## Monks Orchard Residents' Association

www.monks-orchard-web.org.uk email: monksorchardweb@btinternet.com

Croydon

(Non Party)

(Independent)

**NEWSLETTER - Autumn 2012** 



#### IN THIS ISSUE-

Page 2 Chairman's Comments Page 13 Shirley Planning Forum Notification of Planning Page 3 Shirley Open Gardens Page 16 Climate Change Flood Page 4 **Applications** Defences Page 18 Barnfield Avenue Street Party Page 20 Preventing Falls and Injuries SatNav Security Page 6 Planning Report Page 22 Shirley Lunch and Supper Club Page 7 Bethlem Update Page 23 Shirley Community & Charity Page 8 Page 10 Loss of MORA Website Christmas Fair Page 11 The Mayor of Croydon Page 24 Committee Members 2012-13

The Monks Orchard Residents' Association was founded in 1923, and represents approximately 2,000 residents.

Croydon Philharmonic

Page 12

Choir

## Chairman's Comments

Summer is now well upon us and it's still raining as it was during our street party for the Jubilee.

We are also in the middle of the sporting season with Spain winning over Italy at a canter for the European cup, Wimbledon will be over by the time you read this and the Olympics will have started. Like it or hate it we are stuck with it and I know many people who will be leaving the Capital City to 'get away from it all'.

Nearer to home I see that that conglomerate Westfield are going to take over Croydon. They claim to be investing £1.0 billion in redeveloping the Whitgift Centre with a great shopping 'experience.' They say they were chosen because they promised a great future for Croydon and they have a track record for delivering what they promise. However, you can be assured that Westfield are not for the public good but are there to make money. I'm also not sure if the track record statement is correct or not, suffice to say shopping malls by my experience are soulless places. They also seem to attract the lower of the social/economic section of society, witness the recent stabbing at the Stratford City Westfield.

Elsewhere in this newsletter you will read the planning report. It is important that our members inform any of the committee if they note anything untoward happening around them. The council no longer have a duty to inform residents by letter of any planning applications made. They only have to put a notice on a lamp post or similar declaring an application has been made. This presupposes the public read notices on lamp posts except those asking if anyone has seen a lost moggy.

On a more general note, I wonder how many of you are following the Barclays debacle. It seems that the main culprit Bob Diamond has been able to shift the blame elsewhere. However, we are promised a full review of the banking system, (again) so we hope those guilty are brought to book

and spend some time at Her Majesty's pleasure. If we, the public, ran our affairs in a similar manner we would have had our collars felt long ago. It's the same old story, one rule for them and one for us, just as it was for the MPs expenses scandal.

However I hope all the members have or have had a pleasant summer.

**Dave King Chairman** 

# Shirley Open Gardens

"Shirley Open Gardens" took place over the weekend of 23rd and 24th June. The weather the previous week was



dreadful, lots of rain, strong winds and very little sunshine. We crossed our fingers that things would improve for the weekend. Luck was on our side; the sun shone for most of the time, albeit with a few sharp showers on the

Sunday, and the weekend was a huge success. We raised £2320 for Shirley Neighbourhood Care which was a tremendous result. Friends & neighbours, old and new, enjoyed a pleasant few hours exploring the gardens on the trail and large quantities of tea and cake were consumed.

We continue to build on this event and local people now look forward to visiting the open gardens each year. This was the first time we were open in June and it would appear that it was worth all the extra effort. However, not ones to

stand still, we are always trying to encourage more Shirley gardeners to open their gardens. In fact, this year we three had new gardens open which was wonderful. So looking ahead to our next Shirley Open Gardens over



weekend of September 1 & 2, we would love more garden owners to share their gardens with us.

If you feel that you would like to join in this event, please contact Jenny Hayden via email or tel:

# Climate Change - Flood Defences

At the time of writing, we in the South East of England have been spared the torrential rain and flash flooding which has beset the North of England.

We do have some homes in Monks Orchard that are within a flood plain as shown by the Environmental Agency maps: head to <a href="http://maps.environment-agency.gov.uk/">http://maps.environment-agency.gov.uk/</a> and enter your postcode.

However, during torrential rain, flash flooding can occur in the vulnerable flood plain and also many other locations, depending on the terrain and permeability of local gardens and whether the local drains can cope with the deluge.

We offer the following tips on how to safeguard your properties in such events.

