

NOTICE OF ANNUAL GENERAL MEETING

The Society's AGM will be held at 8pm on Wednesday 22 April 2026 at the Methodist Church, 11-13 Ashley Road, Epsom KT18 5AQ. Members are requested to arrive by 7.45pm for refreshments so that a prompt start can be made to the business of the evening. After the business of the AGM there will be a talk from Susan Dalloe, Museum Curator at Bourne Hall Museum on local history and heritage.

Agenda:

1. Welcome and opening remarks.
2. Consideration of the minutes of the 2025 AGM, attached.
3. Consideration of the Annual Review for the year 2025/26, attached.
4. Consideration of the Report and Accounts for year ended 31 December 2025, attached.
5. Election or re-election of Officers/ Committee members who have agreed to stand for re-election.
6. Any other business

By order of the Committee

Margaret Hollins

Chair

47 The Parade
Epsom KT18 5DU

MINUTES OF EPSOM CIVIC SOCIETY ANNUAL GENERAL MEETING HELD AT THE METHODIST CHURCH, EPSOM AT 8PM ON 14/5/2025

Margaret Hollins (Chair) welcomed everyone to the meeting and said it was good to see so many people there. The Society valued its members, and she thanked everyone for coming out on such a nice summer's evening.

PRESENT: 55 members including 8 committee members.

APOLOGIES: Michael Arthur, John Mumford, Rob Austen, Diana and Richard Deavin, Sue Gilchrist, Alison Grice, Chris Grice, Lawrence Impey, Jacqueline Reynolds, Andy Smith, Josephine Urch, Sheila Wadsworth

The 2024 AGM had taken place in the Myers Studio on the same day as a Pink Floyd Tribute evening. MH explained that the minutes would normally be taken as read but, although with over 50 members present this evening the Meeting was quorate the 2024 meeting was not. It would therefore be necessary to validate the 2024 meeting.

A vote was therefore taken on the MINUTES OF 2024 AGM to validate the meeting.

Acceptance Proposed by: **Angela Clifford**

Seconded by: **Edward Clay**

Carried without objection or abstention.

ANNUAL REVIEW

Although taken as read, Margaret Hollins (Chair) said that some highlights and lowlights that she would like to flag up for the meeting. She first thanked the owners of The Durdans for giving the Society the opportunity to visit the property and learn about its history. She also wanted to thank all the volunteers who looked after the Society's pitch during the Party in the Park Celebrations.

At long last the draft local plan has gone onto the next stage; it has only taken eight years. The examination in public will be held later this year.

With regard to lowlights Margaret Hollins thanked

the committee members who had doubled up and trebled up their roles.

The Society needs new committee members, and it has proved difficult to find them. This lack was also partly responsible for the holding up publication of the newsletter.

It was proposed the Annual Review be taken as read.

Acceptance Proposed by: **Steve McCormick**

Seconded by: **Tricia Ladd**

Carried without objection or abstention.

FINANCIAL REVIEW AND ACCOUNTS: Presented by Nick Lock (Hon. Treasurer)

NL hoped that everyone could see a copy of the accounts. The Society was very solvent with nearly £46,000 in the bank. Subscription income was similar to last year although membership had dropped a bit. Donations were up slightly as well.

Now that savings are earning so much interest the Society is having to pay tax, some £600, as it is not a Charity. The Society is still earning quite a reasonable amount of interest. The bulk of the funds are in the Cambridge and Counties Bank for another two years.

Less had been spent on publications and stationery – hopefully more newsletters can be issued. The printing and photocopying bill had gone up due to reprinting of the joining leaflets. Net income is nearly £3000 due to producing fewer publications.

NL reported that there was £87 in the Tree Fund which was kept separate.

As the members can see from the notes there was still some money left from the credit note issued by the Mill at Sonning. This is £1184. £500 of that has now been spent and if any members would like to go to shows at the Mill at Sonning and would like 15% off they should speak to NL who will inform them how to take advantage of the credit note.

