

# The Croxley Green Resident

OFFICIAL ORGAN OF THE CROXLEY GREEN RESIDENTS' AND RATEPAYERS' ASSOCIATION

No. 112

Joint Editors—J. H. GARDNER, J. E. GELL,  
N. HEWITSON

JANUARY 1972

## A Happy New Year To All Our Readers

### THE HON. SECRETARY AND EDITORSHIP

In the last issue we informed you that Mr. Norman Cherrill would not unfortunately be able to continue these duties after the Annual General Meeting in November last.

Mr. Cherrill became Secretary 11 years ago and has been Editor for six years. We would extend to him our sincere thanks for his work; combining both posts was by no means an easy job and took up quite a considerable part of his spare time. We are, however, delighted that he is to continue as a Committee member and he will no doubt contribute to this periodical from time to time.

We are pleased to report that Mr. P. W. A. Dixon, of 33 Winchester Way, who joined the Committee early in 1971, has been elected to serve as Hon. Secretary. We wish him well in his post.

With regard to the "Resident", we had hoped that one gallant person would step in and run it for us, but in the end it was decided that three Committee Members, Mr. J. H. Gardner, Mr. J. E. Gell and Mr. N. Hewitson, should get together and edit it jointly. Whilst we will find it difficult to keep up to Mr. Cherrill's fine literary talent we hope that we will not let you down! We think that for our first edition under new management we ought to say a few brief words about ourselves.

Mr. Gardner is Vice-Chairman of the Association.

Mr. Hewitson represents the Committee as delegate to the Rickmansworth Road Safety Committee and also the Grand Union Canal Society.

Mr. Gell, together with Mr. Fry and with Mr. Hewitson as reserve, are delegates to the new Consultative Committee. This Committee was mentioned briefly in the last issue and the first meeting was held just before Christmas. The setting up of the Committee comes soon after the Chairman's Forum was discontinued through lack of support. It was designed to enable members to

discuss local problems with the R.U.D.C. Councillors in person. At first it attracted a fair number of people but of late attendances were greatly reduced. However, this new committee, composed of representatives of various residents' associations together with the Chamber of Commerce, holds out a good prospect of success. Each delegate will have the backing of his own association in raising subjects for discussion, which will no doubt be debated before and after the consultative meetings. Our Association meets monthly and the new committee quarterly, so there seems to be plenty of opportunity for our local views to be thought over and the correct action to be taken. By this method, as I see it anyway, the impression of "remoteness" which is often levelled at local councils is lessened and even for this reason alone the venture is worth while. We hope to bring you news of events in future editions.

It does seem a sad reflection on the times that people generally are not willing to come out occasionally in the evenings to participate more in the running of their district. A classic example of this must surely be the poor attendance at the last A.G.M. when a number of R.U.D.C. Councillors came along and answered questions.

However, having said that, we appreciate that Croxley people want a Residents' Association, want a magazine like this one, and want people to represent them on their behalf to fight for local issues when they arise—especially if it affects their immediate area—and to see that Croxley gets a fair deal. If this is not so, then please tell us!

In conclusion, may I ask for your letters with your views and opinions that might be of interest to other readers of the "Resident". Please submit them to the Editors, c/o the Secretary, 33 Winchester Way.

J.E.G.

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## THE BENDIX LAUNDERETTE

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### THE VALUE OF YOUR HOUSE

In order to assess the rateable value of a property, the Inland Revenue sends a questionnaire to the occupier. This must be answered and returned within 21 days. From this, and details obtained from planning or building applications to the local authority, finalised with a survey and measurement of the building, the Inland Revenue valuation officer calculates the yearly rent at which the property might reasonably be expected to be let in current market conditions. Valuation lists that came into force in April 1963 are to be replaced by new ones based on a 1970 questionnaire which should come into force on April 1st, 1973. The lists will, however, be published before that date so that householders are aware of the proposals (if any). The current list can be inspected at the local council's offices and copies or extracts may be obtained without charge.

