



LRA's Loughton News

6 September 2024

In this issue we report the latest news on [refurbishment of The Broadway](#) with work expected to commence in October/November.

We also give [an update on the High Road Farmers Market](#) that we'd hope would restart in the summer, after several years absence.

You can now [recycle rigid plastics](#) (that cannot be recycled in the fortnightly kerbside collection) at some recycling centres.

The [Loughton Horticultural Show](#) is tomorrow (Saturday 7 September), and [Loughton Day](#) is in two weeks time (Saturday 21 September). Everyone is welcome to both events - please come along.

Thank you for being part of LRA. You can contact us by emailing contact@loughtonresidents.co.uk to raise an issue, give your views, or offer help.

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Your LRA



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The Broadway Refurbishment

In [our March news email](#), we reported that the District Council was planning a refurbishment of The Broadway.

The tender process is now complete with the contract being awarded to Mulalley and Co.

The work is costed at £4.8 million and includes the blocks on both sides of the street. This will deliver external refurbishment and maintenance works to address issues of



weathertightness and security, with full replacement of the roof in conjunction with other cyclical external building fabric repairs including window replacements, balcony and walkway repairs, and compliance work. An upgrade to the energy efficiency performance of The Broadway is included by increasing the insulation of the roof and fitting thermally efficient windows. A medium-term improvement plan will also be provided detailing future energy efficiency upgrades to make the building ready for net zero by 2050.

Work is expected to start in October or November, with the contract period being 12 months.

The Council has stated that residential and commercial leaseholders will be recharged a proportion of the cost in accordance with their respective leases. They recognise the bills will be significant and have said they will work with each leaseholder to agree payment terms that will lessen the immediate impact and enable leaseholders to pay sums owed over a period. Further details have not yet been announced, and the Council has said work will now start in earnest with making contact with individuals on the recharging details.

A dedicated website page will be set up for parties to be able to access information.

[Further details are here](#) (PDF, p186-192), with [supplementary questions and answers here](#) (PDF).

***LRA Comment:** At the District Council Cabinet meeting on 2 September when the work was discussed, LRA Cllrs raised concerns especially around the costs to be recharged to leaseholders and when such payment will be due to ensure they are fair and appropriate. LRA Cllrs also highlighted that a sinking fund (regular money set aside to pay for a future expenses) should have been in place in previous years to avoid significant costs being charged to leaseholders. The District Council acknowledged that this situation cannot happen again and after the current work is completed such a fund should be in place. You can [watch the relevant 30 minute section of the meeting here](#) (starts at 1hr21min).*

LRA will try to ensure the viability of The Broadway remains unimpaired both during construction, and after the works are completed. However the present administration at the District Council may not be so concerned.

High Road Farmers Markets

A year ago we reported that the Town Council was advertising for a company to re-start running the markets in the High Road. We put them in touch with a company who were interested in taking this on, and discussions got underway. Markets in Loughton used to be licensed by the District Council. As this was a new responsibility for the Town Council, it took some months before they were happy to proceed, but earlier this year agreement had been reached.

To our surprise, the District Council then decided to demand rent for the use of Centric Parade (they had never done so before). The District Council has dragged out the negotiations with the market company, but they are now at the stage where the company and the Council are discussing the terms of the legal agreement.

Sadly this means another summer has gone by without the markets. However, LRA and the Town Council will continue to try to get them underway as soon as we can.

Can you help deliver Loughton Life, please?

At the end of September LRA's 100 or so volunteers will be busy delivering our

Townwide Autumn edition of Loughton Life to every household in Loughton, but we urgently need some more deliverers for:

- Homecroft Gardens and nearby
- Barrington Road
- Doubleday Road
- Kingsley Road
- Mornington Road
- Torrington Drive
- Grosvenor Drive (part)
- Grosvenor Path
- Roundmead Avenue
- Hilltop



If you or someone you know can help in these areas, please email David at david.linnell@loughtonresidents.co.uk



Speed Watch Checks

LRA Cllr Rose Brookes spent a recent Friday evening observing the work of the [Community Speed Watch](#) team. Buckhurst Hill resident Simon Forsdyke and other volunteers from the Buckhurst Hill Parish Council go out regularly to five spots approved by the police on the road from Cheltenham Gardens/Valley Hill to The Monkshams pub in Buckhurst Hill.

Can you help?

