

# Epsom and Ewell homeless costs set to overshoot by £900k

25 November 2025



Epsom and Ewell Borough Council is forecasting a substantial overspend on its homelessness budget this year, **as reported to the BBC**, with demand for help remaining “consistently high”.

According to figures provided by the council via the BBC, the number of people seeking assistance in the first quarter of the 2025/26 financial year rose by 19% compared with the same period last year. The authority has already overspent by £587,412 in the first six months and now expects the gap to widen to £895,000 by March 2026.

## Local and national pressures

Councillor **Clive Woodbridge** (RA Ewell Village), who chairs the Community and Wellbeing Committee, told the BBC the pressures facing the borough echoed those “found nationwide”, driven largely by the lack of affordable, permanent housing and the continuing cost-of-living crisis.

He added that Epsom and Ewell faces its own structural challenges, including a limited supply of affordable private rented homes, no council-owned housing stock, and a long-standing shortage of social housing.

The council’s budget for 2025/26 was set on the assumption that 70 families would be in nightly paid temporary accommodation. However, as of 24 October, the figure had climbed to 114.

## Prevention schemes and charity support

Councillor Woodbridge said the council was concentrating on homelessness prevention, expanding private sector leasing arrangements and making greater use of rent deposit schemes. Local charities are also involved in reducing demand for emergency housing, notably YMCA East Surrey, which provides guidance and support for people at risk of losing their homes.

One woman from Redhill, who spoke to the BBC, said YMCA assistance stopped her falling into homelessness after a period of severe illness. She described how disability and post-traumatic stress disorder left her unable to work during and after the pandemic. With rent arrears mounting and her informal support network exhausted, she feared emergency accommodation was the next step. YMCA staff helped her with the paperwork and guided her into permanent housing.

## A wider Surrey picture

Epsom and Ewell is not alone in facing escalating temporary accommodation bills. As reported by the BBC, Woking Borough Council expects to overspend by £350,000 this year, while Waverley Borough Council has forecast a £165,000 shortfall.

The national situation is equally stark. Government statistics published earlier this year showed the number of households in temporary accommodation in England at its highest level since records began in 1998, driven by rising private rents, the freeze on housing benefit Local Housing Allowance rates, and continued shortages of social housing. Councils across the South East report similar difficulties securing affordable lets for families, often at prices far above their budgets.

Epsom and Ewell Borough Council is expected to revisit its temporary accommodation strategy early in 2026 as financial pressures continue to mount.

Sam Jones – Reporter



Image: © Copyright Evelyn Simak and licensed for reuse under this Creative Commons Licence.

Related reports:

[Epsom’s homelessness crisis](#)

What are the solutions to Epsom's homeless crisis?

Pods off in bricks grant for Epsom homeless

Did a fair view prevail on Epsom's modular homes for the homeless?

---

## British Railways' 200 year celebration train coming to Epsom

25 November 2025



### Free exhibition train to steam into Tattenham Corner

A free exhibition train celebrating 200 years of the modern railway will arrive at Tattenham Corner station next March as part of a 60-stop national tour.

More than 40,000 people have already visited the touring train, named *Inspiration*, which forms a centrepiece of **Railway 200**, the nationwide programme marking two centuries since the opening of the Stockton and Darlington Railway in 1825. Nine in ten visitors say they would recommend it to a friend.

### What visitors can expect

Co-curated with the National Railway Museum, *Inspiration* explores how rail reshaped Britain and the wider world. Displays chart key "railway firsts", interactive engineering challenges and a rapid tour of lesser-known railway careers. The exhibition has been praised as "brilliant", "fascinating" and suitable for all ages.

One visitor reported: "I loved that it was interactive. I visited with people from age 18 to 85 and there was something for everyone." Another said even their five-year-old "absolutely loved it".

The train will be hosted by Southern at **Tattenham Corner station from 9 to 11 March 2026**. Tickets are free but limited.

### Tattenham Corner's royal railway history

Tattenham Corner station itself has a long connection with major public events. Opened in 1901, the station was built to provide easier rail access to the Epsom Downs racecourse, particularly for the Derby. According to local historical accounts, the new station offered an alternative to the original Epsom Downs station, which at the time had nine platforms and could be overwhelmed by Derby-day crowds.

It is widely understood that the creation of Tattenham Corner station was encouraged so that **Queen Victoria**, in the final months of her reign, could travel to the racecourse with greater ease and avoid the congestion associated with the older, much busier station. The new alignment brought passengers directly to the famous turn on the Downs from which the station takes its name.

In the decades that followed, Tattenham Corner became a focal arrival point for racegoers, and extra services still run on major racing days.

### A milestone for Britain's railways

Railway 200 marks two centuries since Stephenson's *Locomotion No. 1* steamed along the Stockton and Darlington line, an innovation that changed global travel, encouraged mass tourism, shaped timekeeping and sped up industrial development.

The anniversary year has already included a re-run of the original 1825 journey watched by around 100,000 people, commemorative stamps and coins, a global "whistle-up" of more than 200 locomotives, and what organisers describe as the world's largest rail festival.

Angie Doll, Chief Executive of Govia Thameslink Railway, said: "Two hundred years ago the modern railway came into existence and utterly transformed our society. Working together, we hope to educate and inspire young people in rail's past and future. The railway is great for the climate, and helps our local communities thrive."

Emma Roberts, Programme Manager for Railway 200, added: "Inspiration is a fun, free and fascinating way to learn about the past, present and future of rail. There's something for everyone."

Rail Minister Lord Peter Hendy called Britain “the birthplace of the modern railway” and said the touring train aims to inspire a new generation of engineers, drivers, conductors and technicians.

The exhibition has been supported by a £250,000 National Lottery Heritage Fund grant, with Porterbrook providing the livery for the train.

## Tickets

Tickets for the Tattenham Corner visit are free but must be booked in advance.

Sam Jones - Reporter



---

# Nescot students' artwork brightens Ewell East Station

25 November 2025



Artwork by Nescot's Level 3 Art and Digital Design students is now on display at Ewell East Station as part of Art@theStation, a national initiative bringing young artists' work into public transport spaces.

Commissioned by The Arts Society Epsom and funded by Govia Thameslink Railway, this is the second collaboration with the college. Their first commission, exhibited in 2024, is still on show at Epsom Station.

## “Sense of Place - Ewell”

Students were asked to create portrait-format designs themed around *Sense of Place - Ewell*, using bold silhouettes and bright colours to reflect local landmarks. Four students - Jess, Emma, Cate and Sarah - were selected for display and each received a certificate and a £25 prize.

