

Online Fraud in Epsom & Ewell: Call for an Online Crime Agency

2 February 2025



Online fraud, particularly through fake retail websites, has become a significant issue both nationally and within our local community of Epsom & Ewell. Recent data underscores the pressing need for enhanced measures to protect consumers from these deceptive practices.

The Local Impact

In the 2023/24 financial year, Surrey reported 1,276 cases of online shopping fraud, resulting in losses totaling £848,000. This equates to an average loss of approximately £665 per victim. These figures highlight the substantial financial impact on residents and the pervasive nature of online fraud in our area.

National Perspective

Across the UK, online shopping scams are alarmingly prevalent. In the year leading up to October 2023, there were 71,894 reports of such scams, with total reported losses amounting to £106.8 million. The average loss per victim was £1,486, indicating that the financial repercussions can be devastating.

Current Policing Resources

The primary body for reporting fraud in the UK is Action Fraud, the national reporting center for fraud and cybercrime. Reports submitted to Action Fraud are analyzed by the National Fraud Intelligence Bureau (NFIB), which then disseminates information to relevant police forces for investigation. However, the increasing volume and sophistication of online fraud cases have strained existing resources, leading to calls for more specialized approaches.

The Proposal for an Online Crime Agency

Helen Maguire, Liberal Democrat MP for Epsom & Ewell, is advocating for the establishment of a dedicated Online Crime Agency. This agency would focus exclusively on combating online fraud and related cyber crimes. The proposed agency aims to:

- **Specialized Focus:** concentrate resources and expertise specifically on online fraud, ensuring more effective prevention and enforcement.
- **Enhanced Coordination:** facilitate better collaboration between various law enforcement bodies, technology companies, and financial institutions to address the multifaceted nature of online scams.
- **Victim Support:** provide dedicated support to victims of online fraud, guiding them through reporting processes and helping them recover losses where possible. P Maguire emphasizes the urgency of this initiative, stating, “Victims in Surrey have been left short-changed and vulnerable to opportunistic fraudsters. We urgently need action. The previous Conservative government completely failed to act. They were asleep at the wheel when it came to online fraud.”

Maguire argues the establishment of a specialized Online Crime Agency could play a pivotal role in safeguarding consumers. By focusing dedicated resources and fostering collaboration across sectors, such an agency holds the promise of mitigating the impact of online fraud on our community.

Epsom & Ewell households drowning as water bills rise?

2 February 2025



Epsom & Ewell Residents Face Sharp Water Bill Hike as Regional Disparities Emerge

From April 2025, households in Epsom & Ewell will see a substantial increase in water bills, with Thames Water implementing a 31% rise. This means an additional £151 annually per household, increasing the average bill from £488 to £639. The rise places Thames Water among the highest increases across England, sparking significant concern among local residents and political representatives. Thames Water provides water and waste water services.

Local MP Slams Government’s Inaction

Helen Maguire, the Liberal Democrat MP for Epsom & Ewell, has criticised the government’s failure to regulate water companies more effectively. In a statement, she said:

“This is an outrageous bill rise. Instead of tackling Thames Water or taking them to task, the Government has given them free reign – and residents in Epsom & Ewell are paying the price. It’s a disgrace that water companies have been able to hike our bills – a third of which goes on servicing debt – while they fail to fix leaks and pollute our rivers and streams like the River Mole and the Hogsmill.”

Maguire and the Liberal Democrats have urged the government to introduce a single social tariff to support vulnerable customers struggling to meet rising water costs.

Neighbouring Areas See Water Bill Decrease

In stark contrast, Sutton and East Surrey Water (SES Water), which serves areas including east Surrey, West Sussex, west Kent, and parts of south London, will reduce water bills by 2%, bringing the average bill down from £254 to £249. The decrease raises questions about why some suppliers are able to manage costs effectively while others, like Thames Water, continue to impose steep increases.

SES Water has not provided a detailed explanation for the reduction, but such adjustments typically stem from operational efficiencies, regulatory decisions, or improved cost management. SES provides water only services.

Where Thames Water Stands in the Rankings

According to a national comparison of 22 water companies, Thames Water ranks 5th in terms of the highest increase, making it one of the worst affected companies for bill hikes. The highest increase recorded is from Southern Water, while Sutton and East Surrey Water sits at the bottom of the list with the only decrease.

Continued Concerns Over Water Pollution

The significant bill increase for Thames Water customers comes amid growing concerns about water pollution in the region. In 2024, the River Mole suffered over 2,000 additional hours of pollution compared to 2023, worsening environmental and public health risks. Critics argue that rather than prioritising investment in infrastructure improvements, Thames Water’s rising bills are being used to manage corporate debt and executive pay.

