

No Place Like Home - Until Surrey Sells It

13 September 2025



Families have been left worried sick and children devastated after Surrey County Council decided to sell their homes “to ensure best value” in the “disposal of public assets”.

Residents say the council is putting profit before people as it seeks to cash in on their homes through its private company—insisting upon selling them as vacant possessions and giving them until July to move out.

They claim the council is refusing to consider offers from the families who have built their lives there and instead told them they must leave so the properties can be placed on the open market.

One family has lived in Norbury Park, Mickleham, since 2003 under a long-term lease when it was owned by Surrey Wildlife Trust, prior to being taken over by the county council’s private company, Halsey Garton Residential Ltd (HGR). In that time, the family invested significantly in repairs and improvements, believing their tenancy was secure. They say they even made an offer to buy the property, but it was rejected, with Surrey insisting the house must be vacated first.

Helen Wood, who lives in one of the Norbury Park homes said she the council-created company took on the properties from the Surrey Wildlife Trust in 2022. Families have been left worried sick and children ‘devastated’ ...”

Mrs Wood said: “Our children are devastated at the thought of losing the house, their home. My 12-year-old has asked why this is happening, and we have tried to explain it to him, but even he says it makes no sense—they want to sell and we want to buy. We can’t move on with our lives or plan anything and are just stuck in limbo. It is pretty hellish and worse than that, it just seems really unfair and nonsensical.”

She added: “We saw other neighbours were being evicted and had to force a meeting to find out our own situation. Ridiculously, we can’t buy it. I’m a fit and healthy 54-year-old with two kids but I’ve ended up on blood pressure tablets. I’ve never had an issue and now I’ll be on them for the rest of my life. It’s horrendous. All I’m doing is thinking we’re another day nearer, and another week nearer, another month nearer, to losing our home. We can’t buy in the area. We’ll lose our workshop and my husband will lose his job. I’m just trying not to think about it as it just makes us anxious.”

The families are asking Surrey County Council to allow an independent valuation of the homes and to be given first refusal to purchase and remain in the properties.

Charles Maxlow-Tomlinson, managing director of Halsey Garton Residential Ltd—a company registered at Surrey County Council’s headquarters and specialising in the letting and operating of owned or leased real estate—responded: “Surrey County Council is the freeholder of various properties which are managed by Halsey Garton Residential Ltd under a strategy approved by SCC’s Strategic Investment Board. HGR is a subsidiary of the council and has a long leasehold interest in the properties. HGR was established to help generate commercial returns, providing an alternative revenue stream that supports the Council’s broader financial resilience.

“HGR remains deeply committed to responsible and balanced property management. We have been actively engaging with tenants to listen to their concerns regarding the proposed sale of properties and lease arrangements. We understand how unsettling this situation can be for families and, where appropriate, we have offered new lease terms with more tenant-friendly conditions, extending occupancy until June 2026.

“We fully acknowledge the personal impact this may have on individual tenants. While HGR and SCC are not housing authorities and do not retain residential properties for long-term housing provision, we are committed to treating all tenants with dignity and respect throughout this process. Tenants have been informed of the proposed sales, and we want to clarify that there are no current eviction notices for the properties in Norbury Park. To ensure openness and transparency, when properties are placed on the open market for sale, anybody can make an offer to purchase, and the most procedable offer will be accepted.”

Councillor Natalie Bramhall, cabinet member for property, infrastructure and waste, said: “Surrey County Council has a statutory duty to ensure best value in the use and disposal of public assets. In fulfilling this responsibility, and to maintain transparency and fairness, the council and its subsidiaries have followed a consistent approach over the past five years: selling its properties on the open market with vacant possession. This ensures that we can secure the best possible return, which is vital for delivering essential public services to the wider community.

Helen and Grant Wood together with their dog (Image Helen Wood)

Epsom library opening to register births and deaths

13 September 2025



Surrey's Registration & Nationality Service has been undergoing changes over the past year with the aim of providing an improved experience for residents at important life moments. Dated and non-energy efficient buildings have undergone a makeover, and the council is increasing the number of locations where people can register births and deaths, all to make the service more accessible, modern and fit for the future.

Denise Turner-Stewart, Deputy Leader and Cabinet Member for Customer and Communities, said:

"We are committed to ensuring that our Registration Services are accessible, sustainable, and reflective of the needs of our communities.