Sarah's design features Bourne Hall Museum. She said working collaboratively “just like in the art industry” had been one of the highlights, adding that the digital skills gained at college had been “invaluable”. Cate's design, inspired by Bourne Hall Park and the Dog Gate entrance, left her “thrilled” when selected. She said researching the history behind her piece had been fascinating and that seeing her work displayed publicly was “a proud moment”.

Jess and Emma, whose pieces depict well-known Ewell Village landmarks, said the project strengthened their digital design skills and that they enjoyed working as a team.

## Building skills and confidence

Tutor Demonstrator Miles Merritt said the project offered “a brilliant opportunity” for students to build confidence and professional experience. He praised the chance for learners to work to a live brief and deadline and to enhance their portfolios ahead of further study.

He added thanks to The Arts Society Epsom for providing a platform to showcase student creativity, saying the college looked forward to future collaborations.

## Praise from The Arts Society Epsom

Angie Child, Project Lead for Art@theStation, said she was “delighted” with the students' graphic designs, noting their use of vibrant colour to bring clarity and impact to familiar Ewell landmarks. She said each student showed a “mature approach to commercial design” and a clear passion for pursuing creative careers. She also commended Miles Merritt for supporting the students throughout the project.

## Supporting young artists

Art@theStation is part of a wider national initiative developed by The Arts Society, giving young artists the rare chance to exhibit work in waiting rooms, ticket halls and on platforms across Britain. The scheme aims both to improve the station environment and to give travellers an unexpected cultural experience.

**Photo:** (left to right): Tudor Evans, Ewell East Station Manager; Alistair McGeachey, Chair of The Arts Society Epsom; Nescot Level 3 students Jess, Emma, Sarah and Cate; and project lead Angie Child.

Sam Jones - Reporter



Related reports:

[Ewell's Nescot student's work selected for Origins Creatives 2025](#)

[Ewell East underpass transformed by new community mural](#)

[Young Artists Brighten Up Tattenham Corner Station](#)

---

# QEF to Close After 90 Years as Epsom MP Seeks Answers

25 November 2025



The Queen Elizabeth's Foundation for Disabled People (QEF), the long-established disability charity based in Leatherhead, has announced it will enter administration after a 28-day wind-down period, bringing an end to more than nine decades of specialist support for people with disabilities in Surrey and across the country.

QEF said the decision follows "severe financial challenges" and comes after a year of exploring options to stabilise its position. The charity supports nearly 10,000 people annually through neuro-rehabilitation, mobility services and specialist residential care.

Founded in 1934 with the support of the then-Duchess of York (who became Queen Elizabeth The Queen Mother), QEF has been a significant presence in the local community for generations. Its closure raises immediate questions about the future care of residents and clients who rely on its services, and about the national pressures facing the disability-care sector.

Local Epsom and Ewell MP Helen Maguire said she was "deeply saddened" by the announcement, calling QEF "a cornerstone of our community in Leatherhead" and praising the "wonderful person-centred care" provided by its staff. She said she had seen the charity's impact first-hand during a visit earlier this year.

According to QEF's own statements, the organisation has faced rising staffing costs, recruitment pressures, and funding constraints from statutory bodies. The charity reported that despite efforts to improve its financial position, "there wasn't a viable solution" to meet the scale of the challenge.

Mrs Maguire said she has been in "regular conversation" with QEF leadership in recent days to see whether a last-minute solution was possible. "It was conveyed to me that, sadly, the shutdown process is already fully in motion," she said. She confirmed she has written to the Health Secretary, Wes Streeting, seeking an urgent meeting to discuss the circumstances of the closure and the wider lessons for the sector.

Her immediate focus, she said, is "ensuring continuity of care for both patients and staff". QEF has said the 28-day wind-down period is intended to give time for residential clients to be found suitable alternative placements.

The charity's closure will leave a notable gap in specialist provision in the region. QEF employed around 250 people and operated from modern facilities in Leatherhead after a major redevelopment earlier in the decade. Its departure will add pressure to already stretched NHS and social care services that rely on external specialist providers.

Sam Jones - Reporter



Image: QEF street sign. Google street view

## Epsom and Ewell Climate Action Network launches with community events and initiatives

25 November 2025



A new community movement is taking shape in the borough with the launch of the Epsom and Ewell Climate Action Network (eeCAN) – a local volunteer group working to empower residents through inclusive projects that build resilience to climate change.

EECAN's mission is simple but ambitious: to help communities adapt and thrive in a changing world. Its projects focus on practical solutions, awareness-raising, and supporting climate-friendly policies. Everything the network offers at the moment is totally free and open to all, ensuring that everyone can take part in building a more sustainable, climate-resilient Epsom and Ewell. Users of the services will be given the opportunity to make any donations they feel they can afford if they want to help the charity do even more for their community.

“Epsom and Ewell Climate Action Network has grown so much in the last 12 months as a result of the energy and commitment of volunteers wanting to help their local communities reduce Climate risks while saving money” says William Ward the Chair and co-founder of the group.

### Epsom and Ewell Library of Things

Launching to the public in spring next year, this innovative “Library of Things” will allow residents to borrow items instead of buying them, reducing waste and promoting sharing. From carpet cleaners and wallpaper steamers to pressure washers and gazebos, residents will be able to borrow tools and equipment for free, thanks to donated items. Donations of nearly new equipment are now being sought. Those able to help are asked to contact [eeClimateActionNetwork@gmail.com](mailto:eeClimateActionNetwork@gmail.com) or visit <https://eecanlibraryofthings.myturn.com/library>.

eeCAN is developing this initiative in partnership with Surrey County Council Library Services (for front of counter service) and with Epsom & Ewell Borough Council, in association with The Epsom Repair Café, who ensure that all electrical items are safe to use.

### Bike Amnesty - Saturday 22 November 2025

Got a bike you no longer use? Donate it! Between 9am and 5pm at Epsom Methodist Church, Scout Hall, Ashley Road KT18 5AQ, residents can drop off unwanted bicycles to be refurbished and passed on to people who need them.

The scheme helps promote active, low-carbon travel while supporting those who might not otherwise afford a bike. Just turn up with your spare bikes. This free service is provided in partnership with Surrey County Council's “Active Surrey” team.

