

# Wentworth Estate Roads Committee

Presentation to AGM on 24<sup>th</sup> June 2018

John Wisbey

Chairman WERC (appointed Chairman February 2017)

# Today's talk

Reminder of what WERC does as opposed to WRA

Highlights of 2017/2018 activities since last AGM

- 2017 Financial Summary
- Roads progress in last year
- Planning Issues
- Security Issues
- Study of Estate - RGP

Planned activities in 2018/2019

WERC Membership

# Reminder of what Wentworth Estate Roads Committee does as opposed to WRA

- Statutory Body set up under Wentworth Estate Act 1964, generally known as the “Roads Committee” or WERC. Covers 720 properties on the Estate itself, and about 400 “adopted” properties.
- Responsible for fixing and collecting Road Rate.
- WERC Revenue in 2017 of £909k vs WRA £60k
- Responsible for all Planning permissions on the Wentworth Estate (dual approval needed with Runnymede Council)
- Owner of and responsible for maintaining most of (but not all) the roads on the Wentworth Estate and the verges to those roads
- Authority to enforce the covenants
- WERC not responsible for any issues outside the Estate, although of course individual Committee members have views
- WERC does not get involved in issues between Wentworth Club and its members nor in disputes between neighbours

# WERC - Highlights of 2017/2018 activities

- 2017 Financial Summary – Year of Record Surplus
- Roads progress in last year
- Planning Issues
- Security Issues
- Study of Estate - RGP