Thames Water on the Brink of Collapse

The sharp rise in Thames Water bills comes as the company teeters on the edge of financial collapse. The UK’s largest water supplier, responsible for 15 million customers, has been struggling under a £15 billion debt burden and recently warned it could run out of money by May 2025. In an attempt to stabilise its finances, Thames Water had sought approval from the regulator, Ofwat, to impose a 59% bill increase over the next five years, far exceeding the 31% increase ultimately permitted this coming year. Meanwhile, the government has ruled out a public takeover of the company, despite growing concerns that a full-scale collapse could lead to severe service disruptions. The situation has reignited calls for tighter regulation of the water industry, with critics arguing that customers should not be forced to foot the bill for corporate mismanagement

What Can Residents Do?

With these price hikes looming, residents are encouraged to explore available financial assistance options. Social tariffs, designed for low-income households, may offer some relief, though the inconsistency in eligibility criteria across different water providers remains a pressing issue.

Social tariffs are discounted water rates designed to assist low-income households in managing their water bills. Thames Water offers a social tariff program called **WaterHelp**. This scheme provides up to a 50% discount on annual water bills for eligible customers. Eligibility is determined by comparing the customer’s water bill to their net household income and considering the number of occupants in the property. If the water bill exceeds 5% of the household’s net income, the customer may qualify for the discount.

Additionally, Thames Water participates in the **WaterSure** programme, which caps bills for metered customers who meet specific criteria. To qualify, customers must receive means-tested benefits and either have a medical condition requiring increased water use or have three or more children under 19 living at home. For the 2024/25 period, the bill is capped at £471, ensuring that eligible customers do not pay more than this amount, regardless of actual water consumption.

These programmes aim to make water services more affordable for vulnerable customers, especially in light of rising water bills. Residents are encouraged to contact Thames Water directly or visit their website to assess eligibility and apply for these support schemes.

Local campaigners continue to push for greater accountability from water companies and regulatory bodies. The debate over water affordability, pollution control, and corporate responsibility is likely to remain a key issue for Epsom & Ewell residents as the April 2025 changes approach.

Related reports:

Surrey’s LibDem MP majority take on Thames Water

Thames Water’s reputation going down the drain

Thames Water left human waste to fester

Thames Water rebate

Parliament’s sting in the tail for Epsom and Ewell WASPIs lamented by local MP

2 February 2025



Helen Maguire, the Liberal Democrat MP for Epsom & Ewell, has expressed her disappointment after a parliamentary vote on compensating WASPI (Women Against State Pension Inequality) claimants failed to gain cross-party support. Maguire, who voted in favour of the bill, said she was “proud” to back the proposal, which sought to address what she described as a “gross injustice” affecting thousands of women in the constituency and across the UK.

The bill was introduced following an independent report that concluded that many women born in the 1950s had suffered an injustice due to a failure by successive governments to properly inform them of changes to the state pension age. However, the measure failed to secure enough support in Parliament, with Conservative and Labour MPs voting against it or abstaining.

What is the WASPI Campaign?

The WASPI campaign was formed in 2015 to highlight the plight of women born in the 1950s who were affected by changes to the state pension age. Prior to reforms enacted by the Pensions Acts of 1995 and 2011, women in the UK could retire at 60, while men retired at 65. The government decided to equalise the pension age for men and women, eventually raising it to 66 for both. However, many women argue they were not adequately informed about these changes in time to make necessary financial adjustments.

The Parliamentary and Health Service Ombudsman (PHSO) found that the Department for Work and Pensions (DWP) failed to communicate the pension changes properly, leading to significant hardship for many women who had planned their retirements based on the previous system.

Local Impact and Political Response

According to data from the House of Commons Library, 5,420 women in Epsom & Ewell are believed to have been affected by these pension changes. Many have reported financial distress, as they were forced to continue working or adjust to an unexpected delay in receiving their pensions.

Speaking after the vote, Maguire criticised both Labour and Conservative MPs for failing to back the compensation plan. “For years, senior Labour representatives and even the Prime Minister himself pledged to deliver fair compensation to those impacted by changes these women had no control over. They made a conscious political choice to break that promise and ignore the findings of the independent watchdog,” she said.

“For Conservative and Labour MPs to fail to back these women is an immense disappointment. All they are asking for is fairness,” Maguire continued. “I, alongside my fellow Liberal Democrat MPs, will continue to stand up for the WASPI women at every turn and keep fighting until they get the justice that they deserve.”

The Wider Debate

The issue of state pension reform has been contentious for years, with successive governments arguing that the changes were necessary to ensure the long-term sustainability of the pension system. The government has so far resisted calls for direct compensation, citing fiscal constraints, but campaigners argue that the

lack of proper notification has left many women financially disadvantaged through no fault of their own.

