



**Minutes for Wentworth Residents Association  
Executive Committee  
10<sup>th</sup> November 2020**

**Present:** Nigel Moss (Chairman) NM  
 John Pyle JP  
 Andrea Tenconi AT  
 John Tenconi JT  
 Phil Andrews PA  
 Liz Copping LC  
 Peter Lomas PL  
 Ian Cox (Club) IC

**Apologies:** Liz Copping LC

**Minutes:** Helene Parsons HP

<b>Welcome and Absences</b>	– NM opened the meeting via video conference at 16:00 and outlined the agenda.
<b>Debrief of Liaison Meeting</b>	<b><u>Code of Conduct and Covenant Enforcement Policies</u></b>
<b>5<sup>th</sup> November</b>  <i>Nigel Moss John Tenconi</i>	<p>On 5<sup>th</sup> Nov, NM and JT held a Liaison Mtg with Alex Howard (Chairman of WERC) and apologies were received from Neil Coulson for withdrawal as a WERC member.</p> <ul style="list-style-type: none"> <li>– The WRA’s feedback and thoughts on the draft Code of Conduct and the draft policy document on the enforcement of covenants were explained to Mr Howard who responded to most of our points by saying that he could not see a reason why they should not be incorporated subject to Mr Howard reviewing with WERC’s legal counsel.</li> <li>– There were 2 points identified by Mr Howard. The first relates to the treatment of capital receipts on which the Act is silent on how they can be invested in the interests of the Estate; the second relates to compliance/oversight of the WERC which is proposed by WERC as being the Estate Manager which is clearly not workable.</li> <li>– Mr Howard committed to run through our feedback with Ken Smith at Gunnercooke and to revert back to NM and JT with feedback with the aim of concluding matters prior to the AGM on 31<sup>st</sup> January.</li> </ul>

	<p><b><u>Status of Executing EGM Resolutions</u></b></p> <ul style="list-style-type: none"> <li>- Focus of the meeting was applied predominantly to Resolution 3, ie WERC will engage with the WRA to work together on the Code of Conduct and the policy document on the enforcement of covenants in time for the AGM.</li> <li>- However, NM and JT were given the strong impression that Mr Howard/WERC have no intention of executing the 5 resolutions on which the responsibility lies with WERC to execute. There is an astonishing lack of accountability and governance in the current WERC regime</li> <li>- As required by Resolution 6, JT has engaged with Clyde &amp; Co regarding the proposed Code of Conduct amendments and also the WRA Constitution that runs parallel to the Code. At a cost of £3,000 plus VAT, it was proposed that Clyde &amp; Co would review our proposed amendments to both the Code and the Constitution, the Governance issues, etc, giving the WRA a documented framework for how the Committees should be working. One outcome is that we will have a set of codes to share with new WRA and WERC candidates prior to them standing for election; this documentation will provide a framework for greater due diligence or screening prior to the Association deciding WERC members in future.</li> <li>- WRA voted on the (£3.6k) expenditure for Clyde &amp; Co to review the proposed changes to the Codes and the Constitution and it was passed unanimously. JT to progress this engagement with the aim of presenting the outcome at the AGM.</li> </ul>
<p><b>Year-End Communication</b></p>	<p><b><u>Paper &amp; Digital Communication</u></b></p> <ul style="list-style-type: none"> <li>- To include the benefits of being a WRA member in 2021 prior to them receiving their road rate invoice.</li> <li>- PA is working with a Direct Marketing company at a cost of £1,000 to design a mail pack which will highlight the benefits of being a WRA member, the role of the WRA, good work of the WRA and the benefit scheme. Also included will be an application form for ease of administration.</li> <li>- Two different format letters will be created, one for existing members and one for prospective members. The former will be the formal announcement of the AGM.</li> <li>- PA to have draft designs by w/c 23rd November.</li> </ul>

	<p><b><u>Year-End Letter for inclusion in WERC Road Rate Invoice</u></b></p> <ul style="list-style-type: none"> <li>- WERC have agreed WRA year-end letter can be included into the annual road rate invoice which will include the opt-in of paying the WRA subscription on a consistent form to all road rate payers except those paying by direct debit who have opted out.</li> <li>- NM to draft a year-end letter and circulate to ExCom for comments. Once approved, this letter to be sent to James Periton by early December.</li> <li>- NM requested PA to purchase the prospective members' addresses from the Electoral Roll.</li> </ul> <p><b><u>AGM (31<sup>st</sup> January 2021)</u></b>  <b><u>Announcement &amp; Invitation to WRA/WERC Candidates</u></b></p> <ul style="list-style-type: none"> <li>- 28 days notice is required prior to the AGM date.</li> <li>- At the time of the letter to existing members, it will encourage the opportunity to put themselves forward for either the WRA or WERC committee. Any possible candidates will then follow the new screening process.</li> <li>- Discussion was held if any existing ExCom would be interested to serve on both committees next year if we don't get 4 suitable candidates coming forwards to stand on the WERC. NM to follow up.</li> </ul>
<p><b>Local Planning Issues</b></p> <p><i>John Pyle</i></p>	<p><b><u>Local Plan</u></b></p> <ul style="list-style-type: none"> <li>- Local Plan is now adopted.</li> <li>- No further updates received on VW North and South.</li> </ul> <p><b><u>Update on Neighbourhood Plan</u></b></p> <p><b><u>Longcross</u></b></p> <ul style="list-style-type: none"> <li>- Steering Group meeting held 9<sup>th</sup> November, attended by JP and JT. Looking likely a planning application will be submitted early-Spring 2021.</li> <li>- JP has concerns regarding some issues relating to the film studio, as there is a possibility that this is being sold off. There has been a hybrid planning application on the car park, and JP/JT will continue to monitor this status closely.</li> </ul> <p><b><u>Objection to Energy Recovery Facility (Kitsmead Lane)</u></b></p>

