

## Minutes of 32<sup>nd</sup> AGM of FEDORA

The meeting was held online on Thursday 10<sup>th</sup> September, 2020, using Zoom. The meeting commenced at 7.00 pm and was chaired by Anthony Wolfe and Carmen Robinson. Including the Chairs, there were 35 participants as listed on Attachment 1.

### 1 Apologies for Absence

Apologies had been received from Michael and Susie Carpenter, and from Mike Wheeler who expected to join the meeting late.

### 2 Approval of Minutes of previous AGM

The Minutes of the AGM held on 16<sup>th</sup> May 2019 had been circulated prior to the meeting and were approved unanimously.

### 3 Approval of Accounts

The accounts for the year ending 31<sup>st</sup> December 2019 had been circulated prior to the meeting. The accounts were approved unanimously.

### 4 Appointment of Honorary Auditor

The meeting unanimously approved the appointment of Keith Lester as Honorary Auditor for the year ending 31<sup>st</sup> December 2020.

### 5 Report from Joint Chairs

The annual report from the Joint Chairs had been circulated prior to the meeting. The report was adopted unanimously by the participants of the meeting.

### 6 Appointment of Officers

The meeting unanimously approved the appointment of the following as officers of FEDORA to serve until the 2021 AGM:

- Anthony Wolfe and Carmen Robinson as co-Chairs.
- Anthony Wolfe as Treasurer.
- Ian Dilks, Alec Robinson and Mike Wheeler as members of the Management Committee.

### 7 Incorporation of FEDORA C.I.C.

Anthony Wolfe explained that the Management Team plans to incorporate FEDORA as a Community-Interest Company ("C.I.C."). The Memorandum and Articles of Association had been prepared by Alec Robinson and had had an independent legal review by Michael Carpenter.

Julian Bishop asked if the Memorandum and Articles would be circulated to FEDORA members before incorporation. Anthony Wolfe replied that this would be done.

There were no other comments or questions and no objections to the planned incorporation.

## 8 Change of Name

The Management Team had consulted with a substantial sub-set of residents of Oxshott regarding a change of FEDORA's name. A majority of those consulted preferred "FEDORA – The Voice for Oxshott", and therefore it was proposed that this be the new name. The meeting participants had no objections or comments and the meeting therefore agreed with the change of name.

## 9 Any Other Business

There was no other business.

The meeting closed at 7.15 pm.

### Attachments:

1. List of Participants
2. 2020 Annual Report
3. 2019 Signed Accounts

## Attachment 1 - List of Participants

Peter Hanna

Cathy Davies

David Lewis

Julian McKinney

Calvin Man

David Cooke

Andy Owler

Liz Owler

Simon Harker

Diane Leakey

**Alan's iPad**

Ian Pavey

David Ackroyd

Colin Macduff-Duncan

John Yates

Peter Barrand

Alec Robinson

Carmen Robinson

Anthony Wolfe

Ian Dilks

**Richard**

Philip Schofield

Dorothy Ford

Lindy Wheeler

Glenys Pashley

Mick Foster

Bob Yerbury

Jesper Petersen

Keith Lester

Peter Shiells

Julian Bishop

Angus MacIver

**iPhone**

Ron Stewart

Jackie Stewart



## A year of some progress for Oxshott .....

With the arrival of new management some eighteen months ago the clear objective was to revitalise FEDORA. The focus was:

1. To engage with our local politicians, Elmbridge Borough Council and Surrey County Council as well as other local community bodies.
2. To focus on three major areas of concern to the residents of Oxshott - planning, roads and flooding.
3. To communicate on a regular basis with the local community.

To date the results have been encouraging, even if there is still a long way to go. There are now over 500 households receiving the regular emails whilst 10 resident groups have paid their subscription and are meeting with the management group every quarter – a significant change in the level of engagement. The regular emails issued on a variety of issues appear to have been well received and we thank Alec Robinson for his commitment to the cause. It has made a real difference. At the same time work has been progressing on developing a new and vibrant website – it will be launched in the coming weeks. We particularly thank Richard Mulhall for his hard work and support in launching the website.

