

# Palmers Green & Southgate LIFE

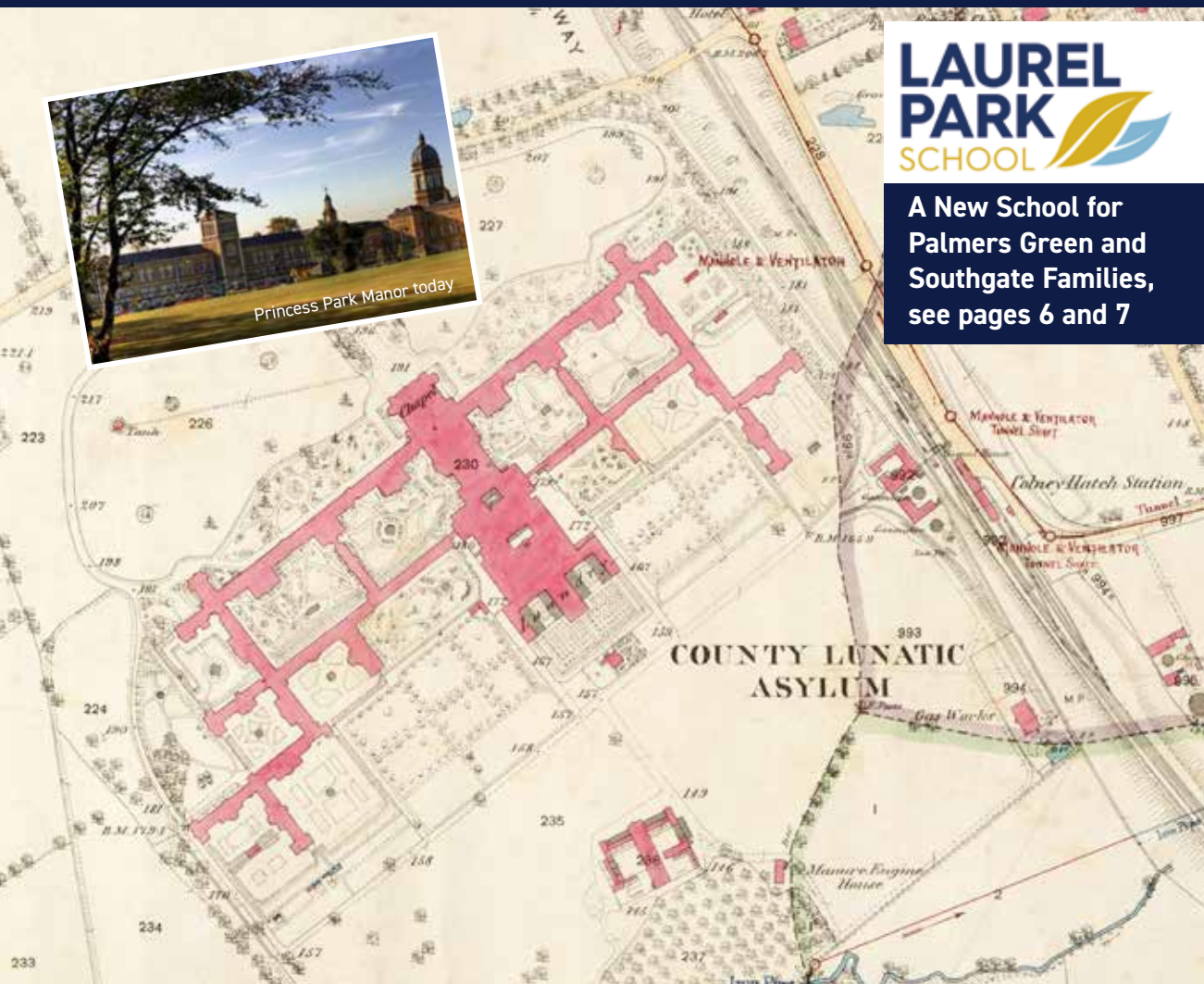
Autumn 2023 Edition  
Issue 59



Princess Park Manor today

**LAUREL  
PARK**  
SCHOOL

A New School for  
Palmers Green and  
Southgate Families,  
see pages 6 and 7



Colney Hatch Lunatic Asylum, Ordnance Survey 1863

Picture courtesy of Barnet Local Studies



INSTANT ONLINE  
PROPERTY  
VALUATION

**Anthony Webb**  
ESTATE AGENTS

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

# Welcome

Welcome to our special 10-year anniversary edition of **Palmers Green and Southgate LIFE**. It is with immense pride and gratitude that we celebrate a decade of sharing historical stories, property market insights and community news with our readers. As we look back, we thank you for your continued enthusiasm for our magazine and thank all the local businesses that have supported us through advertising, especially during some difficult times. Here's to the next ten years of **Palmers Green and Southgate LIFE** and to the countless stories yet to be told.

## Property Market Update

Over the last six months we have noticed a small shift in the asking prices of local properties. This is the first time that the London property market has seen negative growth in nearly four years. There are several factors that have contributed to this, including:

- Rising interest rates
- Cost of living crisis
- Political uncertainty

However, despite the slowdown, the local property market remains relatively buoyant with plenty of active buyers still searching for their next home. Properties that are marketed at the correct price, taking into consideration current market conditions, continue to sell. If you are thinking of moving, we recommend you chat with our team to get a current valuation. This will enable you to have good understanding of how your property sits amongst its competitors as relying on an outdated valuation could lead to missed opportunities or even financial setbacks.

Now it is more important than ever to work with an experienced agent who can help navigate a difficult property market. For free advice, call our team on 020 8882 7888.

Wishing you all a lovely festive season.