Contact: [eeClimateActionNetwork@gmail.com](mailto:eeClimateActionNetwork@gmail.com)

### Climate Conversations - every 2nd and 4th Monday of the month

eeCAN also runs regular Climate Conversations at Birchgrove Lower Mill, Kingston Road, Ewell KT17 2DQ, from 10:30am to 12:30pm. These informal gatherings give residents a friendly space to learn, share experiences, and explore all aspects of climate change together.

One participant said, “I often feel so motivated after one of our meetings!”

The upcoming session on Monday 24 November will feature Dr Kristine Damberg, online presenting “*What can we eat for human and planetary health*”, a talk exploring how our food choices affect both personal wellbeing and the planet.

Anyone can join in using this link: <https://meet2.organise.earth/rooms/95o-iug-ems-2p6/join>

### Living Rivers Exhibition - April to May 2026

Looking ahead, eeCAN will host a *Living Rivers Art Exhibition* at the Ebbisham Centre, Epsom KT19, in association with The Royal Marsden. Running from 22 April (Earth Day) to 22 May 2026, the free exhibition will celebrate the beauty and importance of rivers and waterways.

Inspired by writer Robert Macfarlane's question "*Is a river alive?*", the exhibition will showcase artwork from local schools, community groups, and individuals.

Submissions (A4 max-sized drawings or paintings) are invited by 27 March 2026, with eeCAN volunteers offering to collect (and return) artworks directly from schools and art groups. Groups will be invited to see their work on display and participate in nature-themed activities.

Email [eeClimateActionNetwork@gmail.com](mailto:eeClimateActionNetwork@gmail.com) for participation details.

### A community coming together

From swapping tools and donating bikes to sharing climate ideas and artistic expression, eeCAN's initiatives reflect a spirit of cooperation, creativity, and care for the environment.

Its organisers believe that by taking small, collective steps, Epsom and Ewell can make a big difference — helping local people live more sustainably while building resilience for the future.

For more information, contact [eeClimateActionNetwork@gmail.com](mailto:eeClimateActionNetwork@gmail.com) or follow eeCAN's activities through their upcoming community channels.

Sam Jones - Reporter



---

## Epsom and Ewell Borough Council to stay put awaiting its demise

25 November 2025



Epsom and Ewell Borough Council's Strategy and Resources Committee has formally abandoned the plan to relocate the Town Hall to East Street, voting on 11 November to remain in the existing building until Local Government Reorganisation in 2027. The meeting also agreed to recommend a 3% staff pay award for 2026/27 and to support adoption of the Real Living Wage.

The decisions reverse the direction taken in earlier years which saw the Council identify **70 East Street** as the future civic office site, a plan covered previously by the Epsom and Ewell Times. The East Street building will now instead be **declared surplus and placed on the market**.

### Town Hall stays put

Members unanimously approved **Option 1**, an approach which keeps both the New and Old Town Hall buildings in use with only legally-required and essential health and safety works carried out. Officers advised that the council must now implement recommendations from the building's fire risk assessment, previously deferred when a move to East Street was expected.

The work will cost **£431,000**, with a total capital provision of **up to £517,200** once contingency is included. A further deferred-liabilities fund could be needed if ageing equipment fails during the next two to three years.

With Local Government Reorganisation due by April 2027, the report said investing more heavily in a short-term location would offer poor value. Options involving the Old Town Hall's closure or bringing the decommissioned second floor of the New Town Hall back into service were judged significantly more expensive.

## Sale of 70 East Street

Under a later agenda item, the Committee agreed that **70 East Street should be declared surplus to operational requirements** and prepared for sale with a budget of up to £10,000 for marketing and upfront costs.

This effectively ends the former civic office relocation project. Surrey County Council's departure from the second floor of the New Town Hall, the worsening condition of parts of the estate, and the uncertainties of a possible unitary-authority future all contributed to the reassessment.

## Staff pay award: 3% recommended

The Committee unanimously backed recommending a **3% pay increase** for 2026/27, alongside granting all staff an extra day of annual leave. Officers reminded councillors that the September CPI stood at 3.8% and that around 18% of staff at the top of their pay scales would not receive incremental rises.

Members also supported adopting the **Real Living Wage** from April 2026. The financial impact, estimated between £35,000 and £68,000 depending on next year's National Living Wage, will be built into the Council's Medium Term Financial Strategy.

## Coley raises concerns over transparency and financial risk

During the public session, Cllr **Alex Coley** (Independent Ruxley) spoke to highlight his continuing concerns about the handling of major financial decisions, particularly those arising from Local Government Reorganisation. He noted that asset-transfer discussions risked obliging future parish-level bodies to take responsibility for community facilities without councillors being given the information they needed about long-term maintenance liabilities.

He told the Committee he had attempted several times to obtain estimated maintenance costs and values for potential transfer assets and warned of "blank cheques with unknown risks and liabilities" that could fall on residents through an uncapped parish precept.

Cllr Coley thanked the Section 151 Officer for constructive engagement on reserve reviews but cautioned colleagues not to proceed with decisions without full supporting data.

His remarks contributed to a wider discussion later in the meeting, after the press and public were excluded, on the Council's strategic priorities and preparation for possible reorganisation.

## Funding pressures still ahead

Officers confirmed that the 3% pay award would increase the projected 2026/27 budget deficit to around **£2 million**, with work continuing to close the gap before the February Full Council budget.

Councillors approved all recommendations put before them on the evening.

Sam Jones - Reporter



Related reports

[Epsom and Ewell Council goes East](#)

[A new Town Hall for Epsom and Ewell?](#)

---

# Epsom and Ewell Council transparency disputes revisited

25 November 2025



The Audit and Scrutiny Committee of Epsom and Ewell Borough Council met on 13th November, with long-running disputes about transparency once again overshadowing its agenda. Questions from the public and exchanges between councillors highlighted continuing disagreements over how openly the Council has handled its governance issues and its dealings with external auditors.

## **Public challenge over unrecorded meetings with auditors**

Resident Previn Jagutpal opened the meeting by questioning the Council's claim to have established "a very open dialogue" with its external auditors, Grant Thornton. He noted that a Freedom of Information response confirmed that no minutes were taken of the Chief Executive's first meeting with the auditors. He suggested that unrecorded, closed-door discussions were difficult to square with recent criticisms of the Council's transparency.

Committee Chair Cllr **Steven McCormick** (RA Woodcote and Langley) replied that not all internal meetings were minuted and that the quality of discussions with auditors did not depend on the existence of formal notes. He maintained that the sessions were appropriate and did not represent secrecy.

Jagutpal pressed further, but the Chair repeated that such meetings were professional exchanges and were not inconsistent with openness.