The calculation assumes that the tenant pays the usual rates and taxes and the landlord pays for repairs, insurance and other expenses necessary to keep the property in good order. This figure is called the "gross value" and a prescribed percentage is deductible to cover repairs, insurance and normal expenses necessary to maintain the property in a condition that would command the rent which has been assessed.

The deduction from the gross value to reach the net value is prescribed in the Act: for a gross value up to £55 the deduction is 45 per cent; for £56-£430 g.v. the deduction is £25 plus one-fifth of the amount by which the g.v. exceeds £55; for g.v. in excess of £430 the deduction is £100 plus one-sixth of the amount by which the g.v. exceeds £430. It is on the net value that you pay council rates and water rates.

If you improve your property by building a garage or extension this will cause a revision of the assessment from the effective date when the improvement commenced to be used. The valuation officer is constantly valuing and revaluing property so it is not necessary to await the quinquennial reassessment. Such additions may require an inspection by the valuation officer and if he gives at least 24 hours' notice of his intention to inspect a property, it is an offence to prevent him from entering. The maximum fine is £5. Where an improvement is made which does not require planning consent,

such as the installation of central heating, the householder is under no obligation to inform the valuation officer unless a questionnaire form is sent to him. The valuation officer values the total property each time, taking into account additions such as central heating, for which no planning permission is required. But the addition of central heating does not mean that the valuation automatically rises, as other parts of the property may have depreciated.

The foregoing has been extracted from *The Reader's Digest Family Guide to the Law*. The question that is worrying many residents concerns the installation of central heating, and here a distinction is drawn between permanent fittings and those that could be removed; electric storage heaters are not permanent fixtures so do not affect a valuation. The majority of houses in Croxley Green are about 40 years old and where an Ideal-type boiler for domestic hot water was modern in the 1930s, many people have now decided that a replacement boiler should be utilised to provide warmth in the rooms. Moreover, the chores of making up the boiler and emptying the ashes are gone forever! It seems very cheeky on the part of the Inland Revenue to assess the installation of an up-to-date central heating system as a reason for expecting that a higher rental of a house could be obtained (if it were rented).

The last revaluation of property was effective from April 1963. At that time anyone who objected to an increased assessment had to appeal by seeking to prove that the assessment was too high or not justified. Although you may know that your neighbour's house carried a lower assessment, this was not a sufficient reason for appeal, but sensibly the appeals Panel had to examine the assessments for all other houses in the same road.

Anyone who objects to a higher assessment in 1973 will be able to appeal, but this time it will be the Valuation Officer who will have to seek to prove that the reason for his assessment is justified. Naturally, if the state of your property has not changed since 1963 then your present assessment will retain in force or, if a fresh assessment has been made during the last ten years due to an improvement or extension of the property, then the current valuation will remain unchanged.

*contributed by F.N.C.*

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### FIVE YEARS' ACHIEVEMENT

In June 1966 a public meeting at All Saints Church Hall launched the Croxley Green Roads Safety Committee into existence with the purpose of improving road conditions in the district.

The coming into operation of the Pelican crossing at the Red House on Watford Road recently is the culmination of five years of continuous pressure on one of the most difficult of the original objectives undertaken. First the local U.D.C. had to be overcome, then the Ministry, even more difficult the County Council had to put up the money, and finally the equipment had to be obtained and installed by contractors.

Considerable progress has been achieved with the original "Five Point Plan" which concerned the trouble spots on Watford Road, and the list of originally "impossible" tasks which the committee has been able to get done is formidable:

1. The Pelican crossing at the Red House.
2. No Parking from the crossing to Hazelwood Road on the south side and from the crossing to the Goods Yard on the north side.
3. Resiting of the boundary fence by London Transport to improve site lines to this crossing.
4. The new pedestrian crossing at 191 Watford Road (near Fisher's garage).

5. Resurfacing Watford Road carriageway near Sycamore Approach.
6. Give-way signs on the western arm of the Green.
7. No Right Turn on the eastern arm of the Green.
8. The principle of No Right Turn at the junction of Cophorne Road and Watford Road embodied in the new Scots Hill scheme.