*Tony*

Director, **Anthony Webb Estate Agents**



**GET YOUR  
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PROPERTY VALUATION**

If you own a local business why not tell people about it in our magazine? It is the only free magazine to be distributed, door to door to 12,000 local homes and places of interest.

**Quarter page £80**

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\*all prices are subject to VAT

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## Enfield in Bloom Success Again!

by Tony Ourris

Anthony Webb wins GOLD award in Enfield in Bloom's 2023 competition for Best Display In A Public Area.

**Anthony Webb**  
ESTATE AGENTS

We are thrilled to announce our second consecutive GOLD win, thanks to the dedicated efforts of our office manager, Martin, and his wife, Suna. Additionally, our office staff have been taking turns to ensure our displays are well-watered.

We hope you enjoyed our vibrant displays as much as we did!

The Enfield in Bloom competition actively promotes community engagement in enhancing our local area, with a strong emphasis on environmental sustainability. This initiative encourages local people, businesses, parks and schools in Enfield to embrace greener and cleaner practices to help brighten up where we all live, work and shop.



**For Sale £699,995**



### Crothall Close, Palmers Green N13

A beautifully presented four bedroom end of terrace house built in the late 80s located in this quiet residential cul-de-sac. Crothall Close is located off Fox Lane and is well positioned for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate.

 4  2  2



**For Sale £899,995**



### Hamilton Crescent, Palmers Green N13

A stunning original four bedroom double fronted end of terrace Edwardian house offering in excess of 1400sq. ft of living space. The current vendors have lovingly refurbished the property and blended the period features and contemporary fittings to create a wonderful family home.

 4  2  2



**For Sale O.I.E.O £685,000**



### Oaktree Avenue, Palmers Green N13

Beautifully presented extended 1930s three bedroom house offering bright and airy living accommodation with a garden office, off street parking and south facing rear garden.

 3  2  1



# Friern Hospital – from Jack the Ripper to Busted

by Dan Brotzel

Princess Park Manor is described on its developer's website as 'an award-winning, period listing building set within 30 acres of private parkland' that has been 'sensitively and imaginatively converted to combine elegance and exquisite proportion of its heritage with the convenience and comfort expected in the modern age'.

But this 'luxurious living link with the glory of Victorian England' was once one of the biggest and best-known psychiatric hospitals in the country. It has been referenced in works by everyone from PG Wodehouse to Will Self, and famous residents have included two Jack the Ripper suspects, Maria Teresa Ferrari de Miramar (one of the wives of occultist Aleister Crowley), and Adam Ant. For decades, the words 'Colney Hatch' were synonymous with often-misunderstood ideas about madness and breakdown.

## The longest corridor

Built to address ever-growing demand in the Victorian asylum system, Colney Hatch Lunatic Asylum – as it was originally known – was one of a series of asylums commissioned under the auspices of the Commissioners in Lunacy, the public body charged with overseeing the welfare of mentally ill people in England and Wales. Architect Samuel Daukes chose an Italianate design, with a distinctive cupola. Prince Albert laid the foundation stone in 1849, and work was completed the following year.

The cost of the project ran to £400,000 (about £55million in today's money), which – at double the original budget – made it the most expensive asylum ever built. With a frontage of 1884 feet, one of the hospital's claims to fame was that it had the longest corridor in Britain (the Commissioners had stipulated that the hospital should not be more than two storeys high.) There were six miles worth of corridor in all, and it was said to take two hours to do a full walk of the wards.

The completed site, built on woodland, came with its own water supply, chapel, cemetery, brewery, aviary and 75-acre farm. It was served by a specially built station, New Southgate, still with us of course, albeit now in a slightly altered

position. Local historians see the development of railway and hospital as pivotal in the area's gradual transition from the rural village of Colney Hatch to the metropolitan suburb of New Southgate.

Early residents at the Asylum included Aaron Kosminski and David Cohen, both suspected at various times of being Jack the Ripper, and serial killer John Duffy. Dorothy Lawrence, a journalist who disguised herself as a man to report from the front in the first world war, also spent time here. She is now buried in New Southgate Cemetery.

For decades, the hospital was a byword in English culture for insanity. In PG Wodehouse's *The Code of the Woosters*, for example, Jeeves ventures to suggest that another character is eccentric. Wooster replies: 'Eccentric? She could step straight into Colney Hatch, and no questions asked.' Lindsay Anderson's 1982 film *Britannia Hospital* features Friern's gates and facades. Much of Will Self's novel *Umbrella* is set in 1971 here.



## Growing pains

In its first decades, as demand constantly outstripped capacity and resource, extensive renovations were required and the buildings were extended to house 2,000 residents. At times patients were placed under restraint, in contravention of the institution's original aim to be a non-restraint asylum that pioneered a new, more humane approach to mental health care, giving people work to do and activities to stimulate them. But conditions continued to deteriorate, and

despite warnings about the dangers of wooden structures, a fire in a female dormitory in 1903 caused the deaths of 52 women.

New, stronger buildings were added in the years before the first world war, including brick villas and a converted carpenters' shop. Patients included boys with epilepsy and disturbed behaviour, and people with TB or dysentery. In 1930 the site was renamed twice: first as Colney Hatch Mental Hospital, then as Friern Mental Hospital. This was in part an attempt to dispel the negative connotations that had grown up around the words 'Colney Hatch', and the stigma around mental health more generally. With the Mental Health Act of 1959, and for similar reasons, the name was changed again, to plain 'Friern Hospital'.

In the second world war, St Bart's Hospital commandeered wards at Friern to care for 900 civilian casualties, and mental patients were rehoused in other wards, some also moving to Bexley Hospital in Kent. Bombs killed 36 patients and four nurses, and caused extensive damage.