The failure of the bill to progress means that WASPI women and their supporters will need to continue pressing their case in Parliament and beyond. With growing political pressure and the findings of the PHSO still pending further action, the fight for compensation is likely to remain a key issue in the coming months.

For now, Maguire has pledged to keep up the pressure, but with the major parties unwilling to back compensation at this stage, it remains to be seen whether justice will be delivered for the thousands of affected women in Epsom & Ewell and beyond.

Heritage at the heart of Epsom and Ewell

2 February 2025



The Licensing and Planning Policy Committee (LPPC) of Epsom & Ewell Borough Council convened on January 23rd, to address several key issues, including the annual Heritage Champion’s statement, fees and charges for 2025/26, budget estimates, and an urgent decision regarding the local development scheme. The meeting, held at the Epsom Town Hall and broadcast online, saw a full agenda with a number of significant decisions taken.

Heritage Champion’s Report Praised

A highlight of the evening was the presentation of the Heritage Champion’s annual statement by Councillor **Kim Spickett** (RA Cuddington). This was the first such statement that Committee Chair, Councillor **Peter O’Donovan** (RA Ewell Court), could recall seeing. Councillor Spickett, unfortunately, was not present at the meeting due to a prior engagement at the Epsom Playhouse (The Band of the Scots Guard: Gala Concert staged by Cllr **Dr Graham Jones** MBE RA Cuddington, for the Mayor’s charities), but her report was met with high praise from committee members.

Councillor **Phil Neale** (RA Cuddington) lauded the “enthusiasm and the depth of the research” in her report, adding that “it really does show... that there is such a deep heritage in Epsom”. Councillor **Julie Morris** (LibDem College) echoed this sentiment, saying “ditto that” and praised Councillor Spickett for her work in trying to trace the culverts in the area. Councillor O’Donovan also acknowledged the work done, noting “it is a remarkable work and it shows you what I think, really, what a champion should be providing”. The committee unanimously resolved to receive and note the annual statement of the Heritage Councillor Champion.

The Heritage Champion’s report detailed a number of local heritage projects. Some examples include:

- **St. Martin of Tours Church:** Councillor Spickett detailed a fact-finding mission related to the car park, noting issues of ownership, access permissions, and the involvement of English Heritage and the Church of England. She also highlighted a musket ball lodged in the old wall, masonry around the steps and a red granite edging under the tarmac. Her report also focused on how non-permeable areas in town displace water and cause surface flooding, a problem she has experience of with the South East Rivers’ Trust.
- **D-Day 80 Commemoration:** Councillor Spickett was tasked with designing a badge for the Girl Guides and Scouts to commemorate D-Day. She also provided research material for a reading at the ceremony, which was a letter home from Captain Gerald Ritchie.
- **Mysterious Streams and Tunnels:** Councillor Spickett discussed her interest in the borough’s hidden history, including the industrial past of the Pound Lane/Kiln Lane area. She made reference to the brickworks that sprang up all over the borough.
- **The Hogsmill River:** Councillor Spickett detailed a project that aimed to raise awareness of the importance of a clean river. This involved the creation of an information lectern at the Hogsmill Tavern, with funds from a Surrey County Council grant.
- **Old Barn in Woodcote Ward:** Councillor Spickett has been investigating an old barn, with the help of local photographer, Richard, noting a need for its sympathetic restoration.
- **Shadbolt Park** Councillor Spickett has worked with officers to develop a heritage and natural history information board.
- **Park Wall to the Durdans** Councillor Spickett has met with Councillor Liz Frost to look at a listed clunch wall which is covered in graffiti.
- **Royal Connections at Durdans** Councillor Spickett has detailed connections to the Royal Family and scientists who have stayed at the Durdans.

Fees and Charges for 2025/26 Approved The committee then moved to discuss and approve the fees and charges for the upcoming financial year. A council officer explained that pre-application advice and planning performance agreement fees would remain at the 2024/25 level. However, planning application fees, which are set nationally, are expected to increase by the Retail Price Index (RPI) from April 2025. Many general licensing fees were set to increase by 6%, whilst taxi licensing fees would mostly remain unchanged due to a rise in operators, except for Hackney Carriage and Private Hire drivers whose fees would increase by 3% and 7%, respectively, and missed appointments without notice rising by 7.7%.

Councillor **Robert Leach** (RA Nonsuch) raised a question about some of the licensing fees, wondering “do we really have all these things going on? I mean, I’m not aware how many zoos do we have”. A council officer clarified that there was one zoo. Councillor Phil Neale also asked about additional charges for retrospective planning applications. A council officer clarified that these are set nationally and not included in local fees. The committee resolved to agree on the fees and charges for 2025/26 as set out in the appendices.