## **"Culture of secrecy" dispute resurfaces**

Jagutpal's second question revisited an earlier controversy over whether the Local Government Association peer review team had used the phrase "culture of secrecy" when assessing the Council's decision-making. In September, Chief Executive Jackie King told the Committee she had an email from the peer-review lead saying they did not recall using that wording.

Jagutpal said that a fuller email chain disclosed under FOI showed that the LGA lead was "not present at every discussion", leaving open whether the phrase had surfaced elsewhere. He accused the Council of selectively presenting the peer review comments. Cllr McCormick rejected any suggestion of misrepresentation and said the full email would be circulated to members and attached to the minutes of the meeting.

## **Clash over what may be discussed in public**

Labour councillor **Chris Ames** (Court) then raised a formal point of order. He said councillors had been told they could not discuss certain matters in public that related to the 2023 changes to the Scheme of Delegation — the very subject that led auditors to conclude there was a "significant weakness" in governance. He argued that restricting discussion created the impression that matters were being "stitched up behind the scenes".

The Chair and the Monitoring Officer both insisted that exempt-information rules applied and that certain details could only be taken in a private session. Ames protested that this prevented transparent scrutiny, but the Chair declined to widen public discussion further.

## **Disputed minutes and calls for further scrutiny**

During approval of the September minutes, councillors and officers agreed to make a minor correction to a sentence summarising the Chief Executive's comments. The amendment was adopted without dissent.

The meeting's most heated exchange followed when Ames asked the Committee to add a future agenda item examining why the external auditors had not been informed earlier about changes to the Scheme of Delegation. Cllr McCormick initially resisted, saying the matter had already been covered by previous meetings.

Ames said that earlier discussions had been "stage-managed" and that the Committee had not been allowed to probe key issues. Liberal Democrat councillor **James Lawrence** (College) supported bringing the item back, saying members simply wanted clarity on when and how auditors were informed.

After a prolonged exchange, the Chair agreed that the subject could be added to a future agenda. Officers, not councillors, will prepare a report to support that discussion.

## **Wider business proceeds quietly**

Following these debates, the Committee turned to counter-fraud matters, financial monitoring, and internal-audit progress reports. These items attracted few comments and passed without controversy — in contrast to the extended disputes over transparency that continue to dominate the Committee's work.

## **Transparency remains the unresolved issue**

Once again, the meeting demonstrated that the central challenge facing the Council is not simply the content of audit recommendations, but the competing interpretations of what "transparency" requires in practice. With further reports now expected, the question of how openly Epsom and Ewell Borough Council takes and explains its decisions seems set to return to the Committee table in the months ahead.

Sam Jones - Reporter



Related reports:

Epsom and Ewell Council CEO contests ‘culture of secrecy’ claim and outlines fixes

RA councillor replaces Independent member as scrutiny row erupts at Epsom Town Hall

“Audit and Scrutiny” under scrutiny

Image: Audit and Scrutiny Committee get ready for the meeting. Epsom and Ewell Borough Council YouTube.

---

Epsom and Ewell Times timeline on Council transparency tussle

## **How the Council’s transparency dispute unfolded**

The debate over transparency at Epsom and Ewell Borough Council has stretched across several meetings of the Audit and Scrutiny Committee. What follows is a clear timeline of how concerns first surfaced, how councillors reacted, and how the Council’s leadership has responded.

### **March 2024 - Peer review flags concerns**

An LGA Peer Review identifies weaknesses in decision-making processes, warning of confusion among councillors and raising concerns about the Council’s use of confidential sessions. It calls for clearer, more transparent explanations of how decisions are made under the committee system.

### **February 2025 - External auditors find a “significant weakness”**

Grant Thornton reports a “significant weakness” in the Council’s governance arrangements, citing both the peer review and the lack of transparency over 2023 changes to the constitution and Scheme of Delegation. The Council disputes the auditors’ interpretation, arguing that it is already operating transparently.

### **March 2025 - Committee requests Chief Executive attendance**

Audit and Scrutiny calls for Chief Executive Jackie King to attend its July meeting to explain management responses to the auditors’ findings. Concerns centre on whether officers properly informed auditors about the delegation changes.

### **May 2025 - Governance statement controversy**

A draft Annual Governance Statement presented to the committee is criticised for downplaying the auditors’ “significant weakness” finding. Members send it back for redrafting, saying it fails to give an honest account of the issues raised.

### **17 July 2025 - CEO absence sparks anger**

At the July meeting, members express frustration that the Chief Executive is absent despite earlier requests. Labour councillor Chris Ames repeatedly raises objections, accusing the Council of stalling accountability. The Chair says the CEO will instead attend the September meeting.

### **30 September 2025 - CEO gives evidence and defends actions**

Chief Executive Jackie King attends and answers questions for the first time. She denies that the peer review described the Council as having a “culture of secrecy”, saying the LGA peer-review lead did not recall using the phrase. She outlines changes to reporting practices, including splitting public and confidential papers and providing plain-English explanations for exemptions.

Councillors, including Liberal Democrat James Lawrence, challenge the Council’s transparency record, citing confusing urgent-decision processes, late information at the May AGM, and the need for clearer oversight of how auditors are kept informed.

The Committee receives the officers’ report but signals that further scrutiny will be needed.

### **Early November 2025 - FOI reveals fuller peer-review email chain**

A resident obtains an email chain via Freedom of Information showing that the LGA lead was “not present at every discussion” during the peer review, raising questions about whether the term “culture of secrecy” may have arisen elsewhere. This adds fuel to concerns about whether the Council has selectively interpreted criticism.

## 13 November 2025 - Transparency dispute dominates meeting

Two public questions challenge the lack of minutes for meetings between the CEO and auditors and question whether the Council has “filed” peer-review comments. The Chair defends the Chief Executive’s position, saying not all professional meetings require minutes, and promises to append the full email to the minutes of the meeting.

A tense exchange follows when Cllr Chris Ames raises a point of order, arguing councillors are being prevented from openly discussing matters central to the auditors’ “significant weakness” finding. The Chair and Monitoring Officer insist some discussions must remain exempt.

Ames calls for a future agenda item explaining when and how auditors were told about the delegation changes. With support from Cllr James Lawrence, the Chair eventually agrees that officers will prepare a report for future consideration.

Routine business proceeds quietly, but the transparency issue clearly remains unresolved.

### Looking ahead

With further reports pending and the Committee determined to revisit key questions, the transparency debate shows no sign of easing. How openly Epsom and Ewell Borough Council explains its actions, documents its decisions, and engages with auditors is likely to remain at the heart of future Audit and Scrutiny meetings.