## Institutional decay

In 1948, now part of the new National Health Service, the hospital added another unit of 145 beds, Halliwick Hospital. A cafe was opened in 1963, where, while also entertaining visitors, patients could spend pocket money they'd earned by working in the kitchen or laundry. Volunteers ran a radio station, Friern Radio, from 1971 until the hospital closed. Adam Ant was a patient here in 1976, following a suicide attempt.

The good intentions of the Asylum's original goal became frayed and diluted over time. 'With a loss of interest in weakness and need, and the collapse of the idea of progress,' wrote author Jenny Diski, a Friern patient in the

1970s, 'the monumental asylums became monstrous institutions, dilapidated, overcrowded, with back wards inhabited for decades by neglected, tormented patients, the broken-down state of the fabric echoing the casual brutality of many of the staff and very little in the way of therapy apart from the chemical cosh.'

Many older patients were found to be lingering on here for years, with no need of psychiatric care (though where else they could have been accommodated was not always clear). And yet, in her own time there, Diski also recalled tremendous warmth, camaraderie and a uniquely 'powerful feeling of community'.

At its peak, there were 2500 mental health patients here. There were scandals relating to patient coercion and abuse in the 1960s and 70s, and by 1979 the hospital had only around 1000 occupants. When the hospital was closed in 1993, patients were moved into the community and Comer Homes took over

the estate for redevelopment in 1995 as Princess Park Manor.

### A place of safety

Named for Princess Diana, the new luxury development became famous in its early days – because of a connection between the developers and Simon Cowell – for housing a string of up-and-coming pop stars, including One Direction, Busted, JLS, McFly and Girls Aloud. Ashley Cole and Cheryl Tweedy (as she then was) were said to have first got to know each other on the private tennis courts here.

But back in its day, Friern Hospital was a flagship for something that we have perhaps lost at our peril: the idea of a place of safety for those unfortunate people who are overwhelmed by the most difficult thoughts and feelings. Places like Friern Hospital were 'not comfortable asylums for the rich or those with medical insurance,' wrote Diski, 'but shabby, run-down places providing asylum on a low budget for people who

for a while or even permanently, couldn't get on out in the world'. Its replacement policy saw 'patients scattered to the cold liberty of the underfunded, overlooked region of rented accommodation or life on the street known as "Community Care".'

Today's mental health crisis – with its squeezed budgets, limited access to care, and the cost of living triggering more illness – shows how much further we still have to go.

### Further reading

- Lost Hospitals of London website: [ezitis.myzen.co.uk](http://ezitis.myzen.co.uk)
- The Friern Hospital Story (Chaville Press), by David Berguer

### About the author

Dan Brotzel's fiction books include Hotel du Jack (Sandstone Press/Vertebrate), The Wolf in the Woods (Sandstone Press/Bloodhound) and Work in Progress (Unbound).



## A Dining Hall Fit for Royalty

Over the summer holidays, Hazelwood Schools' Maple Building at the far end of the school site went through a significant transformation. The Maple building, a 1960s clad building (but fortunately not built with RAAC!) on the same site as two traditional Victorian buildings, was in much need of refurbishment.

Two projects took place. The first was to invite local artist, Laura McKendry (who is also a parent at the school) to add a touch of magic and wonder to the entrance halls and corridors of the building. Laura engaged the children in her project by asking them to design their imaginary school - what would it look like if they could have anything? Robots, crocodiles, Lionel Messi, flowers, friendship and much more were all chosen and Laura set about making their designs a mural reality. The children also got to help with the painting. What was once a dull, bland entrance corridor is now bright, colourful and imaginative!

Next, the school worked with their catering company, Herts Catering Limited (HCL), to re imagine the dining

hall. New tables, decorations and a brand new facade template were installed to replace the old mis-matched furniture. Finally, functional and attractive booth seating was added along one side of the hall. Children on the first day were wowed by the improvements with many saying that it feels like they are eating at a restaurant!

Headteacher, Josh Newham, said "Every one of our 700 children visit Maple Dining Hall each day for lunch, as well as it housing classrooms for 120 children. It was so important to brighten and modernise the building, so that the children feel proud to come to school and know that we care about them and their surroundings".



**Hazelwood Schools are proudly sponsored by Anthony Webb Estate Agents**

# Laurel Park - a New School for Palmers Green and Southgate Families

It's an exciting time for Palmers Green and Southgate as a brand new school, Laurel Park opened its doors this September. Headteacher Adele Christofi explains more.

Laurel Park School is the new school of Palmers Green and Southgate, which I am both privileged and honoured to lead. I am excited to share with you our vision, new curriculum, high expectations of behaviour and approaches to quality first teaching, and why this school should be the school of choice for our local community.



The foundation of our school is built upon school staff and students having positive relationships and valuing each young person for their uniqueness and individual talents. Here at Laurel Park School, we acknowledge the needs of all our students and will strive not only for academic success, but to ensure that we develop the whole child in order to prepare them for 21st century life. Our overall curriculum intent is based on four key areas that operate throughout the school:

- My Curriculum
- My Character
- My Culture
- My Community

The ethos of our new school is grounded in our core values of Integrity, Determination, Excellence and Ambition which permeate through everything we do. We are a school that has classrooms full of happy and polite young people ready to work hard and aim high.

## Vision

The vision of Laurel Park School is to develop well rounded students who have the ambition and determination to excel in life whether this be through academic study, vocational training or employment.

Alongside this, we have a commitment to developing character and integrity across the school and wider community. Opportunities are provided outside of the taught curriculum to develop core life skills, preparing our students to be proud global citizens.

Laurel Park is a school where all members of the community are treated with care and respect, whilst supported both with their well-being and their academic aspirations.



