afford current rents there will

probably be several older people and pensioners. Some will be able to move in with members of their families, but others must be looking to the future with considerable foreboding.

Whoever they may be, some Body will have to assume responsibility for them. Is there any Body other than the Council? The Council are our elected representatives, so what would we expect them to do, or want them to do? Would we be prepared to approve the spending of any money in this connection? Such questions may not be easy to answer and the problem if it arises may not assume major proportions, but it would seem to merit consideration well before 6th October, 1958.

R. HUTCHINSON.

**OCTOBER 5th, 1957
A DATE TO REMEMBER
See back page**

PHILIP MORRIS

M.R.S.H.

A.V.I.

INCORPORATED VALUER, SURVEYOR
AND ESTATE AGENT

162 WATFORD ROAD,
CROXLEY GREEN, HERTS.

Tel—Rickmansworth 4444—5345

and at

16 UPTON ROAD, WATFORD

Tel—Watford 7060

420 ST. ALBANS RD., WATFORD

Tel—Watford 5876—5927

**GENERAL GROCERS
PROVISION MERCHANTS
GREENGROCERY**

PIKES STORES

**Watford Road Post Office
Croxley Green**

*Deliveries
Daily*

*Watford
2808*

Printed by G. Young & Son, Ltd. (T.U.) 24 Yorks Road, Croxley Green, Tel. Rick. 2311

Published by the Croxley Green Residents' and Ratepayers' Association, 23 Beechcroft Avenue, Croxley Green

The Green

Two proposals have been made for consideration by the Open Spaces Committee as to the future of the Green. Should a roadside footpath be constructed, or a winding footpath along the Green? Each of these paths will cost more than £1,000, but the cost of a winding footpath would fall solely on the R.U.D.C., whereas the whole cost of a roadside path would be met by the County Council under a County road improvement scheme.

Electricity Supply

The R.U.D.C. have reconsidered their decision not to approve the siting of poles to carry overhead cables so that residents living in Loudwater Lane can be supplied with electricity from the Supply Authorities' main.

Car Park for High Street, Rickmansworth

Provision of a Car Park in High Street, Rickmansworth, has been approved by the Council at a cost of £2,321 3s. 2d. No charge is to be levied against the vehicle owners for using the Car Park. Full marks to the Council for trying to alleviate the congestion in the High Street.

Parking of Cars on Open Spaces

A proposal by the Housing Committee for the erection of 10-in. kerbs on the open spaces in Queens Drive and Chiltern Drive, at an estimated cost of £192 has been approved by the R.U.D.C. This is to be in the nature of an experiment to prevent cars parking on open spaces. If this scheme is successful it may be that all open spaces administered by the Council will be treated likewise. Would not an amendment to the existing by-laws prove more economical?

The Aquadrome

Application for Industrial Development of the Aquadrome has been refused. Let us hope that the Council will find its way clear to acquiring this Lido, and developing it into a pleasant resort with decent toilet and changing accommodation.

Economise the Right Way

For

FOOTWEAR & REPAIRS

go to

WRIGHTS

245 New Rd., Croxley Green

[Phone: Rickmansworth 2819]

also at Watford and Stanmore

Lights on the Green

There is evidence on the Green that trenches have been dug to each individual lamp standard that has remained unlit for so many years. Is the long-awaited day when lights will be lit on the Green rapidly becoming nearer? Could it be that the Council has revoked the idea of spending £750 to replace the lamp standards by timber ones, and are the concrete ones to be lit at last?

Moor Park Mansion

The Moor Park Restoration Scheme, under the guidance of the Council's Architect, has revealed Hidden Treasure. Already a fireplace has been found and sold to Lord Normanby for £500. It will be used in the restoration of Argyll House, Chelsea, which is of the same period as Moor Park. The money received will pay for additional repairs to Moor Park. A room in the roof has now been discovered, which had been hemmed in when a wing was added to the building. Let us hope the contents will prove of sufficient value to lighten our rating burden.