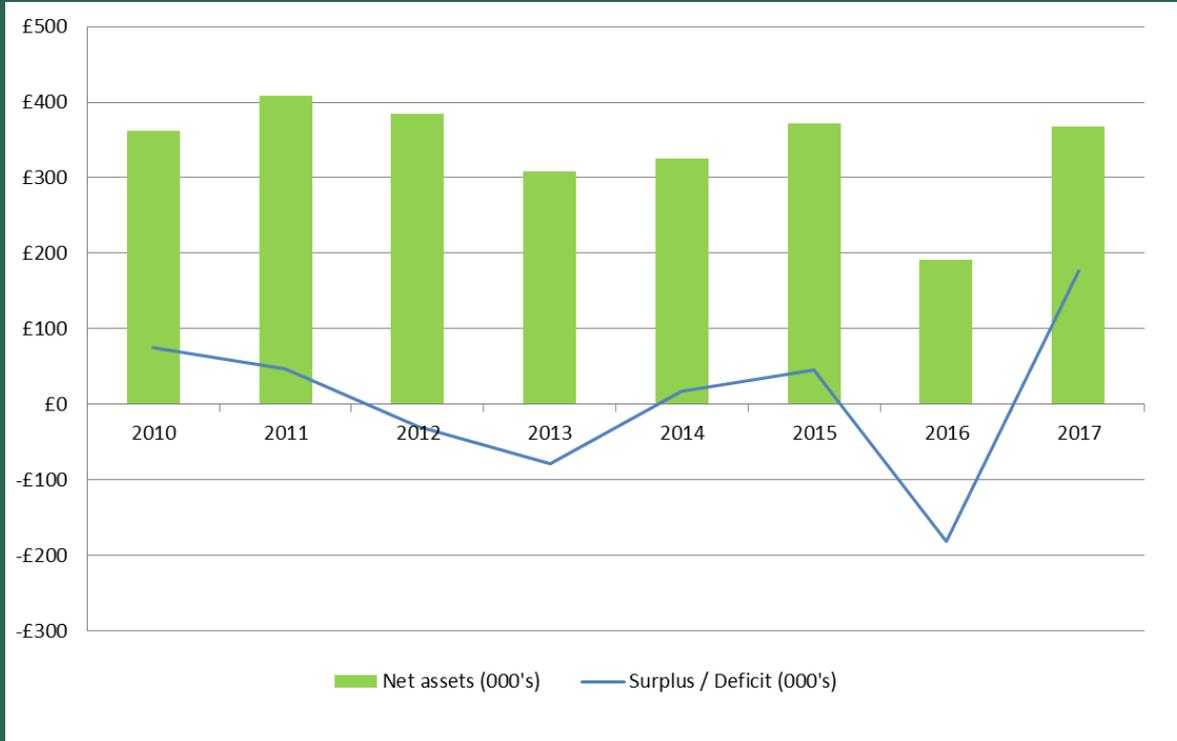
# WERC – Financial Summary 2017

- Overall revenues £ 908,585 (2016 : £ 920,344 )
- Administrative expenses £ 730,235 (2016 : 1,100,676)
- Operating Surplus £178,350 (2015 : Deficit £180,332)
- Interest receivable £ 134 (2016: £ 786)
- Surplus before taxation £ 178,484 (2016 : Deficit £179,546)
- Surplus after taxation £ 176,857 (2016 : Deficit £ 181,359) - RECORD SURPLUS
- Cash at Year End £ 582,958 (2016 : £ 288,337)

- Surplus after taxation was a record, previous high was £75k in 2010
- Road Rate was able to be frozen for 2018 to allow residents to benefit from the Club settlement
- 2018 expected to show continued surplus, but not as high as 2017



# WERC Reserves and Surplus/Deficit 2010-2017



# WERC - Highlights of 2017/2018 activities

## Roads progress in last year

- Road improvements include ongoing work in Portnall Drive and Pinewood Road. Both services roads behind Station Parade and Station Approach resurfaced. Major programme in West Drive costing £200k started.
- Other improvements include all streetlights repainted and checked, much improved pothole repair, improved road sweeping, refurbished bridges, bulb planting, tree work, gully cleaning and jet-washing, as well as the progressive removal of ugly stones on verges and their replacement where appropriate with wooden barriers.
- Our new and much improved salt hopper was used for the first time in 2018 to grit the roads. New mowers and utility vehicle recently purchased.
- External visitors from other estates have commented favourably on the beauty and good upkeep of the Estate
- No doubt in our mind that this is all value enhancing to properties on the Estate

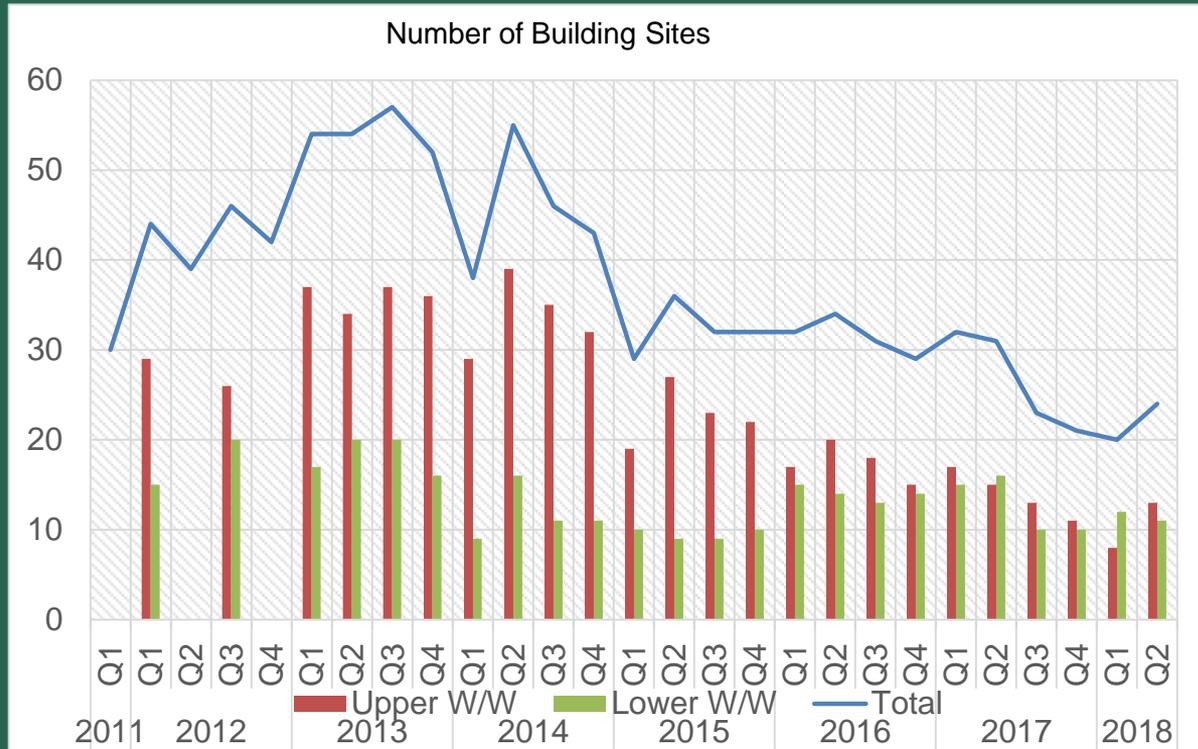
# WERC - Highlights of 2017/2018 activities