# Epsom and Ewell housing targets in the crosshairs

25 November 2025



The borough of Epsom and Ewell is currently engaged in a critical juncture of its planning future. The Council’s Regulation 19 draft Local Plan is under examination by the Planning Inspector, and at the same time the Government’s own statisticians, the Office for National Statistics (ONS), have published their new household projections. The juxtaposition of these two sets of figures highlights a growing tension between demographic trends, the Government’s national housing policy tool (the “standard method”), and local deliverability constraints.

### Household growth projected by ONS

According to the ONS’s “2022-based” household projections for local authority areas, the number of households in Epsom & Ewell is forecast to rise from approximately **31,299** in 2022 to **35,493** in 2042 — an increase of about **4,194 households** over 20 years, which corresponds to roughly **209 additional households per year**.

It is important to emphasise that these are demographic projections (households forming under assumed migration, fertility, mortality etc). They do *not* translate directly into the number of homes that must be built: they make no allowance for planning constraints, land supply, local infrastructure, or policy decisions.

### What the draft Local Plan proposes

The draft Local Plan for EEBC, covering the period 2022-2040, sets out the following key housing supply/requirement numbers:

- A minimum housing requirement of **4,700 dwellings** over the Plan period, which equates to approximately **261 dwellings per year**.
- An identified supply to deliver around **4,900-4,914 dwellings**, providing a modest buffer above the minimum requirement.

These numbers reflect the Council’s assessment of what is realistically deliverable given local constraints (Green Belt, flood risk, infrastructure, viability etc).

### The “standard method” for housing need

Under national planning policy (the National Planning Policy Framework or NPPF) the “standard method” is the Government’s default tool for calculating housing need in local authorities. This is not a requirement automatically to be

delivered by local authorities, but sets a starting point that local plans should address.  
In the case of EEBC:

- In the Plan examination evidence the Council cites a standard method calculation of **10,242 dwellings** over the plan period, which equates to about **569 dwellings per year** – a figure more than double the Plan’s proposed annual rate.
- Separately, analysts have calculated that under the more recent **stock-based standard method** (introduced in late 2024) which uplifts areas with higher affordability pressures, EEBC’s implied requirement would be around **871 dwellings per year**, i.e. nearly 900 homes a year.

### Why the “affordability uplift” matters

A key message that has emerged from CPRE Surrey and elected members is that the new standard method gives very heavy weight to the “affordability uplift” – the ratio of house prices to local earnings – and that this seriously disadvantages boroughs such as Epsom & Ewell.

As **Tim Murphy** (CPRE Surrey) put it: “The latest numbers from the Government’s own statisticians show that the housing target set by the Government for Epsom and Ewell is totally unrealistic. The target would mean that, over the next twenty years, the Borough would lose much of its existing open space – the character of the area would be changed for the worse for ever.”

Specifically:

- The standard method compares local house prices with *local* earnings. In Epsom & Ewell many resident households earn London or Canary Wharf salaries (commuting to central London) which inflate local house prices but are not captured in the earnings base used for the formula.
- There is no adjustment (in the national method) for such commuting-induced distortion of house prices. The result: the formula treats Epsom & Ewell as a high affordability-pressure area and drives a very large uplift in the ‘need’ figure.  
In short: the standard method may be overstating “need” in places where price inflation is driven by non-local earnings rather than purely local demand or local pay.

### Contrasting the figures: ONS vs Local Plan vs Standard Method

Here are the headline comparisons:

- **ONS household formation projection:** ~209 new households per year (2022-2042)
- **EEBC draft Local Plan requirement:** ~261 homes per year (2022-2040)
- **Standard method (2023 NPPF basis):** ~569 homes per year (10,242 over the period)
- **Updated stock-based standard method (2024 NPPF basis):** ~871 homes per year (analyst estimate)

What this shows:

- The Local Plan’s 261 homes per year is *above* the demographic projection of ~209 households per year, thus it can be argued that the Plan is planning for growth above simple demographic trend.
- However, it remains *far below* the standard method starting points (569 or 871 per annum) – representing a significant gap between what the national policy tool implies and the local Plan provides.
- The gap calls into question how far the Borough should be expected to “deliver” the full standard-method figure given local constraints, and whether a higher rate is justified (or deliverable) in practice.

### Additional context from councillors

Councillor **Kate Chinn** (Labour Court) notes that: “Epsom and Ewell has a huge housing crisis now and can’t provide suitable homes for its current residents so the borough needs to build more than just enough to keep up with household growth. There are people in serious need of rehousing who are waiting years ... the Residents Association ... needs to stop looking for reasons to block new housing and start working with developers to build decent homes for residents.”

This underlines that local housing need is not only about future households but existing unmet need: social housing shortages, long waiting lists, temporary accommodation of poor quality, and the knock-on effects on children’s life chances, health, education and emotional well-being.

Councillor **James Lawrence** (LibDem College) adds further policy context, reminding us that the draft Local Plan is being prepared under the December 2023 NPPF (which uses the earlier standard method approach). He points out that the updated 2024 NPPF uses the stock-based standard method, raising further questions of whether the Plan needs to be reassessed in light of the new method. He also highlights the circularity argument: using future population projections to determine how many homes to build, when building more homes will itself change future population.

Councillor **Peter O'Donovan** (RA Ewell Court), Chair of Epsom and Ewell Borough Council's Licensing Policy and Planning Committee responded: "The Councils Local Plan was submitted to government in March 2025 and is now being examined by a government appointed Planning Inspector, this is known as the examination stage. The revised ONS household projections data do not impact the examination of the Local Plan. Keep up to date with the Local Plan Examination here: [Local Plan Examination | Epsom and Ewell Borough Council](#)"

## Implications for Epsom & Ewell

The mismatch between demographic projections on the one hand and national policy-based housing "need" on the other has several implications:

- **Deliverability and infrastructure:** The higher standard method numbers assume a very much higher rate of building than the Borough has historically achieved. If such rates were imposed, the supply of suitable land, infrastructure capacity (transport, schools, services), viability of development and environmental constraints (Green Belt, flood zones) would all come under significant pressure.
- **Green space and character:** As Tim Murphy rightly flags, if nearly nine hundred homes per year were required over twenty years, the borough's character, open spaces, suburban nature and amenity would face significant change. For many local residents preservation of character is a live concern.
- **Affordability link and commuting distortion:** The standard method's reliance on local earnings means that boroughs like Epsom & Ewell (with many commuters earning London wages) may be unfairly treated. The commuting effect inflates prices but is not compensated by the earnings measure. The formula may therefore over-inflate "need" in such areas.
- **Focus on genuine need:** The local context shows that, beyond future household growth, there is an existing backlog of need (e.g., social housing, temporary accommodation, unsuitable homes). If the borough simply aimed to match new household formation it might still fail to meet the existing need. Councillors emphasise that making provision for those already housed in inadequate conditions must be part of the strategy.
- **Policy and timing:** The draft Local Plan uses the earlier standard method (2023 NPPF) calculations; the switched methodology in the 2024 NPPF potentially changes the baseline "need" significantly. This raises questions as to whether the Plan remains future-proof and whether the examination will ask for an updated technical basis.