Budget Estimates for 2025/26 The committee also reviewed the budget estimates for licensing and planning policy services for the next financial year. A council officer reported that the second quarter outturn for 2024/25 showed no net variance against the budget. The base net budget for 2025/26 is set at £1.279 million, compared to £1.237 million for 2024/25. An additional £94,000 is expected in revenue, which will be used to fund additional staff and a new software system.

Councillor **Clive Woodbridge** (RA Ewell Village) asked whether expenditures relating to the local plan were included in the budget. A council officer clarified that these costs are funded from reserves and strategy resources, but the costs of staff working on the local plan were included within the planning policy section of the budget. The committee resolved to recommend the 2025/26 service estimates for approval at the full council budget meeting in February.

Urgent Decision on Local Development Scheme

Finally, the committee noted an urgent decision made by the Director of Environment, Housing, and Regeneration regarding the Local Development Scheme. A council officer explained that the scheme needed to be updated to align with a new government timetable. This required moving the consultation period to December and the submission to March, rather than the previously scheduled dates of January and May. The committee resolved to note the urgent decision and the reasons for it.

The meeting concluded with the committee having made important decisions regarding the borough’s planning and licensing policies, demonstrating their commitment to the efficient operation of local governance.

Related report:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Image: A spoof Epsom and Ewell Times report contained in Cllr Spickett’s Heritage Report. Click [HERE](#) to see her full report within the “Reports Pack” presented to the LPPC councillors. We are taking no action for the unauthorised breach of copyright of our logo!

Epsom and Ewell car parking fees on new levels

2 February 2025



Epsom and Ewell Council Approves Changes to Car Parking Fees and Policies for 2025/26

In a meeting of the Environment Committee on 21 January 2025, councillors approved a series of changes to car parking fees and policies across the borough. The measures aim to address financial targets, enhance service provision, and offer new concessions for cultural activities. After detailed discussions, the committee voted to adopt the proposals, with amendments led by Councillor **Julie Morris** (LibDem, College).

Fee and Permit Adjustments

The committee voted (6 for, 1 against, 1 abstaining) to implement proposed changes to car park fees and permit prices for the 2025/26 financial year. Notable adjustments include:

- A 10% increase in parking fees at the Ashley Centre for up to 3 hours, rising from £5.00 to £5.50.
- Revisions to parking permits for residents and businesses.

Councillor Morris expressed concern about the annual increases in parking charges, stating, “We cannot be doing this year on year.” She urged the council to explore alternative ways to balance the budget without consistently raising costs for residents. In response, Councillor **Liz Frost** (RA, Woodcote and Langley), Chair of the Committee, emphasized that not all charges were increasing, highlighting the reduction in evening parking fees under the new flat rate structure.

Special Concessions for Performers and Shoppers

Councillor Morris successfully secured amendments to the proposed concessions for Epsom Playhouse performers, crew, and technical teams. The adopted recommendation ensures these concessions align with current practice and take effect immediately. She also pushed for a defined timeframe for the Christmas parking concessions, resulting in the committee’s agreement to offer discounted festive parking for the next two years.

The committee unanimously approved:

1. **Concessionary parking rates** for Playhouse-affiliated individuals, effective immediately.
2. The continuation of **discounted Christmas parking offers** for the next two years, aimed at boosting local shopping and economic activity during the festive period.

Simplified Evening Parking

The committee agreed to standardize evening parking charges across the borough. From Monday to Saturday, a flat rate will now apply:

- £5.00 for major car parks like the Ashley Centre.
- £2.50 for smaller facilities such as Dorset House and Stoneleigh Parade.

This change simplifies parking for residents and visitors, with some charges lower than before.

Implementation and Public Engagement

The Head of Housing & Community was authorized to implement the changes and address any public representations. Feedback from residents and businesses will be reviewed by the committee in March 2025.

Decision Breakdown

The resolutions were approved with varying levels of support:

- The fee and permit adjustments passed with six votes in favor, one against, and one abstention.
- Concessionary parking rates for Playhouse performers and Christmas offers were unanimously adopted.
- The Head of Housing & Community’s authority to implement the changes was approved with five votes in favor, one against, and two abstentions.

Next Steps

The updated fees and concessions will take effect on 1 April 2025. Residents are encouraged to familiarize themselves with the changes and provide feedback to the council.

Councillors will continue to monitor the impact of the changes, balancing the need for sustainable revenue with affordability and accessibility for the community. The committee will revisit the parking policies in March 2025 to review public input and adjust as needed.