"The improvements at Rylston in Weybridge and the expansion of services into our modern Library Hubs demonstrate our ambition to deliver high-quality, convenient services for residents across Surrey.

"These changes are part of our wider vision to modernise council services and create ceremony venues that are fit for purpose and truly special. We want every couple, every family, and every individual marking a significant life event to feel that they are in a space that reflects the importance of the moment.

"Whether it's welcoming a new life, registering the death of a loved one, or celebrating a union in marriage or civil partnership, our venues are designed to provide a warm, friendly, and memorable setting for these cherished occasions."

Rylston, Weybridge reopens

Refurbishment works are now complete at Rylston Register Office. These were undertaken to preserve its future as a premium ceremonies venue in Weybridge. The whole building has benefitted from new carbon-efficient heating systems and windows and newly decorated ceremony rooms, ensuring it is a sustainable ceremonies venue for the county in the long term.

The redecoration works complement the historic building's elegant style, enabling couples to exchange their vows in a classic and beautiful space.

More locations to register births and deaths

Epsom Library Hub and the new flagship Library Hub at Staines-upon-Thames now offer additional locations in Surrey to register births and deaths. Both library hubs have undergone major refurbishment offering multi-functional spaces in the heart of communities. Registrations are now part of that, helping to bring together complementary services all under one roof.

By October 2026, it is expected that Guildford Library will also be offering a registrations service for births and deaths, making sure residents can access key services in places and locations that are convenient to them.

Ceremonies in Guildford

To provide better value and more efficient services for residents, the council is moving towards the use of modern, efficient, multi-purpose buildings that allow multiple services to operate from a single location.

Guildford Register Office, also known as Artington House, does not meet the criteria to support this approach. It is a building which is not carbon efficient and where the ongoing costs of maintenance and necessary upgrades have significantly increased.

Following careful consideration, the decision has been made to vacate and sell Artington House. Bookings for ceremonies at this location will continue to be taken up until 31 October 2026. It is expected there will be alternative local provision in place for the registration of births and deaths at Guildford Library from October 2026. Customers will still be able to book appointments online as usual.

Surrey is home to over 100 licensed ceremony venues across the county where couples can marry or form a civil partnership. This includes two council register offices in Weybridge and Leatherhead, each offering a range of different ceremony options. Other council venues are also being considered for ceremony use to increase the offer available for residents.

Further information

Frequently Asked Questions about the closure of Artington House can be found here: [Guildford Register Office as a ceremony venue - Surrey County Council](#)

A full list of registration services can be found here: [Birth, death and ceremonies - Surrey County Council](#)

Surrey County Council

Image: Epsom Library

Surrey Police HQ development dogged by flood risks

13 September 2025



Plans to redevelop Surrey Police's Mount Browne headquarters in Guildford — including a new dog training school — have been green-lit for a second time despite fresh flood risk modelling showing “pockets of high surface water flooding” across the site.

Guildford Borough Council's Planning Committee approved the scheme in November 2024, but since then national planning rules have changed and the Environment Agency has issued new flood maps.

As a result, Surrey Police and the council agreed to bring the scheme back to committee.

The updated modelling shows parts of the site, including the former bowling green earmarked for the new dog school, face a high risk of surface water flooding.

Councillors raised concerns about what that actually means in practice at another planning committee meeting on September 9.

“On one hand we say there's a high risk of flooding — and then we say the infrastructure will support that regardless,” Cllr Stephen Hives said. “So I'm a bit confused: is there a danger to welfare or not?”

Planning officers insisted the scheme still passes the required “sequential test” — which means no safer, alternative sites are reasonably available — and that the approved drainage strategy will prevent increased flood risk.

“In practical terms it will make no difference to this development,” an officer told the committee. “The drainage strategy already approved is sufficient even with the updated flood risk.”

The development does not fall within the newly created “Grey Belt” category introduced in the revised National Planning Policy Framework (NPPF), but it was judged to still harm the Surrey Hills National Landscape.

With no new highways flooding issues identified and no change to the approved drainage plan, officers confirmed the project remains compliant with planning rules. Plans to redevelop the police HQ and build a new access road was unanimously approved.

Mount Browne has been the headquarters of Surrey Police for more than 70 years. The current campus contains a large number of buildings which have been constructed mainly on a piecemeal basis and are judged no longer fit for purpose.