The Green

The R.U.D.C. have received a rap on the knuckles from the Croxley Commoners for cutting the grass. Many of us know the feeling of frustration, and can sympathise with the Council not being able to cut the Communal Lawn.

Let us hope that the Royal Commission on Common Lands will publish its findings shortly, so that this situation can be clarified.

Watford Road

Work has commenced on the resurfacing of the Watford Road from the Met. Station to Cassio Bridge. May we hope that when the work is completed the many dips at present in the road will have been removed.

Your **Chemist**

A. R. CROSS

(Late Chater's)

**Dispensing and
Photographic Chemist**

BRANCHES

5 Station Parade, Croxley Green,
Tel. Rickmansworth 2072

228 New Road, Croxley Green,
Tel. Rickmansworth 3766

LETTERS TO THE EDITOR

Dear Madam,

Now that the cables are laid and "Lighting-up Time" on the Green is rapidly approaching, we may safely turn our thoughts to the future of this open space.

What do we want from the new management? First we want no encroachment on the boundaries. One by one, houses have squeezed in along the edges. The Council must let no one start nibbling a yard or two here and there under any pretext.

The value of the Green as an amenity is much diminished by its shape and the fact that it is ripped up the middle by quite a busy road. Nothing can be done about that but some work must be done on cleaning ditches and on drainage, to restore those considerable areas which alternate between tufty quagmires in winter and brown deserts in summer. In other parts could not the grass and weeds be cut before they are knee high? No one wants or expects bowling green turf but only roughly cut grass.

Many users of the common come in cars and adjourn to their favourite "pub," leaving cars wherever they can in an untidy sprawl. Would not a few well-defined areas set aside as car parks and paved with cinders be welcomed?

A few more benches (not right beside the road), where parents could sit while the children played rounders would be generally appreciated.

All these things will require ratepayer's money, which is in short supply but we urge the Council to do what they can to restore and maintain Croxley's tiny sliver of England's green and pleasant land. If they fail to

do this—and it is at least a moral obligation—then before many years have passed, this will become one of nature's slums.

(Name and address supplied.)

* * *

Dear Madam,

Footpath from Owens Way to Baldwins Lane

Winter is approaching, and no work has been done on this pathway. Are we to look forward again to that state of affairs when the path will either be flooded or oozing with mud? This footpath is an eyesore and not only a danger to health, but to limbs also. Children continue to swing on the gates, crashing them against not only the Council house fence adjoining, but the Repton Way house fence also.

We were promised that something would be done to the footpath in the early spring, but the trouble is we were not told which spring.

Are we to wait as long for this to be done as we are waiting for the footpath from Owen Way to the Green?—a project which has been mooted for as long as the Owens Way Estate has been constructed.

The Rickmansworth Council always intend to do something, sometime, but apart from the continuous work being done to the Moor Park Club House, that is as far as they get.

This footpath will no doubt be postponed so long that when it is eventually considered, the cost will have more than trebled.

AN IRATE RATEPAYER.

(Name and address supplied.)

A. V. BRYANT

Groceries & Provisions

141 New Road
CROXLEY GREEN

Telephone: Rickmansworth 3323

Deliveries Daily

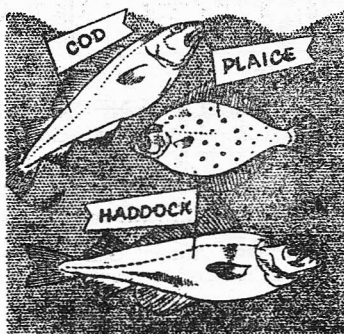
AGENT FOR THE FAMOUS
BIRDS EYE FROSTED FOODS
AND GIBSON'S PORK SAUSAGES

WE SELL



Quick-Frozen

FISH FILLETS



**HADDOCK·COD·WHITING
PLAICE** and all your other
favourites.

COME IN and choose your favourite fish from our quick-frozen food cabinet. Birds Eye quick-freezing brings you fish that really is *sea-fresh*—from melt-in-mouth Haddock to the choicest of prime Plaice—filleted, ready-to-cook, nothing to throw away. It's the *fresh, hygienic* way to buy your fish—*money-saving* too! Whether you want Birds Eye Fish, Vegetables, Fruits or Poultry you can buy them all from:—

ANNUAL GENERAL MEETING

The Annual General Meeting will be held on 31st October next in the Dickinson Institute at 8 p.m.