For the readership of the Epsom & Ewell Times and stakeholders across the local community, the following points merit emphasis:

- Clarify that the ONS figure (~209 homes per year) shows what is *likely* in demographic terms, but that housing targets set by policy may differ significantly.
- Highlight the role of the affordability uplift and how the standard method treats areas like Epsom & Ewell (with commuting wage influences) differently from truly local-wage areas.
- Encourage the Council and stakeholders to scrutinise whether the standard method's assumptions are appropriate in the local context and whether the draft Plan provides sufficient evidence to justify deviation from higher figures.
- Promote transparency on how the Plan addresses existing housing deprivation, not just future household formation: how many social or affordable homes, how many temporary accommodation units, how many conversions of unsuitable homes, etc.
- Ask whether the local infrastructure, land supply and environmental constraints realistically allow delivery of very high build rates, and whether the Plan sufficiently tests viability at the higher levels implied by the standard method.
- Encourage local residents to comment on the Plan and its housing provision strategy, especially in light of the gap between national "need" figures and local deliverability.
- Recommend that the Council monitors any changes in Government policy or standard method revisions (e.g., if further changes to the affordability uplift or commuting adjustments are introduced) and updates the Plan accordingly.

Epsom & Ewell's draft Local Plan appears modest but credible when viewed against demographic household growth alone. However, it falls far short of the housing "need" implied by the Government's standard method calculations. The prominence of the affordability uplift in that method raises particular concerns for commuter-belt boroughs such as this, where local earnings do not fully capture the incomes of many resident households. The key challenge for the borough is to strike a balance between realistic deliverability, protection of local character and amenity, and the clear social housing need that exists today. The examination process offers an opportunity to test whether the Plan is positively prepared, justified and effective — but it will also require robust scrutiny of whether national formulae appropriately reflect local circumstances.

Sam Jones - Reporter



Related reports:

Stage 2 Examination of Epsom & Ewell's Local Plan opens Tuesday

Epsom & Ewell's Local Plan under the Green microscope

The Local Plan plot thickens after revised NPPF

..... and many more. Search "local plan".

---

## Live facial recognition policing comes to Surrey

25 November 2025



Surrey Police have begun using live facial recognition (LFR) technology after securing two mobile LFR vans in a joint bid with Sussex Police. The first deployment took place this week in Redhill following months of planning.

The vans use real-time facial recognition to compare faces captured on live camera feeds with a pre-determined police watchlist. Surrey Police say this list will include wanted persons such as sex offenders and perpetrators of domestic abuse. According to the force, images of everyone else are "instantly and permanently deleted", and images of those on the watchlist are deleted within 24 hours.

Police acknowledge the historical concerns about gender and ethnic bias in commercial facial recognition systems but state that the national algorithm they will use "shows no statistical bias" and has been tested by the National Physical Laboratory. Officers will receive briefings on potential disparities relating to race, age and gender, and any computer-generated match will be checked by an officer before action is taken.

The force says deployments will only be authorised by a Superintendent and carried out "in a proportionate manner", with clear signage on the vans and advance publication of deployment locations. The vans are funded by the Home Office for five years and may be made available to other forces for mutual aid.

Chief Inspector Andy Hill, Surrey Police's lead for LFR, said the technology is "a vital tool to help us to investigate crime thoroughly and relentlessly pursue criminals". He added that the rollout had been "meticulously planned" to ensure appropriate and transparent use. Police and Crime Commissioner Lisa Townsend described the vans as an important means of identifying violent criminals and sex offenders.

If the LFR vans come to Epsom and Ewell, Surrey Police say residents will be notified before deployments and that the vans will be signposted when in use.

### National picture

The deployment in Surrey comes as the use of facial recognition technology accelerates across UK policing. Forces in England and Wales have increasingly turned to mobile LFR units, with millions of people scanned nationally each year and several hundred arrests made as a result. London's Metropolitan Police and South Wales Police are among the heaviest users, reporting arrests of wanted individuals including violent offenders and registered sex offenders.

While these figures suggest a measurable benefit, LFR still represents a small proportion of overall policing activity, and questions remain about its accuracy, its effect on minority groups and the proportionality of scanning large numbers of passers-by for relatively small numbers of matches.

### ICO guidance and safeguards

The Information Commissioner's Office (ICO) has issued detailed guidance stating that facial recognition used by police must comply with strict requirements of data protection law. Forces must demonstrate that each deployment is lawful, fair, transparent and based on necessity and proportionality. Data Protection Impact Assessments are required, and forces must show clear justification for the locations chosen, the purpose of the watchlist, and the retention policy for images. The ICO stresses that facial recognition "does not operate in a legal vacuum" and will continue auditing police use.

## Advance signage and practical concerns

One issue not fully addressed in the Surrey Police statement is how advance signage will work with mobile vans. In practice, UK police forces usually publish the location of an LFR deployment only shortly before the van becomes operational. Because the vans can be moved rapidly as part of an operation, advance publication generally refers to the place where the van parks, not its movements throughout the day. Some forces update information if the van relocates, though not always in real time.

Another question is whether advance notice undermines the policing purpose by alerting wanted suspects. Civil liberties groups argue it does, but police note that most arrests via LFR occur even when deployments are announced. Many wanted individuals do not monitor police websites, and the requirement for transparency stems from data protection law rather than operational convenience. The ICO has made clear that secrecy around deployments would be unlikely to meet legal standards of fairness.

## Local implications

For residents, the potential arrival of LFR vans in Epsom and Ewell would bring a technology that is increasingly common across the UK. Surrey Police emphasise that law-abiding members of the public have “nothing to fear” and that images of those not on a watchlist are immediately deleted. However, questions remain about how watchlists are created, how effectiveness will be measured and whether Surrey Police will publish statistics on matches, false matches and resulting arrests.