Delivering Newsletters to Buckhurst Hill

As members will be aware, this year LRA Cllrs Rose Brookes and Barbara Cohen were elected as a Cllrs for Buckhurst Hill East and Whitebridge.

A post-election newsletter is planned to be distributed to local residents in these wards. Can you help deliver them? If so, please email Rose at vietrose02@aol.com

Piano Replaced

A resident approached from Buckhurst Court (District Council Independent Living accommodation) about arranging for the piano in the communal lounge to be tuned. The piano tuner gave the verdict that the piano was over hundred years old and was not worth restoring. LRA Cllr Rose Brookes worked with Council officers to do a survey about any sort of replacement. A vote of residents indicated that many of them would prefer an electric piano.



A Yamaha Clavinova has now replaced it but donations of sheet music, particularly songs, Christmas carols or Tune a Day books would be very welcome. If you have any you wish to donate, please email Rose at vietrose02@aol.com, who will be happy to

collect.

Clearing Weeds

LRA Cllr Rose Brookes noticed that the weeds in the kerbside on Witham Close were exceptionally bad and so organised for a team from Biffa to attack the vegetation in August. The street now looks much cleaner.

Planning and Licensing

[Read more on our website](#) about Planning and Licensing, the role of the LRA Plans Group (LRAPG), how to get more information and how to comment to the Town Council and the District Council, and to the LRA Plans Group – please have your say.

227 High Road (previously The Last Post)

This application proposes a change of use from a pub to a shared space comprising retail, a café, meeting space and health well being services, and office accommodation

The application also includes demolition and replacement of the existing extensions to the rear of the building.



Reference [EPF/1693/24](#). The formal consultation period ends on 17 September.

Land and Garages on Avondale Close

This application proposes the erection of new flats on the north side of Avondale Close.

LRAPG has objected to this redevelopment. The building is wholly out of character with the area and will be overpowering for adjoining residents, particularly those on Avondale Drive. At three storeys it is substantially larger than its neighbours on Avondale Close. The design (carried out by a surveyor, not an architect) poorly relates to the area and is deficient of a reasonable standard of design.

- The main entrance is at the rear of the building, next to the rear fences of Avondale Drive; this is very poor design and the entrances will not be particularly safe in the evening for its occupiers, contrary to the principles of designing out crime in new buildings.
- The building breaks the established building line by projecting forward at ground and first floor from the buildings at Nos 6 to 9 Avondale Close. This double storey projection forward is wholly out of keeping with the Close.
- The sheer bulk of the building will also block windows to 6/7 Avondale Close.
- There are no glass balconies on the front of any of the houses on Avondale Close. These tokenistic balconies are out of character with the area.
- The drawings show air source heat pumps adjacent to 6/7 Avondale Close. These will cause noise and disturbance. No acoustic report has been submitted.
- The rear balconies will overlook surrounding neighbours, impacting on their privacy.
- The plant behind the parking spaces will create noise for residents on Avondale Drive. No acoustic report has been submitted.
- There are no elevations of any of the plant to establish the exact height and size of the units.

In the absence of any evidence about the use of the garages, LRAPG has also objected to their loss. These are/were an amenity for neighbours for storage.

Reference [EPF/1456/24](#). The formal consultation period ends on 6 September but you can still comment to the Council.

Roads, Parking and Travel

Planned Road Closures

- Marjorams - the road will be closed until 16 September for gas mains replacement. [More](#)
- Debden Lane - the road will be closed on 16 September for overhead cabling works by Openreach. [More](#)
- Church Lane - the road will be closed until 4 October for gas mains replacement. [More](#)
- St John's Road - the road will be closed until 4 October for gas mains replacement. [More](#)



Dates can change so [check here for the latest updates](#), and for other planned roadworks including ones that involve only temporary traffic lights.

On-Street Paid Parking

The North Essex Parking Partnership (NEPP) is a council-run organisation, which is a joint council-run organisation, covering territory from Loughton to Harwich.

NEPP considers and implements on-street paid parking as they find it an effective tool for managing traffic flow and ensuring parking availability in busy areas. By deterring long-term parking and encouraging turnover, paid parking schemes can help keep roads clear and traffic flowing smoothly and encourage the use of off-street car parks.

Enforcement of paid parking is simpler and more efficient than restrictions like Limited Waiting. This helps them to better manage Civil Enforcement time as they can do a quick check to see if a driver is exceeding time limits or not paying for parking.