## Airbrick Flood Defences

If you feel you might be vulnerable to such flash flooding, the first line of defence should be to the airbricks which are there to allow ventilating below the flooring of properties. These airbricks would allow water to flow directly into the void beneath the flooring and eventually rise through the floorboards/flooring and create damage to property and furniture, even before the water level had reached door thresholds. The airbricks are below door thresholds and getting sand bags filled and in place for every airbrick at very short notice would be nigh impossible, especially for the elderly.

There are various types of Airbrick flood defences. A cheap and effective Airbrick Flood Defence is a discreet solution to the problems of flood damage caused by unprotected airbricks. In the event of a flood warning, the easy to fit cover clips over



pre-installed airbrick attachments to stop water from entering the void below the flooring and eventually rising internally inside the house. In the case of an impending heavy rain weather warning, the airbrick covers can be simply clicked into place, allowing householders to spend their effort sealing higher level door and patio thresholds by sandbags or other means. (see later) The likelihood of flash floods rising to and above door thresholds is a lot less likely than reaching the lower level of the airbricks. Have a look at your house and see what we mean.

The Manthorpe Airbrick Flood Defence is designed to cover the opening of a 9"x3" airbrick and can be used with any plastic, clay or concrete airbrick. The bright yellow cover reminds the homeowner to remove the Airbrick Flood Defence when flood waters subside.

## **Door Threshold Flood Defences**

For the second level of protection, doors and patio thresholds need to be flood proofed. The barriers available

can be slid into place and the edges expanded sideways to make a watertight joint at both sides and then expanded onto the door threshold to make a watertight barrier at the bottom (See photo of



the "Flood Angel" product example).

The Flood Angel® Flood Defender™ has the BSI kitemark accreditation, and is a made to measure product. Suitable for either standard inward or outward opening doors, the system can be produced using five different fixing systems so that it can be fitted to virtually any door opening.

## The prevention is better than a slop up cure!

#### References:

http://www.ukfloodbarriers.co.uk/airbrickcover.aspx http://www.manthorpe.co.uk/Building/Products/Flood-Defence/ Airbrick-Flood-Defence.html Plus see the G980 Flood Testing Video.

## You should never put your home address on your Satnav.



If it, or the car, is stolen then you have given the thief all they need to know - your empty home and address. Choose "home" as a nearby landmark such as a police or a railway station, a public house, restaurant or hotel. As

long as it is somewhere you know that gets you into your area so that you will know the last part of your route home.

## **Planning Report**

Applications:

Application Ref: 12/01741/P

Application Type: Full Planning

Permission

**Location: Monks Orchard Primary** 

School, The Glade.

Erection of single/two storey building including Proposal: canopies to provide educational space for years one, two and three with associated facilities; alterations to landscaping.

external works and boundary treatment. Case Officer: Louise Garrod

Consultation Close: No Date

Target Date for decision: 21/08/12

Application Ref: 12/00949/P

Application Type: **Full Planning Permission** 

Location: 90 Gladeside,

Proposal: Demolition of existing building; erection of 2 two

storev three bedroom semi-detached houses with

accommodation in roof space and 1 three bedroom bungalow; formation of access road and provision of associated parking

Case Officer: Dean Gibson Consultation Close: 19/06/2012 Target Date for decision: 04/07/2012

This application was withdrawn by the developer on 4th July

Keep watch for changed proposals

**Decisions/Appeals:** 

Application Ref: 12/00574/P
Application Type: Full Planning Permission

Location: 113 The Glade,

Proposal: Siting of 2 aerial masts at rear for amateur radio use

Case Officer: John Lawson **Consultation Close:** 14/04/2012 Target Date for decision: 02/05/2012

**Decision: Permission Refused** 

Appeal Received Date: 30/05/2012

Planning Inspectorate Appeal Reference: D/12/2177136

## BETHLEM UPDATE

The Bromley Council; Public Protection and Safety Policy Development and Scrutiny Committee, met on 31st May. Just as the scheduled meeting with South London & Maudsley [SLaM] Trust on 13th March happened to coincide with the

aftermath of the escape of 4 patients from the Bill Yule Unit on 26th February the SO scheduled meeting with SLaM on 31st May happened to coincide with the aftermath of the single adult escape on 28th May. So the



meeting of 31st May included discussion of both escapes.

Cllr. Richard Chatterjee attended, representing Shirley Cllrs, and Gavin Barwell MP, and Derek Ritson attended for MORA. The Committee Chairman kindly allowed Richard to ask questions, so he asked whether further information was now known about how the escape of 26th February occurred.