## What makes us unique?

A small school with 136 students in each year group, means that staff know all the students well. At Laurel Park, we deal with individual people, ensuring that the needs of every student are met. Teachers ensure that lessons are engaging, adaptive to the needs of the individuals



and ensure that every student makes progress in every lesson. This paired with a strict behaviour policy ensure that classrooms are disruption free. Every minute, of every lesson, is filled with great learning.



I have lived in Enfield all my life, and I am very proud to open Laurel Park School as the school of choice for our local community. We aim to provide an educational experience that is rich, diverse and exciting in an atmosphere that provides support, encouragement and care for everyone.

We want students to love coming to this school and to go from here prepared for all that life has to offer. Adele



There is so much to see and plenty to talk about at Laurel Park School. The most important thing of all is for you to visit and come and get a sense of our school and our students.

**Open Evening**  
**Wednesday 4th October 6-8pm**  
**Open Mornings**  
**Take place on Thursday, see our website for more details**  
**[www.laurelparkschool.co.uk](http://www.laurelparkschool.co.uk)**

# LAUREL PARK SCHOOL

A new secondary school for  
Palmers Green and  
Southgate families



LEARN

PERSEVERE

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## OPEN EVENING

WEDNESDAY 4TH OCTOBER 6-8pm

Headteacher's Speech at 6.05pm & 7.00pm

Open mornings take place on Thursdays at 9.15am. See website for dates.

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

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If you are passionate about real estate, have a proven track record in sales and lettings and are eager to contribute to the success of Anthony Webb Estate Agents, we want to hear from you! Please send your CV and a cover letter detailing your relevant experience to Tony at [tonyourris@anthonywebb.co.uk](mailto:tonyourris@anthonywebb.co.uk).



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# The Property Buying Process: A Guide to Understanding Time lines and Steps

by Alpa Patel

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Many clients want to know how the property buying process works and how long it will take to complete. An average property transaction takes between 8-12 week, but this often depends on how quickly the other third parties in the transaction take to respond.

There are a number of different stages when buying a property. Here I summarise the typical stages, however each transaction is unique and there could be more or less stages depending on the specifics of the transaction.

## Buying a property

### Stage 1 – Anti money Laundering (AML) and on boarding

Once you have instructed a solicitor to act on your behalf, you will be sent a client care pack. This will need to be completed and the necessary documents provided. Part of this process is verification of your identity and looking into how you plan on funding the purchase and providing evidence to support this. Whilst some clients may find this invasive, firms are under a legal obligation to make sure funds used for the purchase have come from legitimate sources.

### Stage 2 – Contract pack, property searches and enquires

Once the seller's solicitor has provided your solicitor with the contract pack, they will order the various property searches. They typically include a local authority, drainage, environmental and planning search and will provide substantial information about the property and surrounding areas such as whether planning permission may be granted for a future development in the area that would negatively impact your property, the quality of the ground on which your house is built, or details of public drains and access rights. Once the results of all the searches have been received, your solicitor will review the contract pack and searches and will raise any necessary enquiries with the seller's solicitor. It is important to note that only correspondence between the parties' solicitors holds any legal weight. Therefore, it is important to make sure that anything you have agreed with the seller directly, or via the estate agent, is reconfirmed via the solicitors.

### Stage 3 – Mortgage

If you are buying the property with a mortgage, your solicitor will be instructed by your lender to also act on their behalf. The solicitor therefore has a dual responsibility to you and your lender in relation to the transaction. Your solicitor will need to review the mortgage offer and report any relevant aspects of the purchase to your lender. Examples of the type of things that may need to be reported to them could be any third-party gifts, high service charges and ground rent provisions if the property you are buying is a leasehold. Each lender has their own extensive lending criteria and instructions to solicitors. Your solicitor will of course highlight the important aspects of the mortgage to you.

### Stage 4 – Reporting to the client and signing final documents

Once all the enquiries have been answered by the seller's solicitor and the lender has provided the green light to proceed with the transaction, your solicitor will prepare a report outlining the most salient aspects of the property you are buying. This does not negate the need for you to review all the paperwork provided to you throughout the transaction by your solicitor, but it is a good summary of the important information you need to know. Once you are happy you understand the report and supporting documents, your solicitor will ask you to sign the final version of the contract, transfer and, if applicable, the mortgage deed.

### Stage 5 – Exchange of contracts

Just before you are ready to exchange contracts, your solicitor will ask you to transfer 10% of the purchase price to them. This is called the exchange deposit. Once contracts are exchanged, both parties will be legally bound to complete the transaction. This is the

point when the agreed completion date is locked in. If you are buying a freehold property, you must put buildings insurance in place from this date.

### Stage 6 – Completion

This is the day the property legally becomes yours and the keys are handed over. By the day of completion, your solicitor will have asked you to send them the remaining funds to complete the transaction. They will also have requested funds from your lender if you are buying the property with a mortgage. Your solicitor will send the funds to the buyer's solicitor on the completion date. Once the seller's solicitor has confirmed receipt of the funds and release of keys, your solicitor will let you know so you can pick up the keys, usually from the estate agent.

### Stage 7 – Post completion

Your solicitor will submit the stamp duty return and pay the stamp duty amount on your behalf. They will also submit the application to the land registry to register you as the new owners of the property as well as deal with any other post completion matters.

Allan Jay Paine Limited has been providing legal services in Palmers Green since 1961 and has during this time become a respected legal practice with a strong client base and positive relationships within the local community. Our experienced team have a range of specialities. Whether it is residential or commercial property or private client work we can assist you with our professional services. If we can assist you with anything then please contact us.