Truly the "unofficial Croxley Green Roads Safety Committee" (shades of Ransome Williams) has acquired an expertise and a standing with the authority which is still a matter of wonder to its members who can think back to the open hostility and attempted ridicule it met in its original endeavours.

Of course, over the years the original preoccupation with Watford Road has given way to a more general concern for the roads of Croxley. Much work has been done on the shopping parades of the district, marking out parking areas, removing dangerous practices and generally easing the lot of pedestrian and motorist. In the last few months a considerable measure of success has been achieved in proposals to improve the parking facilities and road safety around the shopping parade at the top of Baldwins Lane. Last, but by no means the least of the committee's achievements, was the creation of the North Orbital Joint Action Group to press in the wider sphere for the removal of the trunk road traffic from our midst.

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### THE NEW YOUTH CENTRE

The Youth Centre opened with a swing for the young people on Saturday, 25th September, with a Discotheque which about 150 Croxley teenagers attended. Since then, the club has been going well, with an active membership of 110 young people, and an average attendance of 50 per night. For the first six weeks or so, the club served mainly as a social centre, with pop records and the coffee-bar as the great attractions, the members obviously enjoying having a meeting place of their own. Table tennis and "batinton" (a simpler and sturdier form of badminton) were and are the most popular games. The television set spent most of its time being changed from one channel to another, and finally gave up in disgust.

We have now introduced more activities—weight lifting, enamel jewellery making and badminton—the snooker table and dartboard are now in use, plus a "football table game" which gives the players nearly as much exercise and excitement as a proper game of football. We have also been promised another television set, which will only be brought out on request.

During "Youth Week" a number of members became involved in a variety of competitions and did quite well. Recently six girls took part in a girls' football competition and I gather the battle was fierce in more ways than one. The members' committee is now meeting regularly and producing good ideas, amongst which are a club holiday and one or two outings. Discotheques are held regularly once a fortnight and are very popular. The Army Youth Team has presented film evenings and will shortly present rifle shooting and table tennis (no connection).

Thanks must be given to all the adults who have given up their time to come and help at the club in one way or another. Coffee-bar ladies, gentlemen manning the reception desk, instructors, our own "disc jockey", and those who just come to mingle with the young people, are all doing a very valuable job, and we are very grateful to them.

When we consider how far the club has come in three months, it heartens us to think how much we could achieve in three years!

### LINKS WAY/ROUSEBARN LANE

After the nuisance caused for several weeks during the latter part of last year by the continual use of lorries conveying tipping material to the West Herts Golf Course it is pleasing to learn that the County have undertaken to repair these two roads some time in the New Year.

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### NEW YEAR HONOURS

We would like to express our congratulations to our Member of Parliament for 22 years, Sir Gilbert Longden, M.B.E., M.A., LL.B., M.P., on being awarded a knighthood.

### LOCAL GOVERNMENT REORGANISATION

In recent editions we have discussed this subject at some length especially as to how it will affect Croxley Green. Although we had a poor response to our referendum we did get the general feeling from members that staying with Rickmansworth would be preferable to attaching ourselves to Watford. It now seems that the wishes of the majority will be satisfied but, of course, a lot of water is still to flow under the bridge yet.

The latest position is that the Herts County Council have come up with a scheme which has been submitted to the Local Government Boundaries Commission, namely, that our area be called the West Hertfordshire District comprising Rickmansworth U.D.C., Chorleywood U.D.C., together with the Carpenders Park and S. Oxhey area of Watford R.D.C., the parish of Sarratt also from Watford R.D.C. and the parishes of Chipperfield, Bovingdon and Flaunden, which would be taken from Hemel Hempstead R.D.C. This plan is similar to that submitted by Rickmansworth with minor exceptions. One was that Rickmansworth sought to include Abbots Langley and the other that they did not want the southern wedge of Watford R.D.C., namely Carpenders Park and S. Oxhey, chiefly because a large proportion of the area is taken up by London overspill. It is felt that the addition of several thousand council house dwellings could seriously alter the community balance. The County Council report, however, states that while the Oxhey G.L.C. Estate is an entity in itself, the development in the Carpenders Park area is comparable to that to be found in the nearer parts of Rickmansworth!