The response was:

- Escape by four adolescents from the Bill Yule Unit on 26th February:
- addition to the tabled 1.5 page report, questioning by members of the Bromley Scrutiny Committee, the local Clirs and Beckenham MP, Col Bob Stewart, revealed further information:
- Although agency staff were not on duty on 26th February, bank staff were ('bank staff' being trained members of SLaM but not necessarily normally working at the Bill Yule Unit);
- It was still unclear whether the adolescents had planned their escape or if it was a spur-of-themoment decision:
- Security standards at River House (the Medium Secure Unit) are much higher than at the Bill Yule

Unit; the Bill Yule Unit has been closed until the standards are considered safe.

The escape by a psychotic adult, under the National Psychosis Inpatient Service, occurred on 28th May.

In addition to the e-mail which SLaM had sent to Shirley Cllrs and Gavin Barwell MP on the evening of the 28th (and forwarded to SPRA & MORA that night), questioning by members of the Bromley Scrutiny Committee, the local Cllr's and Beckenham MP, Col Bob Stewart, revealed further information:

There are inconsistencies between the information in the email sent by SLaM to the Croydon Cllr's and MP, and the responses to questions at the meeting itself;

- the patient was not part of a secure unit;
- the patient was being transferred between two buildings on the Bethlem site when he decided to escape;
- he went to a Shirley resident's home opposite the entrance of the hospital;
- the patient was a male of medium build and, as such, the two female nurses accompanying him would not try to restrain him but keep him in view (which they did) and call a support team;
- the incident occurred at 08:20am;
- the nurses called the support team and the police, who arrived and brought the patient back to the hospital;
- the whole incident took less than an hour;
- Bethlem managers and a psychiatrist offered to visit the resident, who was a woman with young children:
- in the end, one of the SLaM managers went to visit the resident, there was a long conversation, and it was said "the resident was okay";
- the police D.I. who deals with Bethlem also, subsequently, contacted the resident;
- the patient had been sectioned under a civil

section of the Mental Health Act, but he was not a patient of the MSU and he was not tagged;

It was noted that 08.20am is the time of day when children are often on their way to school, and there are three schools bordering Bethlem, as well as others in relatively close proximity; the Committee Chairman noted that there were four or five incidents of escapes from the Bethlem over recent years, mainly attributable to staffing attitudes and lapses of concentration.

## **Ed Update:**

- The organisation's current Chief Executive Stuart Bell CBE will be taking up a new post as Chief Executive of Oxford Health NHS Foundation Trust on 1 October 2012.
- Stuart Bell has been the Chief Executive of SLaM since it was formed in 1999. The organisation became a Foundation Trust in 2006 and provides the most extensive portfolio of mental health services in the UK, supported by internationally recognised training and research. The Board of Directors at South London and Maudsley NHS Foundation Trust (SLaM) has appointed Gus Heafield as Acting Chief Executive with effect from 1st October 2012.
- We are still waiting the formal incident reports from the Bethlem Management Team.

## **LOSS of MORA Website**

SANDA CONCE

BT has given notice that it is to withdraw the free web hosting facility from the editor's Broadband account such that the MORA web will have to fold unless MORA purchases a new web hosting service with another provider.

The MORA Executive Committee are considering the implications and will decide whether we continue with a website or whether we let it lapse.

# The Mayor of Croydon (2012-13)

We are privileged, for once again one of our Ward Councillors – Cllr Eddy Arram (Ashburton Ward Councillor) is to have been elected, by all Croydon Councillors, to serve as Mayor of Croydon for 2012-13. The Deputy Mayor is Councillor Tony Harris. The Mayor is the Borough's First Citizen. He represents Croydon at hundreds of civic, ceremonial and social engagements throughout the year.

The role of the Mayor is a non-political one; he represents

every section of the community.

The Mayor gives priority to supporting organisations and individuals who in their various ways contribute to the well-being of the community. He is eager to attend their events and to participate in celebrating their achievements and milestones. He welcomes invitations from the widest possible range of local organisations such as community, charitable and voluntary groups, schools, churches



and other religious groups, businesses, residential homes, as well as from those that contribute to the cultural life of the borough. He aims to make it as easy as possible for organisers to invite him.

## **Mayor's Charity Appeal**

The Mayor seeks to raise money for his chosen charities, which this year are the Croydon branch of the Multiple Sclerosis Society and the Soldiers, Sailors, Airmen and Families Association. He organises a number of enjoyable fundraising events during the year, to which everyone is most welcome - as of course are donations.