As mobile facial recognition becomes a more familiar part of policing nationwide, the way Surrey Police implement and report on these deployments will be key to maintaining public confidence while pursuing the serious offenders the technology is designed to identify.

Sam Jones - Reporter



Photo: A live facial recognition van. Courtesy - Sussex Police.

---

# Surrey to get a higher level of heart care

25 November 2025



Heart patients and the tiniest and most vulnerable babies across Surrey are set to benefit from major investment in local specialist services, following confirmation of a £3.2 million upgrade at Ashford & St Peter’s Hospitals NHS Foundation Trust in Chertsey. Although the improvements are centred at St Peter’s Hospital, the effects will be felt across the county, including by patients who would typically access services at Epsom.

The investment is being funded largely by Runnymede Borough Council’s Community Infrastructure Levy, and will see the cardiac catheter-lab at St Peter’s upgraded to deliver more complex and less invasive heart procedures at a faster rate. It will be complemented by a £296,000 refurbishment of the Neonatal Intensive Care Unit, which is the only Level 3 neonatal facility in Surrey. Councillor Robert King, co-leader of Runnymede Borough Council, stated to the BBC’s LDRS: “For families, the moments when a loved one needs specialist care are when the NHS matters most. That is why this investment we have championed at St Peter’s Hospital is so vital.”

Across Surrey, hospitals offer a range of cardiac services. Epsom provides extensive inpatient and outpatient cardiology care, including angiograms, non-complex stenting, pacemakers, complex device implants and heart-failure treatment. However, for confirmed heart attacks and the most complex interventional procedures, patients are transferred to the regional heart-attack centre at St George’s in London. Other Surrey hospitals, including East Surrey Hospital and the Royal Surrey in Guildford, also run catheter labs and offer broad specialist cardiology care, though not all services are identical between sites.

The enhancements at St Peter’s therefore represent a significant expansion of Surrey’s own capacity to deliver more advanced, less invasive heart procedures locally, reducing pressure on London hospitals and improving access for patients across the county. In neonatal care, the upgraded Level 3 unit will strengthen Surrey’s ability to care for the sickest and most premature babies, with facilities designed to improve comfort, privacy and support for families during long and

emotionally demanding stays.

Ashford and St Peter's Hospitals CEO, Louise Stead, stated to the BBC's LDRS: "These improvements will strengthen our ability to deliver timely, life-saving care in modern, purpose-built environments." The funding, described as one of the most significant local healthcare investments in recent years, is expected to deliver the improvements within the next two years.

Sam Jones - Reporter



Image: St Peter's Hospital, Chertsey (Google)

---

## Conditional nod to southern rail link to Heathrow

25 November 2025



Spelthorne Borough Council has agreed to support a new rail link between Staines-upon-Thames and Heathrow Airport, but only on strict environmental and local benefit conditions.

The proposed Heathrow Southern Rail (HSR) scheme would connect Heathrow Terminal 5 directly to the south-west rail network, using existing track between Staines and Windsor before running in a new tunnel under Staines Moor. Supporters say it could slash road congestion, help people reach work at the airport, and give the town's economy a boost.

Councillors say they welcome the idea in principle but have made clear that their backing comes with safeguards. They want guarantees that trains will actually stop at Staines, that there will be no damage to the sensitive Staines Moor landscape, and that the council will get to sign off on final plans once detailed studies are complete.

Cllr Chris Bateson, who led the council's review, told the BBC's Local Democracy Reporting Service: "We've looked at both proposals in detail. A direct rail link from Staines to Heathrow could reduce congestion and support our local economy. But we must protect Staines Moor and make sure residents benefit."

His colleague, Cllr Howard Williams, chair of the Business, Infrastructure and Growth Committee, added: "Our support relies on clear guarantees. The environment can't pay the price for progress. We will keep working with HSR to make sure residents' interests come first."

The link would run mainly in tunnel to limit disruption, emerging to join the existing railway near Staines. The promoter, Heathrow Southern Railway Ltd, says the route could remove millions of car journeys to the airport every year and cut thousands of tonnes of carbon emissions.

If built, the line could open in the second half of this decade, though no firm construction timetable has yet been confirmed. Earlier proposals suggested the service could be running between 2026 and 2028, offering a six-minute journey from Staines to Heathrow Terminal 5.

An alternative "Southern Light Rail" idea — which would have involved a surface-level route — was rejected by councillors as too intrusive, with greater impact on privacy and the landscape.

While the majority of councillors supported the HSR plan with safeguards, some voiced concern that the benefits might not be evenly spread across the borough, particularly in Stanwell, where many residents already work at the airport.

The council says it will continue talks with HSR to ensure local voices are heard before any final decision. For now, the message from Spelthorne is clear: Heathrow's southern rail link is welcome — but not at the expense of Staines Moor or local control.

Sam Jones - Reporter



Photo: Train sign (Credit: Spelthorne Borough Council)

Related reports:

Surrey's new rail link to Heathrow?

---

## Epsom Hospital braces for strikes amid winter pressures

25 November 2025



Further strike action by resident doctors – formerly known as junior doctors – is set to add strain to NHS services just as winter illnesses begin to rise. The British Medical Association (BMA) has confirmed walkouts from 7am on Friday 14 November until 7am on Wednesday 19 November in what will be the latest round of industrial action in a long-running dispute with the Government over pay and working conditions. Hundreds of medics across St George's, Epsom and St Helier University Hospitals and Health Group could join the five-day stoppage. The Trust says services are already under pressure from rising flu cases, which have climbed earlier than expected this year. Dr Richard Jennings, Group Chief Medical Officer, warned of disruption ahead and said hospitals are “always very busy at this time of year” and are experiencing “significant pressure” due to the combined impact of seasonal illness and the upcoming walkouts. He said consultant doctors and other staff will work extra shifts “to keep patients safe”, but appointments may still need to be rescheduled to safeguard care for emergency and critically ill patients.

### Local impact so far

During the previous round of resident-doctor strikes in July, 144 elective procedures and 1,084 outpatient appointments were rescheduled across the Group. On an average strike day, 211 resident doctors were recorded absent across the Trust's sites. The public will be contacted directly if their appointment needs to be rearranged, and the Trust emphasises that any appointment not specifically cancelled should be attended as normal. Emergency departments remain open for life-threatening conditions.