Could we not all regard this Meeting as the most important in the Residents' Calendar for it is on this occasion that all your Officers and Committee are elected for the ensuing year—the latter usually "en bloc." Expressing a purely personal view I regard this "en bloc" method as merely an expedient for overcoming the general apathy shewn by members in not bothering to nominate candidates and neglecting the one Meeting they should support.

However, having no wish to dwell on the past, I would point out a few of the many problems which lie ahead and will affect most, if not all, of our members:—

- (i) The new system of Government Grants to Local Authorities with its consequent effect on Rates.
- (ii) The new Rent Act and its many Forms.
- (iii) The very large question of our Green, which it said we now own . . . or do we?

These matters, and many others, are YOUR CONCERN—concern yourselves with them whilst there is still time as there are plenty of people less entitled who are only too ready to make them THEIR CONCERN.

It is well known we often realise the value of things when it is too late, but attendance at the Annual General Meeting—or as I would prefer to call it, the ANNUAL GATHERING OF MEMBERS—is the best way of making your views known, as only then can your elected Committee have the guidance of your wishes.

Please remember the date and keep it free for a really packed hall. Nominations for Officers and Committee may be handed to any of the present Officers or Committee on or before 24th October, and a Nomination Form for this purpose is appended at the foot of this page.

CROXLEY THEATRE CLUB

"NIGHT WAS OUR FRIEND," a tense murder play, will be presented at the Guildhouse, Dickinson Square, on Thursday and Friday, October 17th and 18th, at 7.45 p.m. Tickets, price 3/- and 2/-, are obtainable from members or Miss E. Wilson, 82 Watford Road.

Your Local Furniture Repairer

JOSEPH MARTIN

Rear 224 New Road, Croxley Green
Alterations, Upholstery, Curtains,
Loose Covers, Fitted Cupboards,
Pelmets, Picture Frames.

THE CROXLEY GREEN SOCIETY

This Society acts as a co-ordinating body for most of the organisations in Croxley Green. New residents may be interested in joining any of the following organisations or bodies:—

British Legion (Men's and Women's Sections).
Conservative Association (Men's and Women's Branches).

Choral Society.
Dickinson's Guildhouse.
Girl Guides.
Horticultural Society.
Labour Party.
Methodist Church.
Resident's Association.
1st Croxley Green Scouts.
Townswomen's Guild (Afternoon and Evening Guilds).
All Saints' Church.
St. Oswald's Church.
Roman Catholic Church.
Guild of Old Scouts.
Council Tenants Association.
Croxley Theatre Club.

The names and addresses of the various Secretaries of these organisations can be obtained by getting in touch with the Secretary of the Croxley Green Society:—
Mrs. Lucas, 15 Copthorne Road, Croxley Green.

OCTOBER 5th

A GRAND SOCIAL

is being held on Saturday, 5th October, 1957, at 8 p.m.

The Florian Dance Band will be in attendance
and Mr. Robinson will be M.C.

DO COME AND JOIN US
FOR A PLEASANT EVENING

Tickets 2/-

Obtainable from Committee Members or
Mr. M. L. Watkins, 123 Winton Drive, Croxley Green.

Confectionery: Books: Greeting Cards

P. E. G. PARRY

196 Watford Rd.

Phone: Watford 2705

Coach Bookings: Newspapers delivered

(Cut along dotted line)

ANNUAL GENERAL MEETING

To The Hon. Secretary, Croxley Green Residents' Association.

I hereby nominate Mr. Mrs. Miss of
..... as a Candidate for the Committee of the Croxley Green

Resident's Association at the forthcoming Annual General Meeting.

The Candidate has been approached and is prepared to stand for election.

Proposer

Address