Emily Dalton

Proposed Redevelopment of Mount Browne, Surrey Police's HQ. (Credit: Surrey Police)

Surrey County Council flags up the flag issue

13 September 2025



Surrey County Council has set the record straight about whether residents can hang flags from lampposts.

In a statement shared with councillors and online, the authority said: “We recognise the importance of the Union flag and flag of St George as symbols of national pride, and we proudly fly the Union flag from our council headquarters in Reigate.”

But the county council reminded people that anything fixed to a lamppost or painted on roads needs official permission first.

Without it, the council warns, flags and other attachments can pose safety risks for drivers and pedestrians. Unauthorised flags or paint markings will be removed during routine inspections.

Waverley Borough Council leader and Godalming county councillor Paul Follows, who shared the council's advice online, said residents should also be mindful about putting flags on property they don't own. "Please don't be surprised if it's taken down or reported by the owner," he said.

He added that removing graffiti or markings from public spaces costs money that ultimately comes out of taxpayers' pockets. "You can of course always fly a flag from your own property if you want to," he said.

Anyone keen to display a flag on public land is encouraged to apply for permission first. Details of how to do so are available on the Surrey County Council website.

Emily Dalton

Image: Union Jack flags on Ruxley Lane lampposts

Surrey Police tax set to rise

13 September 2025



Council tax bills could keep climbing despite warnings residents could be getting less bang for their buck. Surrey's Police and Crime Commissioner has insisted she "will not ask the public to be less safe" as she defended plans to raise council tax for policing.

At a Police and Crime Panel meeting last week (September 4), PCC Lisa Townsend explained the decisions on the annual precept rise were driven by the Chief Constable's assessment of what the force needs to keep the country safe.

"It's not me plucking a figure out of thin air," she told councillors. For Ms Townsend, the choice is clear: "Surrey Police are cutting their cloth, but what I am not prepared to do is ask the public to be less safe."

Surrey Police must find £14.8m savings by 2029 with pay (which makes up 80 per cent of its spending) ramping up costs, a report states. Each 1 per cent pay rise for police officers adds £2.4m to the budget, equivalent to £4.80 on the average council tax bill.

The report revealed: "Whilst the force is making every effort to not impact services as a result of savings required, there is a risk that this will not be possible".

Ms Townsend's comments came after councillors questioned whether constant tax rises could be justified when Surrey Police must still deliver sweeping budget cuts to balance its budget.

Cllr Richard Wilson challenged: "At some point Surrey Police has to cut its cloth. You can't keep asking the public for more and more money when it's a regressive tax." He asked the PCC to "give the public a break" from the ever-increasing tax bills.

But finance officers warned that the ability to make further cuts "become more difficult every year" despite efforts to standardise IT systems, renegotiate contracts and improve procurement. They warned if Surrey Police do not increase the precept in a particular year then it has "missed that chance" in every following year to raise funds for the Force.

Although the Government has promised to fund some police pay rises above 2.8 per cent, Surrey is still waiting for clarity on how much of this money it will actually receive. The long-awaited Police Reform Bill could also see some functions stripped away to a national body or Surrey forced into merger talks — changes with potentially "major financial implications."

Surrey remains one of the lowest government-funded forces in the country, leaving residents to shoulder more of the burden through local taxation.

The young of Epsom and Ewell can be legends

13 September 2025



Epsom & Ewell Borough Council is proud to announce its new local initiative - Epsom & Ewell Young Legends - an exciting programme of sports and creative activities taking place from 11 October to 24 November 2025. Designed for children aged 9 to 11, this free programme is open to children who live within the borough. Places can be booked on the council's website and spaces are limited.

The Epsom & Ewell Young Legends programme aims to help children boost their confidence, develop new skills, make friends, and ease the transition for those preparing for secondary school.

A diverse range of activities such as Arts & Crafts - with dedicated sessions for children with special needs, Basketball, Girls Rugby, Judo, Musical Theatre (song and dance), Rap Therapy, and Yoga & Meditation. Delivered by trusted and skilled professionals in a safe and supportive environment, the programme encourages children to try new things and have fun.

The Epsom & Ewell Young Legends programme forms part of the council's Health and Wellbeing Strategy and follows on from the Specsavers Surrey Youth Games.