[More about On-Street Paid Parking](#)

Police, Fire and Crime

The Police in July:

In July the police in our district:

- helped to find 39 people who were reported missing and helped them to get the support they needed.
- responded to 19 mental-health related incidents and worked with local partners to help those concerned get the help and support they needed.
- investigated 97 reports of antisocial behaviour having listened to local communities about the things which were causing them concern.
- attended 52 road traffic collisions, helping to keep those involved safe and our roads moving.
- investigated 141 reports of domestic violence incidents and made sure victims were given help, support, and advice, putting them in contact with relevant organisations where appropriate.
- solved 73 crimes, ensuring those intent on committing crime are held accountable for their actions.
- submitted 349 pieces of intelligence which assists us in targeting criminal activity in our community.
- stopped and searched 26 people within our district to make sure they weren't carrying anything which could cause harm to themselves or someone else.



Out of Control Dogs

It's an offence to let a dog be dangerously out of control whether that's in public or private. A dog is considered to be out of control if it:

- injures someone
- makes someone worried that it might injure them.

A court could also decide that your dog is dangerously out of control if:

- it attacks someone's animal
- the owner of an animal thinks they could be injured if they tried to stop your dog attacking their animal.

If you see a dog loose, [report this online](#). If the dog seems to be out of control, call the police on 101. It is against the law to own certain types of dog. Whether a dog is a banned type depends on what it looks like, rather than its breed or name. It's a criminal offence to own or possess an XL Bully dog in England and Wales unless you have a valid Certificate of Exemption.

More about [banned dogs](#). If you think someone has or is breeding banned dogs,

[report it online](#). If you see a banned dog loose or it seems to be out of control, please [report it to the police](#) or call 101.



Community Safety Day

Officers attended the recent Oakwood Hill Community Safety Day, which was joint day of action with the District Council, targeting Anti-Social Behaviour.

Officers conducted speed checks on the estate, made foot patrols in the areas where they had been told off road bikes are causing a nuisance, and had an engagement stall providing free crime prevention merchandise.

Officers patrolled with the District Council, and re-installed the neighbourhood watch signs.

Zombie-Style Knives and Machetes Banned

From 24 September, it will be illegal to own zombie-style knives and machetes. The law will also cover the manufacture, supply, sale, possession and importation of these weapons.

Ahead of the new ban coming into force, anyone who has one of these weapons is being urged to hand them over (safely and legally, and without repercussions) with the nearest location to Loughton accepting these weapons being Harlow police station.

In some cases compensation will be offered for some of the weapons. [More](#)

Cuckooing

Organised crime groups often use high levels of violence and intimidation to protect County Lines, which is the phrase given to moving drugs, usually from cities into smaller towns and rural areas.

One of these forms of control targets those who are lonely, isolated, or have addiction issues. Dealers often convince the vulnerable person to let their home be used for drug dealing, a process known as cuckooing, by giving them free drugs or offering to pay for food or utilities.

It's common to use a property for a short amount of time, moving address frequently to reduce the chance of being caught. There are several signs to look out for that may indicate someone is a victim of cuckooing:

- frequent visitors at unsociable hours
- changes in your neighbour's daily routine
- unusual smells coming from a property
- suspicious or unfamiliar vehicles outside an address

If you suspect this is happening, [report it to the police](#).

Volunteering with the Police

Essex Police currently have more than 1200 people who dedicate their valuable time to keep people safe and catching criminals.

They have many volunteer opportunities at Essex Police, whether it's serving the community as a Special Constable, providing neighbours with crime prevention advice as an Active Citizen, or supporting young people as a police cadet leader.

[More and how to apply.](#) Applicants need to be over the age of 18, have been a resident in the UK for more than three years and need to pass a vetting process.



Tips to Avoid Cybercrime and Fraud

The Metropolitan Police Service has produced [The Little Leaflet on Cyber Advice](#) containing vital tips on ways to avoid Cybercrime, and [The Little Book of Big Scams](#) with further advice on how to avoid fraud and scams.



Fake HMRC Letters

[Which magazine](#) has warned about fake letters being received purportedly from HM Revenue and Customs (HMRC), which aim to steal your personal and financial information.

The letters state 'we need you to verify your financial information' and claim to be in response to a 'recent government initiative aimed at verifying declared income.' They look convincing; there's a link to the official government website for additional support plus all the right logos, font and HMRC branding. What gives it away as a scam is the back of the letter, where a dodgy email address is listed to send the documents to. [More](#) and [further scams to watch out for.](#)

If you receive such a letter, [report it to HMRC.](#)

More from the Police

[Read more](#) from the police for our local area including other news and crime statistics. The data is updated to June 2024.