**Call: 020 8886 1404**

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## Exploring the new Wonders of the World by Rebecca Berzins



Travel is for everyone, and we all travel for different reasons. For some it is to relax and recharge – a chance to escape and switch off from a busy working life. For others it is as frequent as catching a bus – for business, or simply to visit friends and family. Our opportunities to explore and experience the world are endless.

No matter how frequent you travel and for what reasons, most people, have a list of 'must-see' places. Perhaps it's to stand atop the Eiffel Tower or marvel at the vastness of the Grand Canyon. Some people dream of seeing the Big 5 in the wild, or simply to dip their toes in the warm waters of the Caribbean. Undoubtedly the new Seven Wonders of the World feature on many travellers' list, and for good reason. More than 100 million people around the world voted to choose the New Seven Wonders of the World in 2007.

In September I was fortunate to travel to Jordan, home to the Nabataean Kingdom of Petra – and one of these new Seven Wonders of the World. The spectacular ancient pink city of Petra is simply remarkable and must be seen at least once in your lifetime. Yet all of Jordan left a lasting impression on me.

This small, Middle Eastern country is rich in history, warm, welcoming and full of wonder. Before visiting I was unaware that there were such well-preserved Roman Ruins in the ancient city of Jerash. In the South of the country, you can live out your own Lawrence of Arabia adventure in the Mars-like desert landscape of Wadi Rum camping beneath the stars. I'd long wished to feel what it would be like to float in the Dead Sea, and being made to feel weightless by the salty waters did not disappoint – a unique experience you can have nowhere else on earth.

My trip to Jordan was as part of a small group adventure tour with Exodus Adventure Travel, one of Travel Counsellors' hand-picked partners. Accompanied by an expert local guide the well-planned itinerary toured all the highlights of the country

whilst staying in hand-picked luxury accommodations. Exodus Adventure Travel offer adventurous trips worldwide to suit all age and ability levels, including family trips – ideal if you want your kids to experience a little more of the world.

### Is Petra on your travel wish-list?

The 8-day Kingdoms of Jordan Premium Adventure starts from £2,449 per person including flights.

Or for families the 9-day Petra & Wadi Rum Family Adventure is from £1,649 per person including flights and is suitable for kids aged 9+.

Contact me for more details and to book your next adventure on **020 3432 4720** or email [rebecca.berzins@travelcounsellors.com](mailto:rebecca.berzins@travelcounsellors.com).

Follow my adventures on Instagram [@RebeccaBerzinsTC](https://www.instagram.com/RebeccaBerzinsTC)



## Check-in time? Whenever you need us.

24/7 support no matter where you are, or what time you need us. At travel counsellors we're all about you. Your needs, wants and aspirations for far-flung celebrations – coupled with personal service beyond compare – you can always rely on me.



*Rebecca Berzins*

TRAVEL COUNSELLOR

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## Pioneering Progress and Building Strong Industry Networks



Founded by Bruce Forrester several decades ago, Forrester&Co. has evolved into a leading authority on neighbourly concerns, particularly specialising in providing expert guidance related to the Party Wall Act and associated matters.

With a remarkable 35+ years of experience in the field of property affairs, Bruce Forrester, BSc (Hons) MRICS FCABE C Build E MCIArb FFPWS MPTS, commenced his career in the 1970s under the mentorship of the late Stan Ewen, a distinguished Surveyor and Valuer based in Southgate at the time, with whom he trained.

Bruce's extensive expertise encompasses a diverse range of projects, from large developments to more modest undertakings, across the London region. He previously worked at the offices of Dennell and Co, a well-respected firm of Chartered Surveyors, in Crouch End before establishing his own business on Cannon Hill in Southgate during the 1990s.

Fast forward 40 years and the newly established Crews Hill office, which specialises in Party Wall and neighbourly matters, is strategically located to provide services across North London boroughs, Hertfordshire and the Home Counties.

### A Legacy Passing from Father to Son



Scott Forrester, BA (Hons) PG Dip (BS), has recently completed a Post Graduate Diploma in Building Surveying and is now an invaluable member of the team. Scott is taking on new responsibilities, further honing his surveying skills, and working on modernising the business systems for the digital age. The office is buzzing with activity, dealing with clients ranging from experienced property developers to first-time home renovators, each with varying levels of understanding regarding the implications of the Party Wall Act.

Scott is eager to take on additional

enquiries while cultivating new industry connections.

Looking ahead, Forrester&Co, with Scott on board, will continue to deliver its trademark reliability, enthusiasm and excellent customer service.

The office offers free consultations to help you understand how the Party Wall etc. Act applies to both residential and commercial developments. They are also happy to review architectural drawings and provide constructive feedback. Whether you're planning an extension, a loft conversion, or even the removal of chimney breasts, the Act is likely to be relevant to your project.

The Team are here to help and look forward to the opportunity to assist you with your property needs. Don't hesitate to reach out to us for more information.

**Email: [bruce@forresterandco.com](mailto:bruce@forresterandco.com)**

**Email: [scott@forresterandco.com](mailto:scott@forresterandco.com)**

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# Anthony Webb: Helping Cooking Champions Fight Hunger

by Clare Donovan



Thank you very much to **Anthony Webb Estate Agents** for becoming a new drop-off point for our food bank. Cooking Champions is a registered charity providing food support, education and training.

Since April 2020, we've been distributing more than 200 food parcels each week to individuals in need, totalling over 15,000 bags so far.

Our services are more in demand than ever before and we are experiencing a real shortage of dried goods.

As we approach the winter months, fresh produce that we receive will decrease and we are more reliant on dried goods. As a charity, we don't buy food, we rely on redistributed food and donations from the public.