Epsom and St Helier NHS Trust Calls Out Delays to New Hospital Programme

2 February 2025



The long-awaited specialist emergency care hospital for southwest London and Surrey has faced yet another setback following the Government’s announcement about delays to the national New Hospital Programme. Epsom and St Helier University Hospitals NHS Trust has voiced strong concerns over the consequences of these delays, which they warn could have dire implications for patient care and infrastructure safety.

Health Secretary **Wes Streeting** outlined the revised timeline, stating that the New Hospital Programme, initially set for completion by 2030, will now proceed in four phases. Notably, nine schemes under the programme will not commence construction until between 2035 and 2039. Streeting emphasized the need for a “firm footing with sustainable funding” to ensure all projects are delivered.

A Legacy of Promises and Delays

The proposed hospital in Sutton, intended to centralize critical emergency services for Epsom, St Helier, and the surrounding areas, was approved in 2020 as part of the Government’s pledge to deliver 40 new hospitals by 2030. Initially, the Sutton facility was set to open by 2025. However, delays have since pushed this date to 2027 “at the earliest,” with recent announcements suggesting construction may not begin until much later in the decade.

This latest postponement has sparked frustration within the Trust. **Dr James Marsh**, Group Deputy Chief Executive of the St George’s, Epsom and St Helier University Hospitals and Health Group, did not hold back in his criticism:

“After decades of false promises, the people of southwest London and Surrey have been let down once again. Every year we delay adds up to £150m to the cost of a new hospital and keeping the current buildings safe to provide care.”

Critical State of Current Facilities

The Trust has long highlighted the challenges posed by the aging infrastructure at Epsom and St Helier hospitals. Dr Marsh provided a stark assessment of the situation:

“We have already had to condemn and demolish one of our wards. It’s only a matter of time before other parts of our hospital become unsafe for treating patients. We now need to plan and prepare for the catastrophic failure of our buildings, which could mean moving patient care into temporary buildings.”

Dr Marsh extended an invitation to Health Secretary Wes Streeting to visit the hospitals and witness the deteriorating state of the facilities firsthand:

“If the health secretary thinks we can continue to care for patients for 10 years in this building, we invite Wes Streeting to come and see the state of the estate himself.”

Financial Burden of Delays

The financial impact of the delays has been severe. According to the Trust, inflation and the cost of maintaining outdated buildings have driven up expenses by £150 million annually. These costs are expected to rise further as the timeline for the new hospital stretches into the 2030s.

The Trust’s frustration echoes broader concerns from healthcare leaders across the country. NHS Providers interim Chief Executive Saffron Cordery described the delays as “a bitter pill to swallow,” while Matthew Taylor, Chief Executive of the NHS Confederation, warned that prolonged delays would result in higher costs and increased pressure on services.

The Plan for the New Hospital

Despite these setbacks, the Trust remains committed to its “Building Your Future Hospitals” programme. The plan aims to consolidate six major acute services—including A&E, maternity, and paediatrics—into the new Sutton facility, while upgrading Epsom and St Helier hospitals to provide enhanced outpatient, diagnostic, and rehabilitation services. Both existing hospitals will retain 24/7 urgent treatment centres to support local needs.

Call for Action

The delays to the New Hospital Programme have fuelled local frustration, with many questioning the Government’s commitment to fulfilling its promises. As Dr Marsh emphasized, the cost of inaction is not just financial but could also jeopardize the safety and quality of care for thousands of patients.

For further details on the Trust’s plans and timelines, visit Building Your Future Hospitals. Images of the facilities, illustrating their current state, are available alongside video footage upon request.

Related reports:

Prime Minister and Health Secretary Visit Epsom Hospital to Unveil NHS Recovery Blueprint

Has Epsom’s new MP missed the bus to a new hospital?

Epsom and St Helier Hospitals in Desperate Need of Repairs

Public meeting about Epsom Hospital future

Epsom Hospital upgrade at risk?

Image: St Helier Hospital

Epsom Jazz Club Brings Top Talent to Town

2 February 2025



Epsom is swinging to the sound of jazz, thanks to the Epsom Jazz Club – a not-for-profit community project dedicated to bringing Nationally and Internationally renowned jazz musicians to the heart of Epsom. Situated at The Comrades Club, The Parade, Epsom, this intimate venue promises an unbeatable jazz experience, offering a warm welcome to all.

The club, a subsidiary of the registered charity Epsom Music, operates with the sole aim of promoting live music. Other than essential costs like venue hire and promotions, all ticket revenues go directly to the talented musicians. Any surplus funds are reinvested into enhancing the experience for concert-goers.

With no membership required and a strict capacity limit of just 70 seats – all arranged cabaret-style – everyone gets a great view and the same fair ticket price. Epsom Jazz Club is a rarity in its field: no booking fees, no tiered pricing, and not a raffle ticket in sight!

