



THE ESTATE OFFICE WENTWORTH CLUB WENTWORTH DRIVE VIRGINIA WATER SURREY GU25 4LS

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**Minutes of the 295<sup>th</sup> Meeting of the Committee Held on Tuesday 1<sup>st</sup> September at 4pm held via video conferencing**

Present: ALEX HOWARD (AH)) Chairman  
NEIL COULSON (NC)  
MARK LEE (ML)  
LORNA PONTI (LP) (via zoom)

JAMES PERITON (JP) Estate Manager

ROB CLARKE Planning Consultant (via zoom)

**1. APPROVAL OF MINUTES**

Minutes of the 294<sup>th</sup> Meeting held on Monday 4<sup>th</sup> May 2020 and matters arising not detailed below had previously been approved and circulated on the website.

**2. REVIEW OF POLICIES, PROCEDURES & STAFFING ARRANGEMENTS**

**a) Committee Membership review of the WERC – to confirm out and in coming members**

It was recorded that since the last meeting that both Chris Robbins and John Baines had decided to resign from the Committee. Due to the large number of issues preoccupying the Committee it was decided the option of co-opting members would be discussed at the next meeting.

**3. FINANCIAL MATTERS**

**a) 2019 Audited Accounts – any comments**

The Audited accounts were now signed off and showed a £214k surplus and £318k being spent on the VAC which was separate to the P&L Within the £318k was £90k costs being shown as stock (as these are to be sold to residents, apart from the x2 free per household) and £175k invoiced but not paid as contribution from the Club towards the VAC.

**b) 2020 Budget and Finance – Budget reconciliation**

Due to JB's resignation, the position of Chairman of the Audit Committee was vacant, ML kindly agreed to accept this role.

Prior to the meeting the Budget Reconciliation had been circulated, JP reported a forecast surplus of circa £75k; this included the circa £90k from the Methodist church covenant.

The £150k still to be paid on the VAC and the £175k due from the Club were excluded as they are not P&L items.

To date, overall £338k had been spent on the barriers with only £20k spent in 2020 and this was mainly professional and planning fees.

JP reported there were no significant deviations from the budget to be reported.

**c) 2020 Road Rate – update**

JP reported there were only few who had yet to pay (totaling £5k approx.) and these were mainly the shops. It was discussed it had been a difficult year for them, however the Committee agreed they had already been patient waiting 9 months and that they now needed to be paid. The Act does not allow for any waiver or discounts, the remainder are to be collected before the next meeting or legal action will be taken.

Based on the difficult year it was agreed it was a good effort by the Estate Office to have collected the vast majority to date, £740k in, approx. £5k to be paid.

**d) 2021 Road Rate increase and Budget Forecast**

JP reminded the Committee of their need to comply with the Act and agree the Budget and any increase in the Road Rate for 2021 by the 1<sup>st</sup> October. The 'draft' Budget had been circulated before the meeting. Due to the time constraints of the meeting it was agreed to hold a separate budget meeting later in the week.

**4. GENERAL MATTERS**

**a) VAC Barriers – Update**

Since the last meeting, the application for all 26 barriers had been submitted and recommended for approval by RBC Head of Planning and the Surrey County Highways, however at the RBC Planning Committee meeting held on the 3<sup>rd</sup> June 2020 the application was refused on the grounds of 'adverse impact in the Green Belt'.

Following advice and consultation with RBC the overall proposal was split into four separate;- two outside the Green Belt and two within the Green Belt. Within the Green Belt one was for the replacement of the existing white timber barriers the other was for two new barriers on Wentworth Drive that would not be operable but symbolic only. Following submission the latter was withdrawn following comments from RBC. The three remaining applications had been recommended for approval by RBC and Surrey Highways and they were due to be considered at the RBC Planning Committee meeting to be held the 2<sup>nd</sup> September (i.e. the following day).

Rob Clarke and the Committee discussed the presentation Rob would give for each application. In particular, the public footpath and the likely condition and the intention to install walkways at locations.

**b) Crime – Update**

JP reported since the last meeting (May) there had been 0 'confirmed' burglaries and that the virus lockdown was probably the biggest big factor.

**c) Construction Sites – Update**

The number of active building sites rose from 20 at the last meeting to 21 (13 on the golf side, 8 on the shop side).

**5. MAINTENANCE MATTERS**

**a) Resurfacing Programme – Portnall Rise**

JP reported there had been a delay with the start of the Portnall Rise project as the channel blocks had not yet been manufactured. Since the last meeting Spadeoak had decided to make them internally via Aggregate Industries in Germany, this would be quicker than Marshalls who remained shut. Works to the road had just started, JP reported to date matters were proceeding well.

The aim is to return to the resurfacing south of the shops before the year end. The amount and where will depend on the budget.

**b) General Update**

JP reported the annual hedge cutting will commence later in the month. Nothing else of significance to report.

## **6. WRA MATTERS**

### **a) EGM – 28<sup>th</sup> September**

The Committee discussed the forthcoming WRA EGM and the issues surrounding it, the meeting would focus on 6 resolutions against the WERC;

1. That the WERC publishes within 7 days a credible up-to-date plan for the implementation, costing and preservation of ratepayers' money of a VAC scheme and will not incur any further expenditure without a majority of Estate residents responding (subject to a minimum number of responders of 200 residents from separate households) to a poll to be conducted by the WERC - with oversight from a Local Councillor - confirming that they consider the plan to be credible.

2. That the WERC propose an equitable remedy to ratepayers to make them good for any costs wasted as a result of the final approved and implemented VAC Plan varying materially in cost from amounts expended in implementation of the original plan as reported in the AGM of January 2020.

3. That the WERC immediately engage with the WRA in amending its draft Codes of 'Conduct and Governance' and 'Policies and Procedures', such policies to be agreed prior to the next AGM.

4. That the WERC enforces the deed of agreement dated 1st June 1997 in relation to Wentworth Drive and remedial works are completed by end-2021.

5. That all current WERC members present themselves for re-election at the next AGM irrespective of whether their term is at an end or not.

6. That the Executive Committee commissions an independent and reputable law firm to review, with the WRA and WERC, ways of working more collaboratively and effectively in the interests of the homeowners and land owners of the Wentworth Estate prior to the next AGM.

The Committee discussed a response will be issued prior to the meeting from Alex to all Road Rate paying residents disputing these resolutions as ultra vires. The Committee would agree, participate and contribute to the meeting.

**\*Due to the time constraints a few items on the Agenda would be deferred to the next meeting.**

## **7. \*WENTWORTH CLUB MATTERS**

- a) PGA 2020 Tournament – Comments**
- b) Other Matters**

## **8. \*ANY OTHER BUSINESS**

- a) Resident Dispute**

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6pm

**DATE OF NEXT MEETING(s) - 16<sup>th</sup> November 2020**

**Alex Howard**



**Chairman WERC**