NL said he had looked into the Society becoming a Charity but there were many extra legal hoops to go through.

NL confirmed the accounts had been signed off and gave his thanks to Brian Atkinson for acting as the Society's Auditor.

Acceptance Proposed by: **Linda Bristow**

Seconded by: **James Dubois**

Carried without objection or abstention.

ELECTION OF OFFICERS AND COMMITTEE MEMBERS

Re-election of Chair – Nick Lock, Hon Treasurer, stated it gave him great pleasure to propose the vote re-electing Margaret Hollins as Chair as the amount of work Margaret puts in is enormous on the local plan, national planning and local consultations, and the Society is very grateful for all her work.

He pointed out that the Society currently had no Secretary or Vice Chair and asked if anyone was interested to talk to himself or Margaret during the break.

It was proposed that **Margaret Hollins** be re-appointed Chair of the Society.

Acceptance Proposed by: **Angela Clifford**
Seconded by: **Roger White**
Carried without objection or abstention.

Re-election of Treasurer - The re-election of Nick Lock as an assiduous Hon. Treasurer as well as contributing greatly to the Society was proposed.

Acceptance Proposed by: **Marilyn Cameron**
Seconded by: **James Dubois**
Carried without objection or abstention.

Re-election of rest of Committee Members was proposed:

Margaret Hollins informed the meeting that there was now a vacancy for the Newsletter editor and also welcomed the newest member of the committee, Simon Alford.

Michael Arthur	Planning
John Mumford	Planning
Mark Bristow	Webmaster
Ishbel Kenward	Membership
Eleanor Bland	Minutes and Events
Jan Lanigan	Events
Linda Bristow	Events
Aurelie Paoli	Climate Change and Sustainability
Simon Alford	Planning and Heritage

Acceptance Proposed by: **Sue Doughty**
Seconded by: **David Bull**
Carried without objection or abstention.

Margaret Hollins thanked all the members of the committee for their support and again mentioned the problem of succession planning.

MEMBERSHIP

Ishbel Kenward stated that membership was slowly going down but the Society still had over 1500 members.

The Society was hoping to have an exhibition sometime this year to try and increase membership.

EVENTS

Eleanor Bland said the visit to The Durdans had been a great success and the owner, Johanna Thornycroft, would be happy to run another visit. She was trying to speak to Ian West to arrange a suitable date.

AOB

Linda Bristow informed the meeting that St. Martin's Church in Epsom was celebrating its 200th anniversary in September but only for half the church and some dates to 1908 but the pews to 1825. Linda is doing a church record. On Saturday 13th September there will be a talk by historian Peter Rose called Pride and Prejudice on eating and at home with the Georgians. On Sunday 14th September there will be choral Evensong with the Bishop of Dorking present.

Susan Dallow has been appointed Curator for two years at the Local Family Centre Bourne Hall.

GUEST SPEAKER

Margaret Hollins welcomed Steve McCormick as the Guest Speaker and thanked him for his ongoing support. Steve joked that he is always bumping into the committee meetings at the Rising Sun. Steve is a Borough Councillor for Woodcote and Langley Vale Ward as well as the County Councillor for the Epsom Town and Downs division.

Steve started by advertising the Epsom & Ewell Silver Band playing at Play in the Park in the Alexandra Park on the 29th June at 2pm. They are also playing in Rosebery Park on the 10th August.

Steve was able to organise visits to local stables and asked whether anyone was interested in visiting South Hatch Stables or Craig Benton at the Limes. He confirmed that Downs House Stables had been completely refurbished, and he was hoping to organise a visit there.

He then started to speak about the changes proposed by the Local Government Reform and what this would mean for Epsom and Ewell. The changes are being considered for efficiency of funding and simplification of decision making and Steve started by clarifying the difference between what is covered by Surrey County Council and Epsom and Ewell Borough Council.