Councillor Clive Woodbridge, Chair of the Community & Wellbeing Committee, commented:

"We're proud to launch our first-ever Epsom & Ewell Young Legends programme - a key step in delivering our Health and Wellbeing Strategy. By offering free access to sports and creative activities for 9 to 11-year-olds, we aim to inspire, build confidence and support them as they take their next steps - including the transition to secondary school."

"Bringing the Epsom & Ewell Young Legends programme in-house has allowed us to tailor it to the needs of local children and align it with our Health and Wellbeing Strategy. We've made a conscious effort to reach those facing barriers to participation, including children supported through the government-funded Holiday Activities and Food programme."

"A huge thanks to the coaches and practitioners from Body & Brain Epsom, Cagers Basketball Club, Creative Minds, Laines Theatre Arts, Rap Therapy, Sutton and Epsom Rugby Club and Westcroft Judo Nork, for their support in delivering the Epsom & Ewell Young Legends."

"Whether a child is sporty, creative, or simply curious, Young Legends is about helping children to feel confident in trying new activities, and we warmly invite parents to encourage their children to take advantage of this exciting opportunity."

Programme timetable & sign-up information

Up to two activities can be selected per child and places will be allocated on a first-come, first-served basis. More information including the timetable and sign-up information can be found here - [Epsom & Ewell Young Legends | Epsom and Ewell Borough Council](#). Forms can also be completed at Epsom Town Hall during opening hours.

For any questions, email the council's Community Development team: cdevelopment@epsom-ewell.gov.uk

About Epsom & Ewell Young Legends programme 2025

More information is here - [More information about the Epsom & Ewell Young Legends programme: Epsom & Ewell Young Legends | Epsom and Ewell Borough Council](#)

Activity	Session Date & Time	Venue
Arts & Crafts	10:30am - 12:00pm Saturdays, 11 & 18 Oct, 1 & 8 Nov	Epsom Library
Arts & Crafts (for children with SEN)	2:00pm - 3:30pm Saturdays, 11 + 18 Oct, 1 + 8 Nov	Epsom Library
Basketball	9:00am - 10:00am Every Sunday, from 12 Oct to 16 Nov	Epsom & Ewell High School
Girls Rugby	6:30pm - 7:30pm Every Wednesday, from 15 Oct to 19 Nov	Sutton & Epsom Rugby Club
Judo	6:00pm - 7:00pm Every Tuesday, from 14 Oct to 18 Nov	Rainbow Leisure Centre
Musical Theatre (Song & Dance)	4:30pm-6:00pm Every Monday, from 3 to 24 November	Laine Theatre Arts
Rap Therapy	4:00pm - 5:00pm Every Thursday, from 16 Oct to 6 Nov	Epsom Library
Yoga & Meditation	3:30pm - 4:30pm Every Friday, from 17 Oct to 21 Nov	Body & Brain Epsom

About the EEBC Health and Wellbeing Strategy 2025-2028

The strategy is designed to support all residents, with particular attention given to children and young people, older adults, individuals whose health is affected by broader social and economic factors and those whose personal circumstances may disproportionately increase their vulnerability to poor health and wellbeing. The strategy also includes specific references to those who are disproportionately impacted by isolation, disability, digital exclusion and people with long-term health conditions. (Public Pack) Agenda Document for Community and Wellbeing Committee, 08/07/2025 19:30

About Body & Brain, Epsom

Body & Brain Epsom Centre offers classes in deep physical, emotional and spiritual healing through meditative movement, deep stretching and shaking exercises. The practice originates from Korea where it has a rich 5,000 year old history of holistic healing and mind-body practices. Devoted to helping individuals better manage and utilize their brains, this beautiful discipline is suitable for people of all ages and levels, and it is the perfect way to increase your physical activity and gain a greater sense of peace. [Body & Brain | EPSOM | Class Schedule](#)

About Cagers Basketball Club

Cagers Basketball Club is committed to fostering a love for the game and providing competitive basketball for players of all ages and abilities. Their core values include hard work, respect, discipline, and enjoyment. Through teaching correct fundamentals and improving basketball knowledge and skills, we prepare players for the next level, emphasising individual success within a team-oriented framework. [Epsom and Ewell Families » Cagers Basketball Club](#)