### Lobbying/building relationships with our local councillors

One message that emerged early in our discussions with our local councillors and community bodies was that Oxshott had been seen as silent, with no real representation. Amongst the evidence was its absence from the development of the current Elmbridge Plan, considerations at the quarterly meetings of the Surrey Local Committee as well as applications for local funding from CIL and the Community Planting Fund.

Ian Dilks has been assiduous in building contacts and relationships with Surrey CC as well as with our local Elmbridge councillors. He has been instrumental in developing positive relationships that both hold the various bodies to account but recognise the often complex practicalities that have to be confronted. We thank the officials and councillors for their positive response as we look to make sure that the concerns of the Oxshott community are addressed.

### Engagement with other local community bodies

At the same time, steps have been taken to start building relations with other local community bodies. To date this has particularly involved Cobham and Downside RA, Stoke D'Abernon RA and Cobham Conservation and Heritage Trust. We have also been reaching out to Claygate Parish Council and Long Ditton RA. This will be a key element of our considerations as we look to input to the development of the new Elmbridge Local Plan and respond to the Government's plans for housing and its recent White Paper.

## Planning

There have been three elements to FEDORA's involvement in planning:

- Working with other local community bodies, we have engaged with Elmbridge Borough Council about concerns with the development of the Elmbridge Local Plan. The Local Plan has been much delayed, not least because of COVID 19, and uncertainty has been compounded by the introduction of the recent Government White Paper and the possibility, currently under discussion, of a new unitary authority which could potentially see Elmbridge BC disappear.
- Supporting local groups who are seeking to stop housing on the Green Belt at two sites, namely the top of Blundell Lane and behind Danesway.
- Finally, FEDORA has sought to provide support and guidance for objections to individual planning applications where local residents have justified concerns with the proposed development.

At this particular time the proposed housing development at Merrileas may have a significant impact on the village both in terms of its scale and the increase in number of residents (with demands, for example, on local schooling and the Medical Centre), as well as the likely increase in traffic congestion at a dangerous bend on the A244. Our particular concerns about the impact on traffic have been conveyed to Surrey Highways and, following advice commissioned by FEDORA from a Highways expert, we have submitted recommendations for changes to the plans which Surrey has passed on to the developer.

Whilst there have been some successes in recent weeks, we continue to resist the very real threat of increased densification of development across the village. Currently there are four such planning applications under consideration in The Ridgeway, Ridgeway Close, #3 and #8 Holtwood Road. These involve individual houses being replaced by blocks of flats or the replacement of an individual house with a number of smaller houses with significantly smaller plot sizes, and all out of character with the surrounding area. In all such cases our principle has been to provide support and guidance to energised local residents' groups who are immediately affected by the plans. Mike Wheeler, we thank you for all your good work.

## Roads

Led by Ian Dilks and Carmen Robinson, we have engaged with Surrey Highways and there is clear evidence that we are now at least being listened to. They are aware that there are four areas of primary concern with regard to roads in Oxshott:

- The continued and increasing volumes of traffic on the A244 through the village.
- In particular, the volume of HGV traffic through the village has become unacceptable. This has proved particularly the case when traffic is diverted off the M25, whether it is because of accidents on the M25 or because of road works on the M25 at night. The A244 was never planned as a major road, let alone one that could support large volumes of HGV traffic.
- Speeding, which has always been bad but became worse during the lockdown when roads were less busy.
- Pollution created by the heavy volumes of traffic has been of concern for a number of years. Earlier this year pollution monitors were installed in Oxshott, although the results are unlikely to be relevant until traffic returns to more normal levels.

Steels Lane has been the subject of two petitions, the latest being submitted at the end of 2019 for consideration by the Local Committee. This later petition was considered and no commitment was made by Surrey Highways to address concerns about speeding and pedestrian safety. However, there are positive signs that traffic calming measures are now being considered.

A special word of thanks to Hayley Allen who on her arrival in the village a couple of years ago started building relationships with Surrey Highways and created an agreed list of issues that needed to be addressed. Since then progress has been made, with the most recent example being the creation of a continuous pedestrian path along the A244 from Wrens Hill to the entrance to Danes Hill School. We thank Young & Co. and the developer of the two houses to the northwest of The Bear Pub for making this possible. It is a much appreciated improvement for pedestrians.