Surrey County Council deals with wider strategic services
Epsom and Ewell Borough Council deals with local services

Surrey County Council covers education; transport; adult social care; children's services; waste disposal; libraries.

Epsom and Ewell Borough Council covers bin collections; planning; parks and leisure; environmental health; licensing and council tax.

The Government is pushing for simplification and Surrey County Council is pushing for fast-track change to stop duplication of roles.

Surrey County Council is proposing two unitary authorities East and West Surrey. The District and Boroughs want three unitaries North, East and West.

The benefits of the changes would mean a simpler system with cost saving and faster decision making. The drawbacks could mean less local control of decision making and issues, transition disruption and possible job cuts in councils.

Steve pointed out that in other cases savings have been possible but local identity may be weakened and strong leadership is needed to avoid chaos.

Council Tax would be equalised across the authority and there is a wide variation in total bills across Surrey. Under a unitary system all residents would likely pay the same rate for the same services. There may be efficiencies across different boroughs and this could mean, for example, that Epsom and Ewell would probably lose its weekly bin collection as we are the only borough to offer this currently.

The number of councillors would be greatly diminished and where we currently have 35 borough councillors and 5 county councillors for Epsom & Ewell this number would reduce to 10 for 2 unitaries or 15 for 3 unitaries.

Steve McCormick then answered questions from the room.

Margaret Hollins thanked Steve McCormick for his thought-provoking talk and answering the questions and presented him with a small gift from the Society.

The meeting closed at 21.36.

ANNUAL REVIEW May 2025 - April 2026

The Society has continued to focus on its core activities of planning and engaging with members and supporters. It has been a pleasure to welcome Karen Overington as the Society's Hon. Secretary. Karen's extensive local knowledge and her organisational expertise have incomparably strengthened our committee, and we are delighted that she has joined us. We have been very glad to welcome Steve Bridger as our newsletter editor, and most recently, Jonathan Lewis, who brings his expertise in planning to our team.

Once again sincere thanks are owed to Johanna and Andreas for generously hosting another popular and most enjoyable visit to 'Durdans'. Setting up the visit for members is down to the dedication of Eleanor Bland, working with Ian West and Jan Lanigan. Eleanor and Ian also arranged the members' Playhouse and South Street walk. The boundless energy of Ishbel Kenward, our outgoing Membership Secretary, secured the past year's successful social event for our road representatives at Epsom Sports Club ably supported by Eleanor and Jan with other committee members assisting. Grateful thanks to everyone involved. As the backbone of the Society's organisation, our road representatives with unstinting leadership from Sue Doughty merit their own vote of heartfelt thanks from the committee as do those members of the Society whose time and expertise enrich our newsletter contributions and events support to keep the Society going.

Our newsletter articles on history, heritage and the natural environment have been particularly well received by members. Our thanks to Tricia Ladd for her articles on the History of the Hogsmill River and Preparing for Flood Risk, to Simon Alford for his articles on South Street, tree planting schemes, street trees and Epsom and Ewell Tree Advisory Board (EETAB), and to Johanna Thornycroft for 'Durdans': A Living History. Sincere thanks to Aurélie Paoli who continues her instructive series of articles on the increasingly relevant themes of climate change and sustainability.

Our frontline planning team of Michael Arthur and John Mumford, who have prime responsibility for submitting the Society's representations to the council, have reported to members on a range of planning applications and appeals throughout the past year, with additional support from Simon Alford. They have tracked the history and fate of the Furniss building (24-28 West Street), applications in relation to the Ashley Centre's Café Moka, Farm View, Langley Bottom Farm, Woodcote Grove, 63 Dorking Road (the former White Horse pub), Swail House, Ashley Road, 7 Station Approach Stoneleigh, and redevelopments of the former gas holder station on East Street, and the former Chalk Lane Hotel among others chronicled in our newsletters. We were pleased to be invited to visit Swail House to view the site and discuss development proposals which we understand will be considered by the Planning Committee in May 2026. Many thanks to Michael, John and Simon.