If you can contribute any item from our wish list, your generosity would

be appreciated, and it truly makes a significant impact. You can conveniently drop off donations at Anthony Webb Estate Agents in Palmers Green.

## Our Wish List

- Tinned meat and fish
- Tinned vegetable
- Long life milk
- Tea bags and coffee
- Rice

Also, there are lots of opportunities to volunteer at Cooking Champions including delivery drivers, packers and cooks. If you would like more information please email [info@cookingchampions.uk](mailto:info@cookingchampions.uk)

Thanks for your support, love Team Cooking Champions.



Photo: Food bank supervisor, Karen, working with students from St. Ignatius School that volunteered for the day.



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### Hedge Lane, Palmers Green N13

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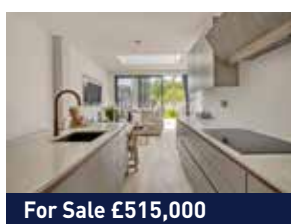
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### Vicars Moor Lane, Winchmore Hill N21

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### Lightcliffe Road, Palmers Green N13

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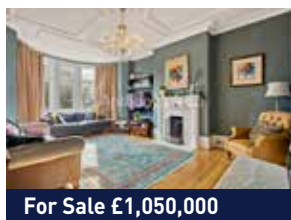
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## Unearthing Beauty and Value: The Importance of Front Gardens

Front gardens are very important places. Even before your home comes into view, the front garden is the first thing you or visitors will see.



With some thought and design, you can improve the look of the front garden and create a real impact, adding value to your property in the process. A well designed and well planted front garden also adds to the overall look of your street and neighbourhood and will attract wildlife too. We can actually spend more time in the front garden than the back, entering and leaving the house, going to the car etc, so why not give it the attention it deserves ?

### There are lots of things to consider when planning a front garden:

**1.** Car parking - We try to design front gardens that look good with the car on the drive by careful use of the space, material choice and good planting but

we also consider the overall look of the garden without the car on the drive.

**2.** Bins and bike stores - Hiding or disguising bins with screens/plants and purpose built structures helps take the eye away from them. Bike stores and bins need to be accessible so they're easy to use.

**3.** Paths and materials - A path can be a beautiful thing and really highlights your home. There are many styles to choose from and the material used should reflect the style of your home. The same principle applies to all the construction materials you use to build with. Front walls should reflect the original style of the street.

**4.** Planting - Good planting will bring it alive and will enhance the overall

look. Year round plant interest should be considered and a climbing plant near the front door can do wonders. Pots are also very useful and can be moved around to change the look.

**5.** Drainage - It's essential to have planting areas and a permeable driveway so rain water doesn't run off into the street.

**6.** Planning permission - Check whether you need planning for a new front garden or dive from your local council.

If you need help with inspiration, garden design, planting and landscaping our award-winning team can help. Contact us on **07957 942728** or visit **outside-design.co.uk**.



## Transforming ordinary gardens into extraordinary spaces

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**To find out more information please contact Home Care Preferred.**

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## Backlogged Courts by Fariz Uvais

**Fahri LLP**  
Law Firm

Fariz Uvais is a consultant solicitor at Fahri LLP based in Whetstone North London. With a modern and forward-thinking approach, their team of highly qualified legal experts are committed to giving you the very best advice and exceptional service. Please send your questions to Fariz by email: [fariz@fahri LLP.com](mailto:fariz@fahri LLP.com) or visit [www.fahri LLP.com](http://www.fahri LLP.com)

The Renters (Reform) Bill 2023 is currently at the second reading. The upcoming abolition of section 21 notices and changes to evictions have led to an influx of Landlords selling up and leaving the private rental sector. Savills found that 25,000 homes sold in the UK between April and May of this year, were sold by Landlords.

This has inevitably meant there has been an increase in the number of court claims, which in turn has caused delays - on top of the already delayed county court bailiff appointments due to the lack of personal protection equipment.

Here at Fahri LLP, we have experienced first hand just how long an eviction is taking. We recently had a claim (thankfully non fault and the tenant continued to pay the rent), whereby we obtained the Order for Possession back in November 2022. We applied for the county court bailiff and in this particular case, the appointment has been cancelled twice (both times due to lack of PPE) and is only now booked for October 2023 - after almost a year of waiting. This is unacceptable. What if there were rent arrears?

The inner London Courts are by the far under the most pressure and as a result

are experiencing the longer delays. Edmonton, Clerkenwell & Shoreditch, Willesden, Wandsworth and Croydon are some of the worst affected. We are now having to make applications under s42 of the County Courts Act for permission to enforce possession orders at the High Court. Whilst this cuts down time significantly, it is an additional cost that the already frustrated Landlords have to bear.

As always, it is important that you obtain your own legal advice, but we would suggest that if you are looking to evict a tenant, you obtain this advice and act sooner rather than later.

Disclaimer: The information provided in this article should not be construed as legal advice and the information is offered for information purposes only. You should always seek advice from an appropriately qualified solicitor on any specific legal enquiry.

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A VISIT:





# Finally, Some Good News for Landlords

by Tony Ourris, Director at Anthony Webb

Plans which would see landlords pay up to £10,000 per rental property for energy efficiency improvements have been axed by the Prime Minister. The proposals, which would introduce a Minimum Energy Efficiency Standard rating of C, had left landlords in limbo for years.

In a statement issued on gov.uk the Government said it would, 'scrap policies to force landlords to upgrade the energy efficiency of their properties, but instead continue to encourage households to do so where they can'.

This is good news for landlords as many have put plans on hold regarding future investment decisions without a clear idea of what the Government had in-store.