Upcoming Events to Mark on Your Calendar

Thursday 23rd January 7.30pm - Steve Fishwick & Leon Greening Present *SoulTime!*

The first event of 2025 kicks off with a spectacular tribute to Bobby Timmons, the legendary pianist, composer, and sideman to jazz greats like Art Blakey and Cannonball Adderley. Trumpet maestro Steve Fishwick and pianist Leon Greening – hailed as the club’s finest pianist to date – lead the evening alongside bass and drums. Expect soulful melodies and toe-tapping grooves in a night that jazz aficionados won’t want to miss.

27th February - Coloriage: Accordion Meets Tango and Gypsy Jazz

February brings the enchanting sounds of Mike Guy on accordion and Harry Diplock on guitar, exploring the legacy of Richard Galliano. This quartet will take audiences on a journey through Argentine tango, French musette, and gypsy jazz, with works from Astor Piazzolla and Django Reinhardt. It’s a rare treat for fans of accordion-led ensembles.

27th March - Sharp Little Bones with Tony Kofi

A saxophone showcase awaits in March with the award-winning Tony Kofi leading the invigorating modern post-bop quartet. Fresh from a sold-out London Jazz Festival performance, Kofi’s appearance is a must-see for lovers of dynamic, contemporary jazz.

Join the Jazz Community

Epsom Jazz Club is open to everyone, whether you’re a lifelong jazz lover or new to the genre. The “Ronnie Scott’s” like venue, central location near bus stops and the railway station, and welcoming atmosphere make it the perfect spot for a night of live music.

Tickets are available exclusively via TicketSource

The charity also supports a national appeal providing grants to small struggling jazz clubs up and down the country led by Epsom’s own jazz legend Nige Price.

Check your Epsom and Ewell train journeys January weekends.

2 February 2025



Residents of Epsom and Ewell are advised to prepare for disruptions to South Western Railway (SWR) services due to essential engineering works in the Wimbledon area. Bus replacement services will operate on key routes over two consecutive weekends: January 18-19 and January 25-26.

While services on the London Waterloo line from Epsom will be affected, passengers can still reach Waterloo by using Southern Railway services via the Victoria line and changing at Clapham Junction. However, there will be no SWR services between Epsom and Guildford, and SWR trains to Dorking will also be unavailable.

The works will involve renewing 800 meters of track, ballast, and sleepers between Wimbledon and Earlsfield, alongside replacing points and installing 100 meters of conductor rail. These upgrades aim to improve track reliability and reduce faults, providing smoother journeys for passengers.

Key Impacts for Epsom and Ewell Residents

- **No SWR trains from Epsom to Guildford.**
- **Southern Railway services to Dorking via the Victoria line remain available.**
- **Rail replacement buses will operate between Clapham Junction and Worcester Park, affecting onward connections.**

Additional Service Changes

- SWR services between London Waterloo and Chessington South, Hampton Court, Dorking, and Woking (stopping services) will not run.
- Longer-distance services to Portsmouth Harbour, Exeter St Davids, and Weymouth will be revised, taking up to 30 minutes longer.
- Berrylands station will be closed during the works.

Plan Ahead

SWR advises passengers to check travel options in advance via the SWR website (southwesternrailway.com/plan-my-journey) or National Rail (nationalrail.co.uk) and to allow extra time for their journeys.

Apologies from Network Rail and SWR

Peter Williams, SWR’s Customer and Commercial Director, acknowledged the inconvenience: “Customers should plan ahead if they intend to travel on these weekends, as engineers carry out vital maintenance at one of the busiest parts of our network. We’re grateful for our customers’ patience.”

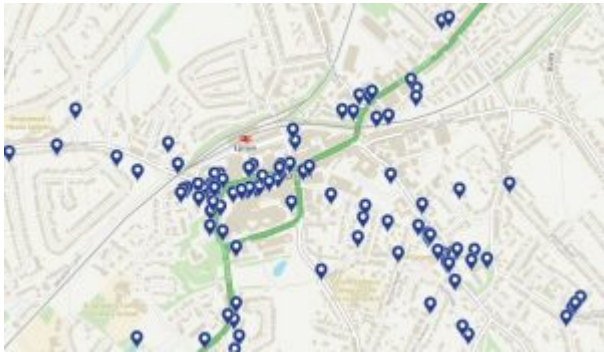
Mark Goodall, Network Rail’s Wessex Route Director, added: “We’re sorry for the disruption but completing these upgrades back-to-back is the most efficient option. We encourage passengers to check their journeys and plan ahead.”

Further closures in the Wimbledon area are also planned for Sunday, February 2, and Sunday, February 9. Updates will be available on the SWR website.