Mark Bristow has taken on the daunting role of digitalising the Society's archive in addition to maintaining his key role as the Society's Webmaster, ensuring our website is well-managed and up-to-date. Over many years, as a member of the Society's planning sub-committee, Mark has also made valuable contributions to our responses to government consultations on planning reform. Mark's support as bar manager for the Society's social events is, I know, much appreciated by us all and I am enormously pleased to record my thanks to him here.

Our Hon Treasurer, Nick Lock, besides ensuring the Society remains on a sound financial footing, provides wise counsel for all the Society's plans and activities, including support for our displays and storage throughout the year for our gazebo and other equipment. Nick's tenacity in seeking answers and progress on the management of the Downs from the Epsom and Walton Downs Consultative Committee has drawn the attention of BBC local reporting and Epsom and Ewell Times. Congratulations, Nick, and many thanks from us all for keeping key concerns – unsightly spoil heaps and lack of noticeboard information for visitors – in the minds of those with the power to effect change and in the public eye.

David Rowe (Hon Photography Archivist) continues in his role, as does the Society's Hon Auditor, Brian Atkinson. Their work, for the most part 'behind the scenes', is essential and greatly appreciated. Thanks also to Max and the entire team at the Rising Sun for our continued use of their function room for the Society's committee meetings for this past year.

It was a relief to report to members that finally the time had come for the inquiry into the Borough's draft Local Plan. Committee members attended some of the sessions at the Town Hall which ran from the end of September into early October, and we continue to monitor the subsequent correspondence and responses between the Planning Inspector and the council which we hope will lead to adoption of the new Plan some time in Spring 2026.

The Society also continues to monitor planning consultations from central government and report to members on key changes upcoming with potential local significance. We have also reported on the impending local government reorganisation, while implications for local representation in the new East Surrey LA are yet to be fully realised. This is likely to be a key issue for the Society in the coming year.

The wait for information on our nominations for local listing goes on. The Society submitted its submissions in 2021. In an endeavour to progress the matter I asked a formal question and a follow-up question at January's meeting of the council's Licensing and Planning Policy Committee which elicited a response the key aspect of which is that the intention is to consider the updated Local List in Winter 2026. Thanks must go to the Council's Democratic Services Team for their helpful information and guidance about engaging with the committee.

Despite ongoing staffing challenges for the committee, we have continued to meet representatives from the Standing Committee of Residents' Associations (SCoRA) and the Chair of

the Planning committee. As the need arises, we continue to have meetings with individual councillors on local issues, as well as with our members, dealing with their enquiries as necessary. It was a pleasure to represent the Society last July at the opening of Horton Gardens, a new green space to enjoy at The Horton Arts Centre, and again in January at the Mayor's reception for volunteers in the Town Hall.

As highlighted in last year's Annual Review, the Society's committee continues to be extremely stretched, and it is essential that volunteers come forward from our membership base as soon as possible if the Society is to continue to function efficiently. Succession planning has been and remains an urgent priority. In the medium to long term the situation in which the committee finds itself is unsustainable without new committee members. It's vitally important that the Society's committee is in robust shape to respond to the LA reorganisation so that it can continue to provide a strong local voice on planning, heritage and local matters of civic concern.

The position of Vice Chair remains vacant. As she steps down, we owe an immeasurable debt of gratitude to Ishbel Kenward for her 27 years as Membership Secretary and also to Eleanor Bland who has agreed to step into the Membership Secretary's role. Consequently, as forewarned last year, we need a new Minutes Secretary to take over from Eleanor as she assumes her new responsibilities. The Society also needs a new Chair, as I step down after 10 years in the role and 15 years on the committee. The prospect of a final decision on the draft Local Plan this Spring provides a fitting moment for me to step down after years of reporting on the twists and turns of its progress. It has been a privilege for me to serve as the Society's Chair, and a pleasure to work with such dedicated and companionable committee colleagues and active supporters.