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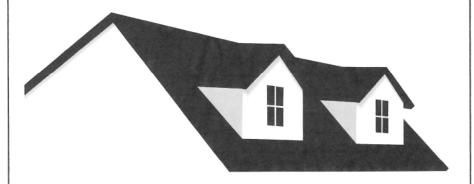
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## Shirley Planning Forum

A meeting of Shirley RA's and Management Teams met on Tuesday 3<sup>rd</sup> July as the first meeting of the Shirley Planning Forum. Steve Dennington of LB of Croydon attended to give a report on the current status of the Croydon Core Strategy and the implications of the Government's Localism Act on Planning.

MORA will NOT be forming an official Neighbourhood Forum due to cost and high administrative requirements.

We will be combining with other RA's to form a forum which will discuss and form 'Shirley Place' planning policies. The Council will provide additional administrative resources.



The Council will initially provide our forum/consortium with information. The first stages of our input will be for us to examine and report on the character of Monks Orchard which will then be incorporated into the report for 'Shirley Place'. There will be strict deadlines for our consortium to maintain.

We understand that our consortium's input is already far in advance of that of other areas within the Borough.

## **Croydon LPA Core Strategy**

The Core Strategy divides Croydon into 16 "Places" and we have extracted the Croydon Planning Authority vision issues for the "Shirley Place" [see map on Page 13]:

## **Vision**

Shirley will continue to be a suburb surrounded by substantial green space with improved cycle and pedestrian links. The vibrant Local Centre, with a range of retailing and independent shops will continue to serve the local community. A mature and rejuvenated Shrublands will be served by its local shops as well as those on Wickham Road.

### **Homes**

An area of low residential growth, with little opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.

## **Employment, Skills and Community Facilities**

Some small scale employment will be provided in the Local Centre with predominantly independent shops supporting the local community.

## **Character, Heritage and Design**

New development will be sensitive to the existing residential character and the wooded hillsides of the Place referring to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the Local Centre. Any building and conversions should be of a high standard of design to

ensure the character of the Centre is respected. The Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

## **Climate Change**

Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

## **Green Grid and Open Space**

Shirley will continue to be well served by open space with improved connections to strategic green links and green chains, along with way finding, enabling increased walking and cycling. The Registered Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

## **Transport**

The existing connectivity and good public transport of Shirley will be maintained, along with improved access and links. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times in the Local Centres by encouraging walking, cycling or public transport especially for school journeys.

#### -000000000-

The 'Shirley Planning Forum' will initially target the facets of character, residential density and garden amenity of the area to try and minimise the over-development of each area making up the "Shirley Place". We will also try to identify other areas of development which should be considered which would be beneficial to the community. Any comments from residents would be helpful.

# Notification of Planning Applications

MORA has already notified our members of the procedural changes that our Council have made to inform local residents about new planning applications. These changes came into force 1<sup>st</sup> April 2012 and are summarised below.

- 1. Direct notification to neighbours will cease.
- 2. Applications will be publicised by the display of one or more site notices close to the application site.
- 3. Advertisements will be placed in the Croydon Guardian for major applications and those affecting listed buildings or conservation areas.
- 4. Details of all applications will still be available to view at Taberner House.
- 5. A new website has been made available to view applications on line. This includes a tracking facility and the ability to search for applications using a variety of search criteria and the ability to track applications so that you are automatically emailed when the application is going to committee or the decision has been issued.

The new website is now available for use and is relatively simple to set up and use - go to:

http://publicaccess.croydon.gov.uk/online-applications/

First time users will need to register if they wish to utilise the full facilities of the site. Click on Register and complete the simple application form. Registered users should log-in using their email address and their password.

Three basic options are displayed for registered users; these are Search, My Profile and Logout.

The Search option offers 5 sub-options: Simple Search, Advanced Search, Weekly/Monthly Lists, Property Search and Map search.

The Simple Search allows searches using: a keyword, a reference number, a postcode or a single line of an address.

The Advanced Search allows searches utilising a variety of application references, including reference numbers, application details and a variety of dates.