About Creative Minds

Founded in November 2012, Creative Minds has been delivering accessible and empowering art sessions for over a decade, earning a reputation as a highly trusted and respected service provider across the UK. Their Creative Minds (CM) Artists bring creativity, expression, and human connection to every session they deliver. We work with a wide variety of venues, including care homes, schools, learning disability services, day centres, and many more, ensuring art is accessible to people of all ages and abilities. [About Us - Creative Minds - Accessible Art Sessions For Everyone!](#)

About Laines Theatre Arts

Since its inception in 1962, Laine Theatre Arts has been dedicated to the fostering of creative talent. Among their alumni are some of the most highly regarded performers, teachers, choreographers, and director-choreographers in the world. The College's outstanding reputation in the performing arts has been built on its unique identity as a training provider, exceptional employment records, and the company values instilled in its students which are noted, time and again by employers. Those familiar with Laine Theatre Arts agree unanimously that it is a unique environment. [Who we are - Laine Theatre Arts](#)

About Rap Therapy

Their focus is to complement the UK education sector by improving the mental health and creativity of students using rap. They equip students with transferable skills that provide benefits inside and outside of the classroom through unique rap based activities, mentorship and practical applications. [Rap Therapy](#)

About Sutton and Epsom Rugby Club

Founded in 1881, Sutton & Epsom is one of the oldest active Rugby Clubs in England with a proud and magnificent history. We first played against Saracens as far back as 1883/84, as one of their very early opponents, and in 1901 beat Stade Francais on their home turf.

Today the Club is one of the largest amateur Rugby Clubs in the Country and from its main ground in Rugby Lane, Cheam, remains run by enthusiasts for enthusiasts. They have over 30 teams with 1,200 current and former playing members, plus 1,800 social members. [suttonrugby.co.uk](#)

About Westcroft Judo Nork

Their martial arts store offers an extensive selection of high-quality gear and apparel for practitioners of all levels. With products sourced from reputable brands, they ensure that both beginners and seasoned martial artists find the equipment they need to excel in their training. [Westcroft Judo Nork](#)

Epsom care home to become hotel and staff HMO

13 September 2025



A former Surrey care home is being given a new lease of life - not for elderly residents but as a mix of hotel rooms and

shared housing.

The Elders, on Epsom Road, Ewell, will now officially become a 12-room guesthouse with an 8-bed HMO (house of multiple occupation), plus a manager's flat, after councillors approved the proposal on September 4.

The decision by Epsom and Ewell Borough Council's planning committee follows a rocky planning history of previous refusals, enforcement notices and accusations the owners were running it without permission.

Cllr Clive Woodbridge said: "Moving it from a sort of limbo where it's operating as it is but without any ability to be regulated - because it's not supposed to be happening - it probably tips my balance."

The building has been empty for several years and developers argue it is no longer suitable for modern care needs.

The scheme has divided opinion with some councillors saying they were uneasy about losing a care facility at a time when demand is only growing. Members noted the loss of the care home - capable of housing up to 24 residents - would also mean a loss of housing.

HMOs tend to have a bad reputation and are sometimes attributed for noisy neighbours and anti-social behaviour. But Cllr Phil Neale admitted this one looked "more for professional people" than "itinerant" workers.

Planning documents reveal the HMO rooms are aimed at housing staff employed by the owners in local care homes, providing affordable accommodation for new workers before moving into the housing market.

Cllr Alison Kelly argued the units could help newcomers find their feet. She said: "It's quite a reasonable use of a HMO."

Not everyone was convinced. Cllr Jan Mason tore into the design, claiming: "It looks like it's been produced on a packet of cigarettes." While Cllr Neale raised concerns about sustainability. He said: "I'm disappointed again that we've missed the opportunity to push solar panels."

Outside the former care home on Epsom Road. (Credit: Google Street View)

Epsom and Ewell Borough Council debt update

13 September 2025



Councils across the UK have added a further £7.8bn to their collective borrowing in the last year, leaving local authorities with debts of £122.2bn - the equivalent of £1,791 for every resident. The figures, released by the Ministry of Housing, Communities and Local Government show that council debt rose seven per cent in a single year from £114.5bn in 2024.

For Epsom and Ewell Borough Council (EEBC), debt at the end of the 2024/25 financial year stood at £64.4m - or £785.80 per head of population. Surrey County Council's position is much larger in absolute terms, with borrowing of £1.07bn, equating to £873.69 per resident. EEBC's debt level is exactly the same as the previous year. "This is because the council has not taken on any additional borrowing, and no debt was paid between the two financial years", said Cllr **Neil Dallen** (RA Town Ward), Chair of EEBC's Strategy and Resources Committee.