Being a landlord, I've personally undertaken property upgrades to enhance EPC scores, aiming to assist tenants in lowering their expenses

and minimising each property's environmental footprint. However, moving forward, I would like to see appropriate financial support and reform of the tax system which currently fails to support investment in energy efficiency measures for landlords.

## Are you considering an exit from the rental market amidst ongoing uncertainty?

There are several factors to consider when contemplating an exit from the buy-to-let market. First and foremost, it's crucial to assess whether your buy-

to-let mortgage investment remains financially viable. Fluctuations in interest rates may have turned what was once a profitable venture into a situation where your investment is costing you more than it yields.

Furthermore, recent changes in legislation and legal requirements can add complexity, potential concerns and additional workload to your investment.

If these issues are causing you to reassess your investment strategy, please give me a call on **020 8882 7888**. I am happy to offer free advice.



## Amatsu – Restoring Your Natural Body Movement

by Nicola Forward, your local Amatsu Practitioner

When I first met Graham his goal was to get back to playing tennis. He had twisted his knee on court and the pain had forced him to stop for nearly a year. After trying various supplements, losing weight and physio exercises his knee was still painful, stiff and swollen and he felt "uneasy about returning to tennis."

Following a scan he was offered injections and knee replacement surgery. He decided to try Amatsu first. The foundation of Amatsu includes a western approach to anatomy and physiology, but the core of our practice is the ancient Japanese art of Taijutsu. This can be roughly translated as "integrated natural body movement" and describes how your body works when at its best.

But as we go about our daily lives we can develop poor postural habits - maybe sitting too long, carrying bags on one side, lifting heavy or awkward loads and of course playing one sided sports like tennis or golf. We overwork some muscles and underuse others and then maybe sleep awkwardly. Our bodies adapt and compensate for all these small

imbalances but may get to a point when they can no longer manage, resulting in pain and reduced ease of movement.

As an Amatsu Practitioner I am working with natural body movement, assessing your individual body pattern, making a gentle contact and moving with softness and in flow to help improve your own natural movement. As a client you lie fully dressed on my couch wearing your own loose comfortable clothing so your body can move easily.

After a few weekly sessions Graham was back playing tennis, just friendlies and doubles to start. And as he added some selected self-care suggestions to his daily routine our sessions stretched further and further apart and he reported

"I've ditched the knee brace and now play three times a week, including singles and competitions." With regular Amatsu Balances together with what Graham describes as my "extraordinary added-value tips and tricks" in his personal maintenance tool-kit he could very well be on court for the foreseeable!

**You too could rediscover your natural body movement and enjoy life with ease.**



Mobile: 07720 810 101 Email: nicolaforward@aol.com  
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# Help us to Make a Difference for Those Affected by Dementia!



This October we are completing a 4km stroll between our care homes in Winchmore Hill and Southgate, in support of the Alzheimer's Society.

Building on the remarkable achievement of our 2019 walk, which raised an astounding £8,000 in aid of the Alzheimer's Society, we are thrilled to announce the return of this meaningful event on Saturday 7 October.



Dementia, a devastating condition affecting millions worldwide, has no cure. Every three minutes, someone in the UK develops dementia and nearly 50 million people globally live with this challenge. Among various types of dementia, Alzheimer's disease is the most common form.

By supporting the Alzheimer's Society, the only UK charity actively campaigning for change, funding research for a cure, and providing vital support to those living with dementia, we hope to take a significant step towards a brighter future.

Our guided walk is entirely wheelchair accessible and should last around 1 to 1.5 hours. We will pass through the charming Grovelands Park and down along Southgate High Street before concluding our walk at Autumn Gardens, where we invite you to spend the afternoon together with us enjoying refreshments and delicious cakes!

To find out more about our walk, sign up and donate please visit [autumn-garden.com](http://autumn-garden.com).



## Would you recognise the symptoms of Alzheimer's disease?

Alzheimer's disease presents certain common symptoms, but it's crucial to acknowledge that each individual is different. In the majority of Alzheimer's cases, the initial signs often involve memory lapses. Notably, memories of past life events remain relatively intact during the early stages of the disease.



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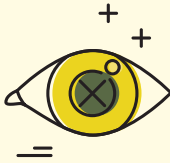
SOCIAL WITHDRAWAL



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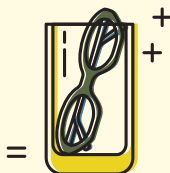
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If you have concerns about a loved one, we encourage you to reach out and speak with a member of our team. We are here to provide support and assistance. To find out more about our Care Homes and Day Care Service please visit [autumn-gardens.com](http://autumn-gardens.com), or contact our team to book your free trial day on 020 8344 2600.



## Help with Hunger, Housing and High Energy Bills

by Bambos Charalambous MP



Email: [bambos.charalambous.mp@parliament.uk](mailto:bambos.charalambous.mp@parliament.uk)  
Parliament: 020 7219 3460 Constituency Office: 020 8882 0088  
472 Green Lanes, Palmers Green, London N13 5PA

The cost of living crisis remains a reality for many in our community.

Today, Londoners are spending £10,000 more per year on essential bills compared to 2010. Annual childcare bills for London families have risen almost £4,000, and energy prices are up by more than £1,400. At the same time, wages have failed to rise in line with prices, and living standards have fallen, so it's no wonder people are feeling the pinch.

As the days get shorter and the weather gets colder, I am concerned that these challenges will increase in the months ahead, with rising energy bills and an NHS winter crisis on the horizon, as well as ongoing housing insecurity locally.

Every week, my office is supporting constituents with these issues. I have heard from parents who have skipped meals so their children can be fed; families who have been evicted from their homes through no fault of their own; and parents who are currently raising their children in hotels and B&Bs, with no access to cooking facilities.