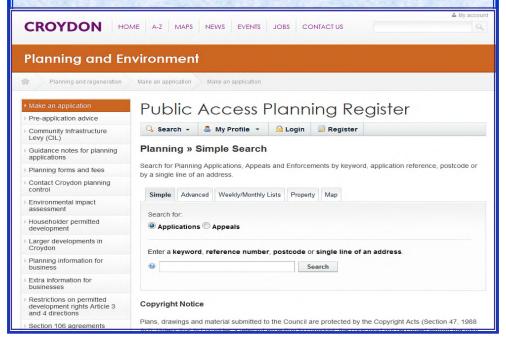
An alternative method of searching can be made by utilising the Weekly/Monthly Lists to discover both applications and decisions which have occurred within a specific ward over the period specified.

The Property Search is similar to the Simple Search.

The Map Search requires a degree of dexterity to manipulate and needs care to utilise all of the tools.

The details of each individual application can be discovered by clicking on appropriate boxes. Full details of such searches can be found by clicking on Help with this page.

One of the most important features of the new website is that registered users can track applications and be notified by email when this planning application is updated.



## BARNFIELD AVENUE STREET PARTY

Barnfield Avenue's Jubilee street party stemmed from an idea by just one of its residents. He thought that if a street party could be

organised it would be an ideal way of bringing the residents together and to get to meet those in our road whom we didn't already know. The Queen's Diamond Jubilee provided the perfect opportunity to do



this and to join in with the rest of the country's celebrations.

Trying to get his idea off the ground involved much effort and hard work though, starting with investigating the viability of such an event and then following it up with the distribution of flyers to each house inviting those who were interested to make contact. His efforts paid off and a number of us attended the initial meeting in our local Methodist Church. Ideas and plans were put forward and a second meeting was arranged with even more people attending. From then onwards enthusiasm for the coming event grew as groups were formed, one to head the overall organisation, another to arrange the supply of food to cook on the day and request residents to bring what they could and another to organise activities for the children.

In view of the virtual non-stop rain we'd experienced previously on the day itself, albeit a bit chilly, we were blessed with sunshine. Suddenly our road was transformed. Bunting flew from around the trees surrounding our green, tables and chairs were set along the road, wonderful smells of cooking were emanating from the barbecues and additional tables were laden with a most fantastic array of dishes provided by the residents. The children were formed into teams for the games starting with a treasure hunt, which proved to be the ideal way of getting them to participate together. There was a variety of things for them to do, the 'old fashioned' apple bobbing and net a duck in the paddling pool

being extremely popular. Much to the amusement of the children following their potato and spoon race, not to be outdone, the grown-ups had a go as well. The climax was the grown-ups tug of war, the 'odds' side of the road competing against the 'evens'.



Around two hundred residents and guests attended. It was, indeed, a great way to get to meet and get to know each other better and, of course, to catch up with those that we hadn't chatted to for some time. The fact that this is an age when many people are affected by day to day pressures and, as a consequence, have little time to socialise with neighbours as in the past made our day particularly enjoyable and special. The hope is that, due to it's success, maybe something similar can be organised again and possibly make it an annual event.

Lastly, many thanks must be given to the Methodist Church for letting us use one of their rooms, free of charge, for our initial meetings.

Joan Pring

Pictures by Richard Ramsamugh

## PREVENTING FALLS AND INJURIES

Research shows about a third of people over 65 have had a fall. Some may result in broken bones, muscle injuries; some may even require a hospital stay. Many falls are preventable, and there are actions you can take to make an accident less likely.

## **Keep Active**

Physical activity improves balance and co-ordination, improves muscle strength, assists joint mobility, maintains bone strength and improves stamina and reaction times.

Try to include exercise in your daily life, ideally exercise at least 3 times a week. Walk to the shops, or to the local park, or stroll along your road. Walking with a friend will make it more enjoyable, and give you more confidence. Many leisure centres have classes and swimming sessions specifically for older people.

#### **Look After Your Bones**

Osteoporosis is a common condition that causes bones to become fragile. To help prevent this eat healthily – milk, eggs, supplemented cereals, and oily fish are good sources of calcium and vitamin D which strengthen bones, and enjoy the sunlight – 90% of vitamin D is produced in our skin. 20 minutes of exposure 3 times a week is probably sufficient.

#### **Take Care of Your Feet**

Ensure shoes or slippers are properly fitted, and fit comfortably round the heel. Ideally these should enclose your feet, rather than be slip-ons. Keep feet clean and dry, and seek assistance with cutting toe nails if you are having difficulties. If necessary your doctor can help arrange a visit to a podiatrist, for help with bunions, corns or ingrowing toenails.