These are small steps and it will be a long haul to effect any change but at least we know what is required and are being listened to.

## Flooding

It can be argued that flooding in Oxshott in recent years has been driven by three factors. Increased housing and the continued development of Danes Hill School over the past 10-15 years have seen a significant increase in non-permeable surfaces at the top of Oxshott. Where previously there were large gardens and playing fields there are now large houses, tarmac, driveways and school buildings, creating a subsequent, significant increase in water run-off. Secondly, climate change has intensified the rainfall we experience which has only exacerbated water run-off. Finally, there seems to be increasing evidence that the road drains and gullies around the village have not been maintained and have become choked with sediment and roots.

Obtaining help can be a frustrating business, as local residents badly affected by flooding will testify. This is a consequence of possible confusion as to who has responsibility - and it is not straightforward! Ultimately it is the owner of the asset where the blockage/problem exists who is responsible. The Authorities and Utilities are required to share information in order to find solutions. Surrey CC is the Flood Authority but in respect of ownership of assets its responsibilities are limited to surface water drainage (including gullies where Surrey CC owns those gullies). Water does not then travel far before it becomes the responsibility of the Utility, Thames Water, having entered its assets, the road drains.

### Sites where progress has been made include:

*The corner of the A244 leaving the village for Leatherhead.*

Over the years there has been significant flooding at the corner of the A244 as you leave the village going towards Leatherhead. At the end of July Surrey Highways were busy attending to the drains that had become blocked and were confident that they had dealt with this long-standing issue. Certainly, there was no major flooding at this site during the thunderstorms in early August.

Hopefully the drains will now do their job and flooding will be a thing of the past in that particular area. Thank you to Surrey Highways.

*Oakshade Road*

Oakshade Road has had particular and significant flooding issues for a number of years, not least for the houses at the bottom of the road close to the junction with Steels Lane.

At the danger of oversimplification, it was established by Thames Water that roots previously requiring cutting had either grown back or had not been removed correctly. John Major, a resident of Oakshade Road, was able to demonstrate to the engineers that water was not flowing away as it should. Thames Water cleaned the gullies but they quickly filled up again. Thames Water acknowledged that there were fundamental problems which may have arisen from a misconnection or, as John suggested, a second sewer which was not on their plans. Sure enough, Thames Water discovered another major drain below the one they had checked and it was not on their maps! The one they were aware of was revealed by a camera survey to be clear, but the "unknown" drain was thought to be the cause of all the issues as it was blocked.

In the first week of August work was then carried out on the drains at the junction of Steels Lane and Oakshade Road. Scheduled for three days the work was completed within twenty-four hours, so finally we can hope that the problems have been resolved.

It has been a long saga but hopefully it is now reaching its conclusion, not least because of the persistence of two local residents, Glen Burnell and John Major. Well done – and thank you. Also, thanks are due to Elmbridge Councillor Andrew Burley and Tim Oliver, the leader of Surrey CC, both of whom have taken a personal interest in driving the on-going issues to a satisfactory conclusion and sorting out accountability at Surrey CC and Thames Water.

#### *Waverley Road*

There has been a history of flooding problems in Waverley Road, not least with the Scouts Hut and the flooding at #71 Waverley. For the time being the evidence is that by the clearance of culverts and drains under #71, these two particular issues have now been resolved.

#### Other sites that still need to be addressed include:

##### *Warren Lane and Goldrings*

There have been concerns for some years with getting a solution to the water run-off along Warren Lane, down the A244 from the top of the hill between the village itself and Oxshott railway station. The issue is that when it rains there is a considerable flow of water down the A244 towards Goldrings Road, which is only exacerbated by the camber on the road, so that the water collects on the one side of the road next to the pavement. This causes particular issues for pedestrians. Furthermore, the drains are either blocked or do not collect the flow, so that all the water eventually flows down Goldrings Road and then floods the junction of Goldrings Road and Holtwood Road.

Recently, after much chasing, this has been acknowledged by Surrey Highways. The gullies had been emptied but it is now recognised that the "mainline" needs to be jetted and an investigation booked to look at the relevant gullies. Let us hope that this resolves the issues – and thank you Surrey Highways for responding.