Perhaps we will have something further to report in the next issue.

### WATFORD YOUTH COMMITTEE

On the 7th December young people from Watford and district once again helped the aged and physically handicapped to do their Christmas shopping at Clements and Gade House, Watford. The two stores opened after their normal hours so that they could shop in comfort. We understand that there were many elderly people from Croxley Green who took part. Each was escorted around the stores by a young member from the Club and carried their parcels. The whole operation was very competently arranged and they had a most enjoyable shopping spree.

### TRAFFIC SIGNALS

It is proposed to install traffic lights at the junction of the A412 Watford Road and The Green.

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**NEW COMMITTEE MEMBER**

The Association is pleased to welcome back to the fold Mrs. M. Milne, of 286 Baldwins Lane.

**DISTRIBUTORS WANTED! PLEASE!**

The Committee anxiously request volunteers to undertake distribution of the "Resident" in the following areas:

- Lewes Way
- Lincoln Way
- Lincoln Drive
- Norwich Way

Collectors of subscriptions are also required for the following areas centred on

- Valley Walk district
- Frankland Road—even nos. Watford Road area
- Watford Road—odd nos. to The Red House
- Winton Drive
- Winton Crescent, etc.

Please contact the Treasurer, Mr. J. W. Broome, 114 Links Way, for more information.

**CROXLEY GREEN FLOWER GROUP**

Chairman: Miss K. Raggett  
Secretary: Mrs. J. Quick

Meetings are as follows:

- February 8th—Mrs. V. Griffiths: "Flights of Fancy"
- March 14th—Mrs. Hornsby
- April 11th—Mrs. F. B. Finch: "Flowers and Wood"

Meetings are held on the second Tuesday of the month at The British Red Cross Centre. We are always pleased to see visitors. Yearly subscription is 75p. Visitors pay 12½p per visit.

The Flower Group decorate the Red Cross Centre for Christmas each year which is much appreciated by all members of the centre.

**DENTIST IN CROXLEY**

With the death of Mr. John Howes in 1970, residents will have observed that there is no dentist practising in Croxley. The Association has taken this matter up with the appropriate county authority.

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**CONVERSION TO NATURAL GAS**

By all accounts the conversion to Natural Gas will take place in Croxley Green in about March 1972.

Already fears are being expressed about this, especially in the Sycamore Road/Valley Walk area, where several stories are going around about the need for additional air supplies to the gas boilers which form an essential part of the ducted warm air central heating.

Some suggest that an air brick will be put into the outside wall nearest the boiler, others that the boiler will have to be turned round.

Whatever is necessary from a safe operational angle, let us all be certain that the cost is down to the Gas Board. The air brick idea will certainly detract from the heat supply, quite apart from being unsightly and a dust trap.

It now behoves all residents in this area, and indeed in any other part of Croxley where such problems are likely to arise, to forthwith contact the Gas Board at Hemel Hempstead and ascertain their intentions.

In the event that the Gas Board are not as helpful as we think they should be then be prepared to join forces and fight. Remember—March 1972 is not all that far away.

N.H.

**CROXLEY GREEN CINE CLUB**

The Croxley Green Cine Club meets every Wednesday evening at 8 p.m. in St. Oswald's Church Hall. The club has a full and varied programme for the current year. Each month the club features an evening devoted to an individual member's films. Also there are demonstrations of cine equipment and talks for beginners. Why not pay them a visit one Wednesday evening? For information please contact Mr. Brown (tel., Watford 25719) or for a copy of the programme.

**"THE COFFIN SITE"**

The latest development in the search for playing facilities for children in the Sycamore Road/Valley Walk area is that the Council approved at the beginning of December a recommendation to develop the land by the Grand Union Canal at Cassio Bridge with shrubs, trees and a garden seat. They also agreed to look for possible alternative sites for playing facilities now that they are not in favour of the Coffin Land for this purpose.