Margaret Hollins, Chair of the Committee

OFFICERS AND COMMITTEE

The following members have agreed to stand for election to the positions described:

Chair: Vacancy

Vice Chair: Vacancy

Hon Secretary: **Karen Overington**

Hon Treasurer: **Nick Lock**

Other Committee members:

- **Simon Alford** (Heritage)
- **Michael Arthur** (Planning)
- **Eleanor Bland** (Membership)
- **Mark Bristow** (Webmaster)
- **Jan Lanigan** (Events)
- **John Mumford** (Planning)
- **Aurélie Paoli** (Climate change and sustainability)
- **Jonathan Lewis** (Planning)

Hon Archivist: Vacancy

Hon Photographic Archivist: **David Rowe**

Newsletter Editor: **Steve Bridger**

Publicity: Vacancy

Hon Auditor: **Brian Atkinson**

EPSOM CIVIC SOCIETY

INCOME & EXPENDITURE ACCOUNT

Year Ended 31 DECEMBER 2025

	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>
	<u>INCOME</u>	<u>EXPENDITURE</u>	<u>INCOME</u>	<u>EXPENDITURE</u>
Subscriptions	3,894	-	4,130	-
Donations received	442	-	579	-
Bank Interest & Charges	1,691	22	1,632	23
Tax (Note 3)	-	(116)	-	326
Subscriptions paid to other societies	-	650	-	550
AGM	-	505	-	444
Publications & Stationery	-	1,688	-	914
Postage & Phone	-	167	-	85
Insurance	-	254	-	238
Conferences	-	-	-	112
Website	-	126	-	120
Printing & Photocopying	-	51	-	422
Sundry Expenses	-	70	-	47
Social Activities	-	67	-	251
Total income / expenditure for year	<u>6,027</u>	<u>3,484</u>	<u>6,341</u>	<u>3,532</u>
LESS Expenditure	<u>(3,484)</u>		<u>(3,532)</u>	
NET INCOME / (EXPENDITURE)	<u>2,543</u>		<u>2,809</u>	

BALANCE SHEET AS AT 31 DECEMBER 2025

RESERVES

General Balance b/f at 1/1/2025	45,742
Net income / (expenditure) in year	2,543
GENERAL RESERVES AS AT 31/12/2025	<u>48,285</u>
TREE FUND AS AT 31/12/2025	<u>87</u>
TOTAL RESERVES AS AT 31/12/2025	<u>48,372</u>

Represented by:

Barclays Bank current account	845
Barclays Bank deposit account	3,991
PayPal account	261
National Counties BS account	10,001
Cambridge & Counties Bank account	32,545
Sundry debtors (Note 1) & pre-payments	1,304
Pre-paid 2026 subscriptions	(262)
Less:	-
Sundry creditors & accruals (Note 2)	(313)
NET ASSETS	<u>48,372</u>

Note 1

Sundry debtors includes interest accrued but not yet paid of £1,279. The credit note of £1,184 from the Mill at Sonning Theatre noted in the 2024 accounts has now been fully used.

Note 2

Sundry creditors includes an accrual of £313 for tax due but not yet paid on gross interest included in income for 2025.

Note 3

Overprovision for tax in previous years of £116

TREASURER'S REPORT

In my capacity as Treasurer, I have maintained the accounting records of the Society and prepared the above accounts to reflect the income and expenditure for the year to 31st December 2025.



N J Lock
Hon. Treasurer
16 February 2026

AUDITOR'S REPORT

I have audited the above accounts, which have been prepared by the Treasurer, in accordance with auditing standards. In my opinion the above accounts present fairly the income and expenditure of the Society for the year to 31st December 2025.



Brian Atkinson
Hon. Auditor
16 February 2026