##### *Charlwood Drive and Knott Park Estate*

Surrey Highways do acknowledge there is a significant issue connected with the flooding on the A244 that needs attending to – i.e. flooding down Charlwood Drive and into the Knott Park Estate. This will be attended to by the Surrey Flood team. Time will tell how quickly they attend to this particular issue.

### *Broom Hall and Silverdale Avenue*

A recent addition to the list of issues arising from water surface run-off has been at the bottom of Broom Hall running into Oakshade Road. After heavy rain, it has been noticed that a manhole cover above the junction of Silverdale Avenue and Broom Hall could not contain the flow and so the excess water ran along the surface of Silverdale Avenue into Oakshade Road. Local residents are on the case to get action from Thames Water.

## “Green” Oxshott – Village Improvements

This initiative is led by Carmen Robinson and Lindy Wheeler. There are many areas of Oxshott that need improvement which do not come under any of the other headings. These issues include “cosmetic” improvements such as planting of spring bulbs and tidying of roadside verges, to issues of public access and safety such as, for example, clearing overhanging trees and shrubs that are restricting pedestrian pavements by the side of the A244.

Carmen & Lindy have walked around many areas of Oxshott using the Parish Boundary as a guide, and noting everything that they thought needed improvement.

In many areas such as Sandy Lane, Steels Lane, Blundell Lane and the A244 from the Oaklawn Road roundabout to the A3, there is a lack of continuous footpaths and there are no cycle paths whatsoever. As a result it is very difficult for pedestrians and cyclist to be able to safely get to the station, shops, Village Hall, Medical Centre, St Andrew’s Church and other public places.

We have also been in contact with the representative of Surrey Highways for Oxshott, Liz Shakeri, who has been very helpful. Our discussions included clearing existing pavements of overgrown bushes and trees at various locations, and the possibility of that Surrey CC should consider new pavements and pedestrian refuges (i.e. traffic islands) on Steels Lane, Fair oak Lane and Sandy Lane; we now understand that many of these are under consideration. We are trying to get this work funded by Surrey Highways.

We also discussed:

- the very narrow pedestrian pavement over the railway bridge on the A244;
- the lack of any pedestrian pavement over the railway bridge on Blundel Lane; and
- the difficulties for traffic on Knipp Hill, which is only wide enough for one vehicle.

Any solution to any of these is likely to be expensive and therefore unlikely to happen in the near future, but we will continue to work on them.

Other issues we are working on include Oxshott High Street, which is unattractive, scruffy and in places dangerous for pedestrians. We are keen to get it smartened-up with better paving and flowers. We are seeking input from local businesses and any ideas from residents also would be very welcome. We expect that some of the funding for this work would come from the Community Infrastructure Levy (“CIL”). We are also encouraging the High Street businesses to form a Chamber of Commerce for Oxshott to give the shops a stronger say with Elmbridge BC.

Around Oxshott there are many uncared-for roadside areas with overgrown brambles, weeds and saplings that would benefit from some care and attention. Some of you will know that last year FEDORA planted 600 spring daffodils at the top of Station Approach; this provided welcome spring colour but was clearly insufficient and this year we hope to plant another 1,000 daffodils plus other bulbs. This can be a model for other sites across Oxshott, but help with the planting and maintenance is needed from residents. To date the cost has been covered from the residual funds



from Oxshott Village Day, but we have also applied for monies from the Elmbridge Community Planting Fund. If you would like to get involved in helping with the planting or if you have ideas of areas we should focus on, please let us know.

Some of you will know Keith Chapman who has done an amazing job organising many enthusiastic volunteers for the monthly litter-picking in the Village. A big “thank you” to Keith and to everyone who helps with this initiative. If you would like to join them and help with the litter-picking please contact Keith directly.

## Organisation

To address the key concerns with Planning, Roads, Flooding and “Green” Oxshott, “pods” of volunteers have been created. This has had two major benefits: (1) spreading the load across the community rather than relying on a small number of individuals to address all the issues and (2) the ability to recruit volunteers from different generations, which in turn should enable the organisation to flourish into the future.

But that does not mean we have finished recruiting! We continue to look for those who are keen to help, so please do not hesitate to get in touch if you would like to get involved. Let us know what area you would wish to help with and any relevant skills you have.