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### CROXLEY GREEN SOCIETY

#### PRELIMINARY LIST OF AFFILIATED SOCIETIES

- B.P. Scout Guild. Mrs. Bennett, 38 Sherborne Way. 4th Monday, Scout H.Q., Watford Road, nr. Met. Station.
- Camera Club. Mrs. K. Howard, 79 Shepherds Way, Rickmansworth. Wednesday, Science Room, Guildhouse.
- Cine Camera Club. Mrs. B. Sorrell, 55 Winchester Way. Wednesday, 8.00, St. Oswald's Hall.
- Flower Group. Mrs. J. Quick, 3 Scots Hill Close. 2nd Tuesday, Welcome Club.
- Folk Dance Society. Mrs. Bacon, 148 Baldwins Lane. Tuesday, 7.30, Malvern Way School.
- Girls Brigade 2nd Co. Mrs. Forder, 2 Manor Way, Friday, Baptist Church.
- Girl Guides. L.A. Mrs. Atkins, 15 The Green. All Saints' Co., Friday, 7. St. Oswald's Co. Thursday, 6.30.
- Greensleeves. Mrs. Sherwin, 82 Durrants Drive. Thursday in term, Little Green School.
- Horticultural Society. Mr. H. Dewar, 1 Frankland Close.

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Red Cross. Mrs. I. W. Howard, 2 Warwick Way. Welcome Club.

Scouts. G.S.L. Mr. G. Thomas, 14 Richmond Way. Cubs, Monday, Tuesday, Wednesday, 6.45. Scouts, Wednesday, 7.15, Friday, 7.30. Venture, Wednesday, 8.00, H.Q., Watford Road nr. Met. Station.

68 Club. Mrs. Lakey, 53 Barton Way. Tuesday, Science Room, Guildhouse.

Townswomen's Guild. Afternoon. Miss D. Jenner, 219 Baldwins Lane. 2nd Friday, Science Room, Guildhouse.

Durrants. Mrs. Gomme, 2 Kenilworth Drive. 2nd Monday, St. Oswald's Hall.

Evening. Mrs. Dorrofield, 10 Yorke Road. 3rd Friday, Science Room, Guildhouse.

Trefoil Guild. Mrs. F. Samuels, 17 New Road. 2nd Thursday.

Welcome Club (for Senior Citizens). Mr. Simpkins. 10-2, 2-5 except Sunday. Welcome Club corner of New Road and Barton Way.

Woodcraft Folk. Mr. Nurse, Longways, The Green. Elfins, Friday, 6, Old Boys' School, Watford Road. Pioneers, Friday, 7 Little Green School.

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## N.F.O.A.P.A. CROXLEY GREEN BRANCH

Since the last issue of this magazine, two members' meetings have been held. In October 1971, Mr. Warren from the Watford office of the Ministry of Social Security, spoke to 80 members and answered a variety of questions in a very understanding and lucid manner.

In November 1971, our "very own historian", Mr. G. Cornwall, gave an illustrated talk on "Old Croxley" to a packed house. In his own inimitable way, Mr. Cornwall brought old Croxley to life, and a thoroughly enjoyable evening was had by all. To both these speakers, who in their different ways brought pleasure to our members, very many thanks.

At the time of going to press, arrangements are well in hand for the two Christmas parties for members. It is in this connection I must place on public record the very generous response received by the Branch from Croxley Green tradespeople and business houses. The generosity was truly wonderful. Thank you, one and all. Space does not permit a detailed list of donors but a list has been displayed on the notice board in the Welcome Club. In addition, and always providing our Chairman—Mr. Gordon C. Bacon—has recovered from several attacks of writer's cramp, all will have received his personal letter of thanks.