## Planning issues

- Number of new developments on the Estate is significantly down on 3 to 4 years ago. Factors have included rise in property prices reducing demand and causing houses to be on the market for longer, stamp duty, widening of the CGT net. Now there is uncertainty of Brexit, less willingness by some overseas investors to increase their investment in the UK, hesitation because of Longcross, proposed changes to Green Belt etc.
- For planning permissions, WERC applies fair and consistent rules and judgment, designed to strike a balance between the views of those residents who would like a development free for all with the views of those residents who would like to see absolutely no development, or at any rate no development that creates any noise for them.
- WERC remains tough on enforcing covenants not allowing sub-division of plots on the Estate
- Some developments had gone on for far too long. WERC's Approval Letter and Deed of Agreement were upgraded to include an improved Development Period condition to prevent unduly long builds.

# Wentworth Estate Roads Committee

## Number of Building Sites



# WERC - Highlights of 2017/2018 activities

## Security issues

- Cannons Security were engaged in 2016, and this created a large amount of positive feedback to WERC – if anything the feedback is to do more
- However despite this, there was a spate of burglaries on private estates in the South East in 2017 in particular the Home Counties and including on the Estate and neighbouring areas. Some criminals were caught thanks partly to WERC's automated number recognition system, and the rate has significantly dropped in 2018.
- Security briefing was organized for residents in conjunction with Runnymede Police and Cannons Security.
- My 2017 year end letter covered that and also suggested various precautions discussed with the Police
- Many of the burglaries were on foot, and we are investing in thermal imaging technology to make detection easier

# WERC - Highlights of 2017/2018 activities

## Estate Study

- WERC consulted with WRA and the Club on what we both thought the key priorities were
- All agreed that reducing unauthorised traffic on the Estate was a high priority which would become more and more of a need if/once Longcross and other development comes onstream.
- The other key priority was security.
- The Estate is complex with many entrances, so that some solutions that initially seem obvious are not practical or possible to implement.
- We decided to engage specialist consultants and engaged RGP Partners.
- They came up with options which WERC and WRA narrowed down. The proposed solution other than the status quo is presented today by RGP.
- There will be a consultation period with residents and further analysis prior to any final decision on whether to proceed. Who funds the capital cost and ongoing cost is a key issue

# WERC – Initiatives for 2018

- Estate Study completed dealing with likely traffic increases from Longcross etc. The issues are complicated – recommendations received from RGP, and now enter consultation period.
- Further expenditure on security. For example to assist with tracking burglars on foot, make more use of thermal imaging technology
- Continued work on Estate maintenance. In 2018 a large section of West Drive will be resurfaced and widened.
- Introduction of rumble strips to deter speeding cyclists as well as to limit vehicles
- Initiative to digitise current and historical records
- Continue to rebuild financial reserves while trying to keep the road rate lower than it would have been without the Club settlement
- Try to be mindful of future technology, e.g. what is the likely impact on our roads and security of AEV and passenger drones

# Elections and RGP presentation

Thank you very much for your attention today, and now we proceed to the candidate pitches, the elections, and an important presentation by RGP on the Estate. There will then be Q&A