## Incorporation and change of name

You will have noted that in the papers attached for the AGM that there are two resolutions in connection with incorporation and changing the name of the organisation.

The incorporation of FEDORA as a Community-Interest Company (“C.I.C”) is primarily driven by the desire to limit any liabilities of the officers of the organisation, acting in good faith, and to have a formal structure that allows Members to have more say in the running of the organisation. This seems a sensible step and is in line with the incorporation of the majority of the local Residents Associations. We have also taken the opportunity to incorporate more modern governance standards. The existing FEDORA constitution was written many years ago and was very simple – upon incorporation it will be replaced by modern Articles of Association that will allow all Members to have a say in how the organisation is run. More information will be provided as the process moves forward.

The change of name was seen as a step that reflects the rejuvenation of the organisation as well as clearly expressing its purpose – “FEDORA – the Voice for Oxshott”. This was the overwhelming first choice of a number of members whom we surveyed a few weeks ago. We trust that you will feel able to support these resolutions.

Attachment 3 - Audited accounts to year-end 2019

**FEDERATION OF OXSHOTT RESIDENTS AND ASSOCIATIONS (FEDORA)**

**AN UNINCORPORATED ASSOCIATION (NOTE 1)**

**BALANCE SHEET AS AT 31 DECEMBER 2019**

	<u>2019</u>		<u>2018</u>	
	£	£	£	£
<b>Net Current Assets</b>				
Cash at bank - Business Account		5,883		4,639
Current Account		<u>18,577</u>		<u>18,540</u>
		24,460		23,179
Debtors		NIL		5
Subscriptions paid in advance		(325)		(359)
Sundry creditors		<u>NIL</u>		<u>(88)</u>
Net Current assets		<u>(325)</u>		<u>(442)</u>
		<b>£24,135</b>		<b>£22,737</b>
Represented by:				
Accumulated surplus		<b>£24,135</b>		<b>£22,737</b>

Notes

1. FEDORA is the Federation of Oxshott Residents and Associations, for protecting and conserving the environment and amenities of Oxshott village and its surroundings.
2. The financial statements are prepared under the historical cost convention.

The accounts were approved on:

Carmen Robinson  
Joint Chair

..... *Carmen Robinson* 20/3/20

Anthony JG Wolfe  
Treasurer and Joint Chair

..... *A Wolfe* 18/3/20

I certify the above Balance Sheet and the attached Income and Expenditure to be in accordance with the records and information supplied.

..... *Keith Lester*

EA Keith Lester  
Honorary Auditor

# FEDERATION OF OXSHOTT RESIDENTS AND ASSOCIATIONS (FEDORA)

## AN UNINCORPORATED ASSOCIATION (Note 1)

### INCOME AND EXPENDITURE ACCOUNT

#### FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2019

	<u>2019</u>		<u>2018</u>	
	£	£	£	£
<b>Income</b>				
Subscriptions				
8 (11 - 2018) Residents Associations		280		385
261 (251 - 2018) individual household Members		<u>1,325</u>		<u>502</u>
		1,605		887
Donations				
3 (4 - 2018) Residents Associations	53		98	
253 (177 - 2018) individual household Members	<u>1,440</u>		<u>1,268</u>	
		<u>1,493</u>		<u>1,366</u>
		3,098		2,253
Advertising in magazine	5,090		5,695	
Printing magazine	<u>4,649</u>		<u>4,747</u>	
		441		948
Sale of Oxshott book		39		39
Interest received (gross)		<u>37</u>		<u>37</u>
<b>Total Income</b>		<b>£3,615</b>		<b>£3,277</b>
<b>Expenditure</b>				
Donations	1,170		1,188	
Other printing			87	
IT	95			
Stationery and postage	397		231	
Meeting expenses	99		176	
Secretarial	124		331	
Sundry expenses	<u>332</u>		<u>158</u>	
		<u>2,217</u>		<u>2,171</u>
<b>Surplus for the year</b>		<b>£1,398</b>		<b>£1,106</b>
Surplus brought forward		<u>22,737</u>		<u>21,631</u>
<b>Surplus carried forward</b>		<b>£24,135</b>		<b>£22,737</b>