Both figures sit below the UK-wide average of £1,791 per head but illustrate how deeply embedded borrowing now is in local government finance.

Why councils borrow

Local authorities are permitted to borrow to fund projects such as schools, leisure centres, theatres and housing. Many also borrowed heavily over the past decade to acquire commercial property - from office parks to shopping centres - intended to generate rental income to offset cuts to central government funding.

But short-term borrowing from central government has almost tripled in recent years, in some cases used to plug day-to-day budget gaps rather than pay for long-term investments. Jonathan Carr-West of the Local Government Information Unit warned the approach was "extremely worrying", likening it to "payday loans for local governments".

Surrey's position

Tim Oliver, Leader of Surrey County Council, said that while the council had "a stable budget position", it was not immune to national financial pressures. He added: "All our key services - including social care, children's services, and highways maintenance - are facing higher demand, higher costs, and reduced funding. We must find ways to continue to support those residents who need us most, and to deliver the services that people rely on every day."

“As part of our budget setting process, the levels of balances and reserves have been determined to ensure that the level is justifiable and manageable in the context of local circumstances and risk.”

Surrey’s capital spending ambitions include new school places, highways upgrades, green initiatives, social care accommodation and library improvements, but the council has been forced to hold more expensive short-term debt while waiting for interest rates to fall.

National concerns

Warnings about the sustainability of council borrowing are not new. Six authorities - Croydon, Slough, Thurrock, Birmingham, Woking and Nottingham - have effectively declared bankruptcy in recent years, in some cases due to failed investment schemes. Thurrock alone faces a £469m funding black hole from collapsed solar farm projects.

The Institute for Fiscal Studies has calculated that local authority “core spending power” remains 18% lower per resident than in 2010 despite some increases since the pandemic.

In June, Labour leader Sir Keir Starmer pledged an overhaul of the council grant system to simplify the funding formula and shift resources towards the most deprived areas. While welcomed by urban councils, rural authorities have raised concerns that redistribution could “overcompensate” and leave them exposed.

Cost of servicing debt

Separate analysis by the *Times* found that councils across Great Britain now spend the equivalent of a fifth of council tax revenues on servicing their debts. Annual interest costs are estimated at over £4bn - more than the combined national spend on emergency housing and libraries, culture and tourism.

The Local Government Association’s finance spokesperson, Cllr Pete Marland, said council finances “remain in a fragile position”, adding: “A sustainable, long-term financial model for local government must lead to all councils having adequate resources to meet growing cost and demand pressures.”

The local picture

Epsom and Ewell’s £64.4m debt may appear modest compared with Surrey County Council’s £1.07bn, but both authorities - like councils nationwide - must balance their budgets each year while contending with higher borrowing costs, reduced grant funding and rising demand for services.

With 30 more councils seeking exceptional financial support from government this year, including permission to use loans or asset sales to cover day-to-day spending, the pressure on local finances is set to remain intense.

The table below lists all of Surrey’s districts highest debt first for 2024/2025:

Surrey’s Districts	Total debt	Per person
Woking	£2,155,641,000	£20,601.33
Spelthorne	£1,065,761,000	£10,252.24
Runnymede	£597,712,000	£6,608.79
Guildford	£311,532,000	£2,088.35
Surrey Heath	£183,436,000	£1,990.24
Waverley	£140,286,000	£1,061.60
Tandridge	£92,816,000	£1,038.11
Mole Valley	£73,850,000	£836.68
Epsom & Ewell	£64,427,000	£785.80
Elmbridge	£48,624,000	£346.08
Reigate & Banstead	£5,000,000	£32.05

RNIB blind to the interests of its Epsom residents?

13 September 2025



The future of Swail House in Epsom, a landmark housing estate for visually impaired people, has become the subject of debate as residents and the Royal National Institute of Blind People (RNIB) present differing perspectives on redevelopment plans.

Swail House, opened in 1952 and named after Martha Swail, was one of the first estates in the UK designed specifically for blind people. With flats laid out to aid navigation, landscaped grounds, and facilities for social activities, it was hailed as a flagship initiative. Over time it has included social rooms, a restaurant, and a Chelsea Flower Show award-winning garden.