	<ul style="list-style-type: none"> <li>- The current understanding is that the application has a series of issues, and receiving objections from the Council, Councillors and c.40 objections from residents, it is understood that the application is due to be heard by Surrey County Council in the early part of next year.</li> </ul> <p><b><u>CEMEX – Intended Application – Gravel Extraction</u></b></p> <ul style="list-style-type: none"> <li>- This continues to build into a contentious discussion.</li> <li>- A Stroud Resident Association currently being formed, with a Constitution and over 100 members.</li> </ul> <p><b><u>UPDATE ON NEIGHBOURHOOD PLAN</u></b></p> <ul style="list-style-type: none"> <li>- Due to the forming of the Stroud Road Association it gives the NP Forum an actively involved representative from Stroud Road area.</li> <li>- Making good progress on formulating a Policy document. It has now been requested that the Planning Consultant review the work thus far, and to advise on the best way forward.</li> <li>- Hopeful to have significant and constructive points to raise and share with residents</li> <li>- It may be possible that the NP can assist some of the policies the WERC adhere to, for example; the footprint which is the amount of surface cover that one plot allows a development to be on the Estate in the Green Belt areas. These elements could be accommodated into the NP to give statutory guidance and support to the WERC. James Periton is currently reviewing a number of areas where the NP can help.</li> </ul>
<p><b>Financial Report</b></p> <p><i>Andrea Tenconi</i></p>	<ul style="list-style-type: none"> <li>- No additional funds received since previous meeting. WRA’s current balance is ±£60k in advance of 2021 subscriptions.</li> </ul>
<p><b>Club Matters</b></p> <p><i>Ian Cox</i></p>	<ul style="list-style-type: none"> <li>- The courses are currently closed due to COVID restrictions and will hopefully re-open on 3<sup>rd</sup> December.</li> <li>- Tighter restrictions are in place for the walkers on the course such as remaining on the designated public pathways, and the car parks have been closed to stop any group gatherings.</li> <li>- Not offering of take-out food, but looking at possible options in w/c 16<sup>th</sup> November.</li> </ul>

	<ul style="list-style-type: none"> <li>- The Club are looking at ways to offer something back to WRA members/residents on the lines of the offering from last year.</li> <li>- Club Members' AGM has been delayed, but announcement of date is imminent giving the appropriate 2 weeks notice.</li> <li>- Security – Currently working to sign a new Agreement. Once signed, focus will be given to see what the bigger picture will look like.</li> </ul>
<b>Events &amp; Membership Pack</b>	<p><b><u>2021 Membership Pack</u></b></p> <ul style="list-style-type: none"> <li>- Continuing to liaise with local businesses to receive incentives and compelling offers to be incorporated into the 2021 membership pack. Currently have 12 companies confirmed.</li> <li>- Deadline for participating companies will be 20<sup>th</sup> November, when a sample pack will be put together for Chairman to approve/amend. As near to 27<sup>th</sup> November to be sent off to printers.</li> <li>- NM to request during January and February the WERC to report on the received WRA members funds from the WERC on a weekly basis to help with early distribution of the membership packs.</li> </ul>
<b>Any Other Business</b>	<ul style="list-style-type: none"> <li>- JT wished to challenge the point regarding the Planning Application for the satisfaction of the transport management plan for the conditions attached to the grant of permission for the external gates. The statement quoting all road rates payers will receive their fobs for free. However, non-road payers but members on the Estate will have to pay £20 each and previously have been assured that members of the WRA would receive free fobs, but WERC now appear to have reneged on this.</li> <li>- JT has drafted letter to James Periton. Members of the ExCom are in agreement with the letter. JT to send to James Periton to challenge this statement.</li> </ul>
<b>Date of Next Meeting</b>	<ul style="list-style-type: none"> <li>- 16:00hrs, Tuesday, 8<sup>th</sup> December via Zoom</li> </ul>