For Epsom and Ewell residents, alternative travel routes and extra planning will help navigate the disruptions while these essential upgrades take place.

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

2 February 2025



The latest **Heritage at Risk Register**, published by Historic England in November 2024, has cast a shadow over the state of heritage conservation in Epsom and Ewell. Two conservation areas—**Epsom Town Centre Conservation Area** and the **Horton Conservation Area**—have been flagged as being in **poor condition**, with a concerning trend of **deterioration**. While both areas are deemed to have “low vulnerability,” this designation should not obscure the urgency of their plight.

The condition of these heritage assets is not only a reflection of their physical state but also an indicator of broader systemic issues. Without proactive measures, Epsom risks losing significant elements of its historical character.

Decoding the Heritage Assessment

- Historic England evaluates heritage assets based on three criteria: **Condition**, **Vulnerability**, and **Trend**:
- **Condition:** The physical state of the asset, ranging from “very good” to “very bad.” For both Epsom Town Centre and Horton Conservation Areas, the classification of “poor” signals pressing maintenance and repair needs.
 - **Vulnerability:** The extent to which external factors, such as funding shortages or development pressures, threaten the asset.
 - **Trend:** Whether the asset’s condition is improving, stable, or deteriorating. Both conservation areas are assessed as experiencing a **deteriorating trend**.

While “low vulnerability” suggests no immediate threats, the deteriorating condition of these areas calls for decisive intervention to reverse the decline.

Epsom Town Centre Conservation Area: A Historic Hub in Decline

Epsom Town Centre is more than a commercial centre; it is the beating heart of the borough’s identity. Its 39 listed buildings include the **Spread Eagle Hotel** and historic structures on **Wheelers Lane**. Each of these buildings tells a story of Epsom’s rich past, from its heyday as a 17th-century spa town to its enduring role as the home of the **Epsom Derby**.

The “poor” condition and “deteriorating” trend of the conservation area suggest neglect and insufficient maintenance. While some buildings remain privately owned, the broader conservation area’s status is a public concern that requires collective action.

Horton Conservation Area: A Legacy of Victorian Innovation

The Horton Conservation Area, part of Epsom’s celebrated “hospital cluster,” was established to protect the architectural and historical significance of the Victorian psychiatric asylum buildings. One notable structure, the **Horton Chapel**, was recently restored and reopened as the **Horton Arts Centre**. While this transformation is a success story, Historic England’s continued classification of the area as “poor” indicates unresolved challenges.

Epsom and Ewell Borough Council: Highlighting Achievements

Councillor **Peter O’Donovan**, (RA Ewell Court) Chair of Licensing & Planning Policy, defended the Council’s track record in heritage conservation. He highlighted the Council’s restoration of the **Epsom Clocktower** in 2019 and its role in transforming Horton Chapel.

Regarding the Town Centre Conservation Area, O’Donovan noted that the Council has implemented policies to guide development, enforce planning regulations, and enhance the appearance of shopfronts and buildings. The recently published **Town Centre Masterplan** prioritises a “context-led design approach,” aiming to balance new development with the conservation of historic features.

“Our local heritage is integral to our unique character,” said O’Donovan. “The Council works in a range of ways to protect the borough’s heritage and conservation areas.”

You can read Cllr O’Donovan’s full response [HERE](#).

Councillor Kieran Persand: A Call for Stronger Action

Conservative Councillor Kieran Persand, representing Horton Ward, painted a more critical picture. He expressed concerns about the lack of a robust repair and maintenance programme for heritage sites, particularly in the Horton area.

Persand also raised alarm over the Council’s **draft Local Plan**, which proposes development on Horton Farm, a high-performing Green Belt site. “The vulnerability of these conservation areas is increasing significantly,” Persand warned. “Epsom is at risk of losing its identity as a beautiful and historic location through inappropriate development and poor maintenance.”

The Bigger Picture: Heritage and Development

Epsom’s heritage is inextricably linked to its future development. While the Council has emphasised its commitment to protecting conservation areas, critics argue that its actions often fall short of its rhetoric. The inclusion of Horton Farm in the draft Local Plan has drawn widespread opposition, with residents and conservation advocates fearing irreversible harm to the borough’s historic character.

Historic England’s findings underscore the importance of balancing development pressures with heritage conservation. The “poor” condition of Epsom’s conservation areas should serve as a wake-up call to prioritise long-term preservation efforts.

Community and Stakeholder Engagement

Preserving Epsom’s heritage requires a collaborative approach involving local authorities, property owners, and the community. Practical steps could include:

- **Increased Funding:** Securing additional resources for maintenance and restoration.
- **Community Initiatives:** Encouraging residents to take pride in and advocate for their local heritage.
- **Education and Awareness:** Promoting understanding of the value of conservation areas.
- **Stronger Enforcement:** Ensuring compliance with planning regulations and conservation policies.