### Why doctors say they are striking

The BMA has repeatedly argued that resident-doctor pay has been eroded by more than a quarter in real terms since 2008. Representatives say pay restoration is essential both to retain doctors within the NHS and to halt a pattern of experienced staff leaving for better-paid roles abroad. Doctors' leaders also say the dispute is about patient safety: they claim chronic understaffing means resident doctors are covering too many gaps in rotas, working excessive hours, and taking on responsibilities that stretch beyond their training. The BMA says that improving pay and working conditions would reduce burnout and stabilise the workforce, ultimately shortening waiting lists. The organisation has also expressed frustration that talks with Government have repeatedly stalled, arguing that below-inflation pay offers fall far short of resolving the dispute.

### Government position

Ministers have previously said that the level of pay demanded by the BMA is unaffordable in the current economic climate and would divert funds from frontline services. The Government maintains that it has accepted independent pay review body recommendations and has urged doctors to return to negotiations without pre-conditions. Officials also argue that strike action adds further pressure to already stretched NHS services and risks longer delays for patients waiting for operations and specialist appointments.

### Advice for patients this week

The Trust is urging the public to continue using NHS services responsibly. NHS 111 online should be the first port of call for non-emergencies, pharmacies can advise on minor illnesses, and GP services are unaffected by industrial action. With flu infections rising, eligible residents are being encouraged to get vaccinated without delay, and people are asked to check in on vulnerable friends and neighbours. Dr Jennings emphasised that anyone with a life-threatening condition must still attend A&E or call 999.

Sam Jones – Reporter



Related reports:

Doctors' strike to hit Epsom Hospital

Epsom Hospital workers to strike for equality?

Surrey braces for doctors' strike

---

## Primark finally indicates a season to open in Epsom

25 November 2025



The Ashley Centre in Epsom has confirmed that Primark is set to open its doors in Spring 2026, occupying a two-floor, 44,000 square foot retail unit. The arrival of this major fashion retailer is being billed as a milestone for the Centre and for the local retail offering in Epsom.

### Background and delays

The unit which Primark will occupy has had a long and troubled history of vacancy. The previous occupier closed three years ago, leaving the large space empty ever since. Work to transform the unit was delayed when the first building contractors appointed to carry out the full refit went bust, setting the project back significantly. After these setbacks, the confirmation that Primark will finally open its Epsom store marks the end of a long wait for local shoppers and a major boost for the Ashley Centre.

### The new Primark store

Primark will open next to fashion giant JD Sports and within easy reach of other major retailers such as NEXT, Marks & Spencer and Oliver Bonas. The store will span two floors and showcase the brand's extensive range of women's, men's and children's clothing, accessories and homeware. Its size and location will make it one of the key anchors within the shopping centre.

### A boost for the town centre

Ashley Centre Assistant Manager Will Greenland said: "The opening of Primark is one of the most highly anticipated openings that Ashley Centre has had for quite some time, and we know just how much local shoppers are looking forward to it. Primark's arrival will not only bring a fantastic new retail offer to Epsom, but it will create new job opportunities, increase footfall, and further elevate the centre's role as a prime shopping destination in the community."

The store is expected to generate new employment, draw additional visitors from across Surrey, and strengthen the Centre's position as Epsom's prime shopping hub.

### About Primark

Primark was founded in Dublin in 1969, trading as Penneys in Ireland, before expanding to the UK in the 1970s. It has since grown into one of the country's biggest clothing and homeware retailers, known for its affordable fashion and high turnover of seasonal collections. The company continues to rely on the appeal of physical stores rather than online sales, promoting what it describes as a lively, social shopping experience.

In recent years, the brand has invested in sustainability and responsible sourcing, aiming to improve transparency across its global supply chain. Despite broader challenges in the retail sector, Primark has consistently reported strong growth and remains a major draw for shopping centres across the UK.

### Looking ahead

For Epsom, the long-awaited opening of Primark represents more than just another store. It brings one of Britain's best-known brands to the town centre, fills a large empty space, and sends a signal of renewed confidence in the local retail economy. Shoppers can expect a broad and affordable range of fashion and homeware when doors finally open in Spring 2026.

Sam Jones - Reporter



Related reports:

Primark to open in Epsom

5 Shops that could replace House of Fraser in the Ashley Centre

---

## Bit of Epsom history for sale

25 November 2025



A distinctive slice of Epsom’s high street history has surfaced for sale — the original “**Ladies at Lester Bowden**” shop sign, once proudly displayed beneath the old walkway of the famous **Lester Bowden** outfitters in the heart of town. The sign, around seven feet long and built to last, has survived in remarkably good condition thanks to its sheltered position and evokes the golden age of a business synonymous with Epsom’s racing tradition.

For generations, **Lester Bowden** was the name every jockey, trainer and racegoer in Surrey knew. Established in the early 20th century, the gentleman’s outfitters was famed for its bespoke tailoring and equestrian style — a cornerstone of Epsom’s identity as the home of The Derby. In later decades, as fashions evolved, the store expanded to include a dedicated ladies’ section: “Ladies at Lester Bowden,” which served as both a stylish boutique and a symbol of the business’s adaptability.

The building itself has a pedigree even older than the brand. Before Lester Bowden moved in, the site at the corner of the High Street and Spread Eagle Walk was home to one of Epsom’s most historic hostelries — **The Spread Eagle Inn**. For over two centuries, weary travellers, jockeys, and race patrons found food, drink, and lodging there. The Spread Eagle’s name became woven into Epsom’s folklore — a meeting place during Derby week and a landmark at the heart of town life. It even was home to the Epsom Magistrates during a Court refurbishment.

When **Lester Bowden** took over the premises in the mid-20th century, they carried forward the building’s long association with Epsom’s equestrian and social history. Its large, distinctive frontage, tailor’s fittings and wooden signage became part of the visual fabric of the High Street for decades — until the shop’s closure brought the end of an era.

Now, with this **original shop sign** up for sale, a tangible piece of that story is back in circulation. The seller describes it as “about seven feet long,” heavy, and needing two people to lift — a proper relic of a bygone retail age. Protected from the weather under the old walkway, it remains in fine condition and could easily be restored or displayed as an artefact of Epsom’s retail past.

For heritage enthusiasts, collectors, or anyone with affection for Epsom’s racing roots, this is a rare opportunity to own a genuine link to the town’s layered past — one that spans from coaching inns to couture.

Those interested in the sign can find details through this Gumtree ad, but the real story is larger: it’s a reminder that every piece of Epsom’s architecture tells a tale — and that sometimes, those tales are still for sale.

Sam Jones - Reporter