## **Discuss Medication with Your Doctor or Pharmacist**

Some medicines or combination of medicines may have side effects and make you feel drowsy or lightheaded. Stand up slowly after lying down or sitting, take care when bending. Do not stop taking medication without discussing with your doctor or pharmacist. Alcohol may affect medicines and cause side effects, seek advice.

## Be Safe at Home

Most falls happen at home.

Keep rooms free of clutter, and check your carpets. Ensure you have adequate lighting and have easily accessible bedside lighting. Make sure beds and chairs are suitable for your height, and items arranged so they are within easy reach.

Use a non slip mat in the bath, use a shower stool, and install a grab bar by the toilet.

Age UK can provide a home environment review, as can Occupational Therapists - speak to your doctor. Consider wearing a pendant alarm.

## **Eyesight**

Have your eyesight checked every year. All those over 60 are entitled to a free sight test.

If you notice any changes in your eyesight, speak to your optician early. Ensure the areas you walk in are well lit, and allow time for your eyes to adjust when moving from light to dark or vice versa.

Bi-focal glasses can be misleading for distances, take particular care on steps or stairs.

#### **Look After Your Health**

Conditions such as arthritis, stroke, Parkinson's disease, diabetes, dizziness, heart and breathing conditions can lead to falls. Take extra care when walking or getting up. Consider cutting down the amount of alcohol you drink, especially if you have a liver condition or are at risk of feeling dizzy. Drink plenty of fluids, especially in hot weather.

#### **Falls Service**

Croydon University Hospital has established the Falls Service, in which different professions work together, providing medical, mobility and functional reviews. The assessment may take place in a clinic or in your home depending on your needs. Speak to your doctor if you suffer from multiple falls or if your health is affected.

The information above has been taken from a leaflet produced by Dr Wallace Tan. For more information contact the website www.croydonhealthservices.nhs.uki.

Another useful leaflet is now available: How to make the most of your visit with your doctor or nurse.

The contact point for this is the pathfinder office 020 8253 7090.

## SHIRLEY LUNCH AND SUPPER CLUB

BEXHILL ON SEA AND BATTLE

THURSDAY, 6 SEPTEMBER 2012 £42.00 PER PERSON



#### **WE'RE OFF TO 1066 COUNTRY**

The coach will leave Wickham Road and we will make our way to Bexhill on Sea where you will have free time to have coffee, browse the shops or stroll along the beach.

Then off to The Orangery Restaurant at the Powdermills Country House Hotel near Battle for lunch.

After lunch we will make a short stop in the town of Battle where you will have some free time.

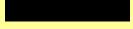
On 14 October 1066, the area which is now the market town of Battle witnessed the Battle of Hastings and the fall of King Harold.

The price includes the coach, three course lunch, service charge at the restaurant and gratuity for the coach driver.

Please let me know as soon as possible if you would like to join the trip.

Cheques payable to Shirley Lunch & Supper Club.

Many thanks, Christine



# Shirley Community & Charity Christmas Fair



## Saturday 10th November 2012

## 11am to 4pm Shirley Parish Hall, Wickham Road



## FREE ENTRY



FATHER CHRISTMAS
ARRIVES AT 12.00 noon

Local Community & Charity Stalls including:

Demelza / Evelina Children's Hospital / Help for Heroes / Royal Marsden / St Christopher's Hospice / Womens Institute





Enquiries to: Chr<u>istine Ross-Smi</u>th

## MORA COMMITTEE MEMBERS 2012-2013

Chairman	Daya King
·	Dave King
Vice Chairman	Vacancy
Secretary	Mary Evans
Treasurer	Terry Greenwood
Planning	lan Fraser
Membership Secretary	Diane McInerney
Editor/Website	Derek Ritson
Police Liaison	Jean Cook
Primary Care	M <mark>ercia Nash</mark>
Social Secretary	Christine Ross-Smith
Transport & Highways	Vacancy -
Ward Panel Rep.	Joan Pring
Trees & Open Spaces	Sue & Martyn Buchanan
Committee Members and	{ Michael Nash
Area Managers	{ Patricia Turner
ŭ di	{ Anne Horton
Committee Member	Nicki Smith

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# MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM

'I wish to become a member of the Monks Orchard Residents' Association'

Name:	Signature:
Address:	
	Post Code:

Please send this completed form with your subscription cheques payable To Monks Orchard Residents' Association [£4 /year (£2 Senior Citizens)] pro-rata.

Thank you for supporting MORA. Please pass on to a non-member.

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