The Path Forward

Historic England’s report is both a challenge and an opportunity. While the condition of Epsom’s conservation areas is concerning, it is not too late to act. Proactive measures, guided by a shared commitment to preserving the borough’s heritage, can reverse the trend of deterioration and secure Epsom’s identity for future generations.

As the debate continues, the question remains: will Epsom rise to the challenge, or will it allow its treasures to fade into obscurity?

Map of many of the listed buildings in Epsom Town Conservation Area: © Crown copyright [and database rights] 2025. OS AC0000815036. | © Historic England | © Crown Copyright 2024. Released under OGL. | © Crown Copyright 2024. Contains Ordnance Survey data © Crown copyright and database right 2024. Released under OGL.

Epsom Green Belt Debate Intensifies

2 February 2025



The ongoing debate surrounding Epsom & Ewell Borough Council’s Proposed Submission Local Plan has escalated as the Epsom and Ewell Times publishes two sharply contrasting letters – one from the Epsom Green Belt Group (EGBG) and the other a formal response from the Council itself. At the heart of the dispute lies the proposed development of Green Belt land, the availability of affordable housing, and the transparency of the consultation process.

Epsom Green Belt Group: A Call for Change

The Epsom Green Belt Group’s letter criticises the Council for failing to heed public sentiment and expert advice during the Regulation 18 consultation earlier this year. Despite overwhelming opposition to the proposed release of over 175 hectares (around 12%) of the borough’s Green Belt, the Council has pressed ahead with plans that include development on high-performing sites such as Horton Farm and Hook Road Arena.

The EGBG highlights a key inconsistency: while the Council advised neighbouring Sutton Borough in September 2024 that they were under no obligation to review Green Belt boundaries, they have not followed this guidance themselves. Furthermore, the EGBG argues that prioritising brownfield and ‘grey belt’ land, as outlined in the updated National Planning Policy Framework (NPPF) of December 2024, has been neglected.

The group also casts doubt on the Council’s promises of ‘affordable housing,’ pointing out that discounts on market prices still place homes out of reach for many. Flats on brownfield sites, they argue, offer a more viable path to genuinely affordable housing.

A looming concern raised by the EGBG is the likelihood of the Local Plan being deemed unsound by the Planning Inspectorate. They warn that if the plan proceeds in its current form, it could pave the way for further Green Belt loss.

Read the full Epsom Green Belt Group letter here.

Council’s Response: Balancing Competing Priorities

In their formal response, Epsom & Ewell Borough Council defends the Proposed Submission Local Plan, arguing that it strikes a necessary balance between meeting housing needs and protecting the borough’s environment.

The Council acknowledges the high demand for affordable housing, with over 1,350 households on the housing register. They stress that their policies reflect both national guidelines and financial viability assessments.

Regarding the consultation process, the Council points out that Regulation 19 is a statutory stage primarily focused on assessing the plan’s legal compliance and soundness. They also address concerns over the timing of the consultation—spanning the Christmas and New Year period—explaining that it was essential to meet the submission deadline of 12 March 2025 under the current NPPF.

On the contentious Green Belt issue, the Council offers specific figures: 52.6 hectares of greenfield Green Belt land (3.36% of the total) and 85 hectares of previously developed Green Belt land (5.44%) are earmarked for development. They maintain that these changes are necessary to meet housing targets while acknowledging the flexibility offered by the NPPF.

The Council concludes by noting that while changes can still be proposed following the consultation, the Planning Inspectorate ultimately determines their validity.

Read the full Epsom & Ewell Borough Council letter here.

Diverging Priorities, Uncertain Outcomes

Both letters reveal deep divisions not only in policy direction but also in trust between the Council and sections of the local community. While the Council presents its plan as a pragmatic response to national housing targets and local affordability issues, the EGBG sees it as a short-sighted and flawed approach.

Key questions remain unanswered:

- Why hasn’t brownfield land been prioritised more explicitly?
- Will the Local Plan survive scrutiny by the Planning Inspectorate?
- Are the proposed ‘affordable homes’ truly affordable for local residents?

The coming weeks will be crucial as the consultation progresses and residents have their final opportunity to submit their views. One thing is clear: the future of Epsom’s Green Belt hangs in the balance, and both sides are prepared to stand their ground.

Residents can participate in the consultation process until 5 February 2025 via the Council’s consultation portal.

Related reports:

Can the green light to Epsom’s Green Belt housing turn red?

Council minority vote Local Plan to next stage with Green Belt in

Conflict on Epsom’s Green Belt plans of another kind?

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and many more. Search “local plan” in search bar.