Branch membership stands at about 400 and our next and most important event is the Annual General Meeting, to be held in All Saints Hall on Saturday, 22nd January, 1972, commencing at 10.15 a.m. This is an opportunity for all members to elect or re-elect Officers and Committee for 1972, to put forward suggestions and to air any complaints. Please make a note of the date—right now—we are looking for a very strong turn-out.

February 1972 will see our very first Jumble Sale, in aid of Branch funds—and this is where everybody in Croxley Green can help the Senior Citizens—please start turning out—right away, we really do need a bumper sale—handbills with full details will be coming round—but don't wait—telephone me at Watford 41154 and collection will be arranged.

Finally—more helpers are needed. To date, and even with 20 voluntary road stewards—many roads in Croxley are not properly covered and there are a large number of potential members just waiting to be brought "into

the family". New Year is the time of resolutions—so come along all you good people—make a resolution now—devote a couple of hours a week (choose your own times) to voluntary work amongst our pensioners—it is well worth while and you, too, will be a pensioner one day (we hope). In 18 months we have come a long way—with YOUR help we can be the biggest and best branch in the country (we have 1,600) so—keep my telephone ringing with your offers of help—and JUMBLE!

Diana Hewitson,  
Vice-Chairman

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### R.U.D.C. MEETINGS

The public are admitted to certain meetings of Rickmansworth U.D.C. at Basing House commencing at 8 p.m. as follows:—

Council Meetings: 1st February, 14th March

Public Works Committee: 24th February, 6th April

Community Services Committee: 22nd February, 4th April

Housing Committee: 15th February, 28th March

Road Safety Advisory Committee: 21st March

### CROXLEY GREEN LEGENDS

We are pleased to observe that the Croxley legends are with us at last!

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*Vice-Presidents:* Mr. C. E. Armson, 14 Watford Road.  
Mr. R. E. J. Boardman, 16 Frankland Road.

Mr. J. W. Broome, 114 Links Way.

Mr. J. S. Robinson, 46 Warwick Way.

*Chairman:* Mr. W. T. G. Yabsley, 264 Baldwins Lane.

*Hon. Secretary:* Mr. P. W. A. Dixon, 33 Winchester Way.

*Hon. Treasurer:* Mr. J. W. Broome, 114 Links Way.

Mr. F. N. Cherrill, 10 Bateman Road

Mr. L. L. Dobey, 11 The Green

Mr. L. W. Fry, The Orchard, The Green

Mr. J. H. Gardner, 46 Canterbury Way

Mr. J. E. Gell, Little Waterdell House, Little Green Lane

Mr. N. Hewitson, 52 Sycamore Road

Mr. T. N. Millway, 3 All Saints Lane

Mrs. M. Milne, 286 Baldwins Lane

Mrs. D. L. Nixey, 44 Oakleigh Drive

Mr. W. W. Rutherford, 104 Grove Crescent

Mr. B. H. W. Tullett, 9 Green Lane

Mrs. D. B. Whitfield, 224 New Road

### C.G.R. & R.A.

*The Croxley Green Residents' and Ratepayers' Association is pleased to publish this magazine quarterly, and ensures that a copy goes into every house (about 4,500) in Croxley Green irrespective of the householder being a member of the Association. We would like to achieve a 100 per cent membership. The annual subscription for the year to 30th September next is still only 10p, which covers husband and wife. Expect our collector to call on you soon or kindly direct to the Hon. Treasurer, Mr. J. W. Broome, at 114 Links Way.*

### CROXLEY GREEN (AFTERNOON) TOWNSWOMEN'S GUILD

WELCOME NEW MEMBERS.—Meetings are on the second Friday of each month at DICKINSONS GUILD HOUSE. and a full and interesting programme is arranged for the coming year.

DRAMA, MUSIC, ARTS AND CRAFT sections enjoy afternoons of relaxation and pleasure.

Join the Guild, and make many new friends in a most friendly atmosphere.

Published by Croxley Green Residents' and Ratepayers' Association

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*Hon. Secretary:* Mr. P. W. A. Dixon, 33 Winchester Way

*Hon. Treasurer:* Mr. J. W. Broome, 114 Links Way

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