With this backdrop, I am pleased that the Mayor of London has taken action to help families in London with the expansion of free school meals in state primary schools.

As parents will know, free school meals have now been introduced for all primary school children, which means 12,202 children in Enfield – who were previously not eligible – are now receiving free school meals in local state primary schools. This will not only give pupils a regular healthy meal, it will also allow parents to save money, providing family finances with a much-needed boost during the cost of living crisis.

The strict eligibility for free school meals means that children who have needed support in the past, may have missed out. No child should be going hungry at school, and studies have shown the negative impact hunger has on concentration and attainment levels. This programme is therefore a vital lifeline for children and families.

Looking towards winter, energy bills are expected to remain significantly higher

than they were only three years ago. Indeed, Citizens Advice has warned this winter could be "as bad, if not worse" than the last for the most vulnerable, with other costs soaring including housing and grocery bills.

I welcomed the introduction of cost of living support last year, but I am concerned that significant gaps in government schemes remain and I think this needs to be urgently addressed to help the most vulnerable.

It is also simply wrong that oil and gas companies have raked in record profits during this crisis. We need to close loopholes to stop this, and I support the introduction of a proper windfall tax on oil and gas profits to help cut the cost of living now.

As we celebrate the 10-year anniversary of this magazine, I would like to thank everyone at Anthony Webb for producing it and for the residents who take time to read about our local community. I will be back with another update in the new year.



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## RAAC: The Ticking Time Bomb by Lauren Fulbright

Liberal Democrat Candidate for Enfield Southgate  
Contact: [Hello@enfield-libdems.org.uk](mailto:Hello@enfield-libdems.org.uk)



The new academic year is an exciting time as students and staff celebrate summer exam triumphs and anticipate the year ahead. However, across England, reports of RAAC concrete cast a shadow over the start of the term. Schools find themselves scurrying for temporary refuge, sections shut down, and, worst-case scenario, doors padlocked. In our very own neighbourhoods of Enfield and Haringey, six schools are grappling with the presence of the 30-year RAAC time bomb.

Questions now need to be asked about how and why the RAAC issue was ignored for so long. Advocacy groups have accused the government of turning a blind eye over concerns raised about the material's long-term durability. Indeed, it was only after a roof in a school in Kent collapsed in 2018, that the Department of Education issued an urgent warning to all schools to assess

structures that may contain the material. And, yet jump forward five years later, just weeks before the start of a new academic year, and we're facing the grim news that "life-expired" RAAC might be lurking in hundreds of schools. So, what has been done since 2018 to address this impending crisis? Unfortunately, the answer appears to be "not much".

Funding has been a major stumbling block in resolving the crisis. Back in 2021, ambitious plans to rejuvenate 200 schools annually were drastically downsized to a meagre 50, under the watchful eye of then Chancellor, Rishi Sunak. Indeed, reports from the DfE have demonstrated a further shortfall with only four schools successfully applying for much-needed work since the programme began - a far cry from the original grand vision. Of course, the government has had a pandemic to deal with during this time, but as schools sat

eerily vacant during the lockdown, it could be argued that this was a golden opportunity to expedite much-needed assessments and improvements.

The more cynical of us might ask if the government's lacklustre response is a bid to kick the RAAC can down the road. Indeed, recent whispers even mention Gillian Keegan suggesting "keeping the lid" on the matter for two years, leaving it to the next government to find a resolution. It goes without saying that our schools and children deserve better than a game of political pass-the-parcel. It's high time the government faces this crisis head-on, taking decisive action to ensure the safety of our schools and the futures of our students. It's time for accountability and swift action to put an end to this alarming chapter in our educational history.

## Home truths: Trick or treat by Dan Brotzel

Halloween is one of my favourite times of the year. It's a moment, I always think, when we see each other at our best. No need to worry whether that neighbour voted a different way to you on Brexit, or where they stand on the cycle lane or ULEZ or the LTNs.

For one evening, the usual bones of contention are set aside as we focus on the things that really matter: DIY horror effects, gory cosplay, pumpkin art, and showering the kids with sweets. The warmth and kindness of people we don't quite know is always a tonic.

Our little posse sets out about teatime, usually with a few friends in tow. A neighbour loves Halloween even more than the young ones, and always rocks the costume. She paints all the kids' faces while the themed snacks are baking.

Our kids are older now but still enjoy the night, even if their costumes are pushing the envelope. Once they were happy to be cute little skeletons, fairy-tale witches and traditional vampires; now the aesthetic is killer clown or murdered schoolgirl.

Doubtless you have a road or two near you that's especially famous for the effort it makes. The one near us that everyone makes for -- known for its spectacular lightshows and animated corpses -- can get so crowded that there are traffic jams in the street and queues up the paths. (Pity the residents who dislike the whole circus in streets like these: as the night wears on, their strident keep-away notes are as likely to provoke as to deter.)

Special expertise is not essential, of course; the effort is all. One year I watched a man rush to answer the door,

bandaged head to foot like a mummy, howling and screaming at the top of his voice. Again and again he did it; the commitment was awesome.

Then we're safely back inside before the scary older kids are out, and the focus switches from treating to tricking. (When's your cut-off for answering the door?) The Halloween paraphernalia are packed back in the attic for another year, and the quiet streets glow with candles guttering in their hollowed-out orange skulls.

Next year we'll do it all over again, just the same, and the ritual familiarity is part of the pleasure. One comment I overheard last year did give me pause, however. 'It's funny. We spend all year telling our kids not to talk to strangers,' I heard a woman tell a friend. 'But now we're sending them out to knock on random doors.' Spooky indeed.



# From Home to Home Walk

Join us on  
Saturday  
7 October  
2023



In aid of



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