Residents' Concerns

Some residents and supporters have voiced fears that redevelopment will diminish the estate's original character and reduce the number of flats for visually impaired tenants. They argue that facilities such as communal spaces, gardens, and the on-site Epsom & Ewell Talking Newspaper (EETN) studio, which has operated from Swail House for over 40 years, are at risk.

Complaints have also been made about the consultation process, with claims that residents' questions have gone unanswered and that accessible formats, such as tactile scale models of proposed buildings, have not been provided.

Russell Bailey, Chair of the Swail House Association for the Visually Impaired, told the *Epsom and Ewell Times*:

"We are very keen for the development to go through. We are not so keen about the way it's being done - i.e. selling off land to pay for the new development - and we are certainly not keen with the fact that there's going to be fewer flats for visually impaired people. If the RNIB were more financially secure, they could have lent money against the value of the property, kept the land, and built more flats.

I don't think residents feel they have had the opportunity to input into how it's going to develop. One real concern is that there will be no communal lounge and no facilities for recording the Epsom newspaper which has been going for many years."

RNIB's Position

The RNIB, however, says it has engaged with tenants and will continue to do so. Kathryn Sherratt, RNIB's Chief Financial Officer, said:

"In March 2025, RNIB submitted an outline planning application to redevelop land at the back of Swail House to build 48 units, and we're currently waiting for a decision on the planning proposal.

RNIB has consulted with tenants on the planning proposal and will continue to share information and consult as the proposals develop, subject to the outcome of the planning decision."

Wider Concerns

Supporters of the estate point out that Swail House is more than just a residential complex. Its natural grounds provide quiet areas for guide dogs and for residents to experience sounds of nature in place of visual cues. Campaigners say this unique environment is at risk if large sections of the site are sold.

Local residents outside Swail House have also raised objections to the design and scale of the proposed development, citing environmental and aesthetic impacts.

Next Steps

The future of Swail House now rests with Epsom and Ewell Borough Council's planning process. Whatever the outcome, the debate highlights tensions between the need to modernise housing stock and preserve the historic vision and facilities that made Swail House a pioneering model for visually impaired people more than 70 years ago.

Image: Swail House aerial - Google Maps.

No alcohol sales between 3am and 7am rules Epsom

licensing committee

13 September 2025



An Epsom corner shop has been given the green light for longer trading hours - but stopped short of being allowed to serve alcohol 24/7.

Ruxley Food & Wine, an off-licence on a busy A-road junction at 427 Kingston Road, applied to extend its alcohol license sales to 24 hours a day. The plan included serving customers via a hatch after 11pm, with Uber Eats and delivery drivers able to collect goods through the window.

But at a meeting on August 13, Epsom and Ewell Borough Council's licensing committee agreed to a police-backed compromise: alcohol can be sold until 1am Sunday-Thursday, and until 3am on Fridays and Saturdays.

The store's consultant told councillors the business had traded without incident for three years. He said crime levels in the immediate area were low with "less than one offence a month" and argued serving alcohol, cigarettes and milk late at night "will not attract a disorderly crowd".

The consultant explained extending the corner shop's hours was to attract additional business. Currently the shop can sell alcohol between 8am and 11pm. He said: "Why should members of the public be denied service when most people go to bed at 10pm at night?"

After hearing Surrey Police and the council's Environmental Health department's concerns, the applicant decided to reduce its licence application operating hours to 7am-2am the following day Sunday to Thursday, and then 7am to 3am Friday to Saturday.

But at the meeting officers still stressed their worries have not been resolved. Environmental Health officers argued the importance of protecting residents from late-night disturbance and the safety of potential lone shop workers.

Both Surrey police and Environmental Health warned of potential noise and nuisance for nearby residents - those living on adjoining streets or above the parade of shops.

"If you open up later it does open up the area to potential crime and disorder," said a Surrey Police representative. She argued selling alcohol 24 hours a day or similar will increase the likelihood of such crimes such as anti-social behaviour.

The committee concluded that granting the full hours could undermine the licensing objectives of preventing crime and disorder, public safety, preventing public nuisance and protecting children from harm particularly during weeknights in a residential area.

Image: Ruxley Food and Wine shop on Kingston Road. (Credit Emily Dalton/ LDRS)