Some items we report on come from the Dispatch Newsletter from Essex Police. You can [subscribe here for free](#) (choose the Epping Forest edition)



Council News

Loughton Horticultural Show

Loughton Horticultural Show



Saturday 7 September 2024

The fifth Loughton Horticultural Show is on Saturday 7 September.

The show is open 2-4:30pm at the Murray Hall on Borders Lane, with admission free and refreshments available. Awards will be presented at 4pm followed by the presentation of the Town Mayor's Best Allotment Awards 2024.

There will be an opportunity to purchase plants and planted arrangements from Matthews Plants. All proceeds will be donated to the Town Mayor's charity, Loughton Voluntary Care.

Loughton Day - Don't Forget!

This year's event is Saturday 21 September from 11am to 4pm, at the Loughton Cricket Club.

Everyone is welcome.

What's On in Epping Forest?

The District Council has published details of all activities, events, exhibitions and workshops from the Community Development and Wellbeing team. There's something for everyone. [More](#) (PDF)



Stay Safe and Well this Winter

There is an event run by the District Council with partners with informative talks from health and wellbeing advisors on how to stay safe and well over the winter months. There is no Loughton location; the nearest is Theydon Bois on 30 October. Booking required. [More](#)

Recycle Your Rigid Plastic

Rigid plastics (that cannot be recycled in the fortnightly kerbside collection), are now accepted for recycling at some County Council recycling centres, including Luxborough Lane in Chigwell. Previously, rigid plastic items were being sent to a landfill, since the demise of the extra-recycling facility at Basildon (sorting black-bag waste). [More](#)



This includes plastic buckets, crates, bins, storage boxes, garden furniture, pipes, toys and plastic plant pots.

If your rigid plastic item is still in good condition, consider [selling it or donating it](#) to someone in the community instead.

Health and Wellbeing

Online GP Services and Bookings - Have Your Say

There has been a significant shift towards digital services in the healthcare, and many GP services are now accessed online. Healthwatch Hertfordshire is partnering with health providers (NHS Hertfordshire and West Essex) to look at what is working and what needs to be improved in terms of online services.

[More](#) and [complete the survey here](#).

Local News

Essex Big Weekend 2024

Visit Essex is offering people the chance to win big with free tickets to attractions, overnight stays and meal vouchers, which will help extend the visitor season and support local businesses.

The [Essex Big Weekend](#) takes place from Friday 4 to Sunday 6 October. Essex residents can enter a ballot to win standout prizes at attractions across the county. Prizes can be redeemed during the Essex Big Weekend.

Seventy Essex-based businesses are participating, including landmarks Colchester Zoo, Audley End House and Gardens, Hedingham Castle, Hylands Estate, Colchester Castle and many more. [More](#)

Epping Forest

Woodbury Hill Habitat Restoration

As reported in our last news email, habitat restoration around Woodbury Hill was planned. This is now complete with restored ancient wood pasture revealing shaded veteran pollards, which will create new pollards ready to become veteran trees of the future.



Connaught Water Fishing Platforms Closed

Two of the fishing platforms at Connaught Water are closed until further notice. As part of routine maintenance inspections, it has been found necessary to close the platforms while repairs are carried out.

Forest Focus - August 2024

Some items here come from Forest Focus. The edition for [August](#) has lots more interesting articles. You can [subscribe here for free](#).



And More

Perfecting Your Compost

When it comes to composting, it's important to get the right mix of materials in your bin. You want to aim for a 50:50 mix of 'green' and 'brown' materials to stop it being too wet or too dry. [More](#)



- Green materials are rich in nutrients and compost quite quickly. These include coffee grounds, grass clippings, fruit and vegetable peelings, nettles and soft prunings.
- Brown materials are rich in carbon, absorb excess moisture and provide structure, but take longer to compost. These include cardboard, dry leaves, shredded paper and twigs.

Thank you for supporting LRA.

These regular news emails are issued every 3-4 weeks, with some news special emails issued from time to time. The next news email is planned to be issued on Friday 27 September.

Get more from LRA and keep up with what's happening between issues of Loughton News

For all our Tweets, past issues of Loughton News and Loughton Life, and more



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