

# Tackling health inequalities in Surrey

18 January 2025



Surrey County Council has been awarded 5 years of funding by the National Institute for Health and Care Research (NIHR) to create a **Health Determinants Research Collaboration** (HDRC). The £5m funding will help the local authority to build capacity to do research on prevention and create a culture of using evidence in making decisions.

NIHR HDRC Surrey's vision is to improve health of our residents and reduce health inequalities which are driven by the social determinants of health. To achieve this, the HDRC Surrey will use the funding to enhance local research capacity, drive research on prevention and public health where evidence isn't yet available. It will also embed a culture of evidence-informed decision-making which is based on local knowledge underpinned by community involvement and issues that matter most to our residents.

HDRC Surrey is a partnership between the council, the University of Surrey, and voluntary and community partners. Together, over the next five years, we will focus on:

- Improving our research governance and infrastructure
- Building research capacity and providing training support
- Supporting knowledge mobilisation
- Conducting robust research that reflects the needs and experiences of local communities
- Embedding meaningful public involvement at the heart of Surrey HDRC's work

**Tim Oliver, Leader of Surrey County Council, said:** *"This ambitious project will facilitate a rigorous focus on health inequalities in Surrey. The substantial funding will ensure sustainability in our approach. We already work closely with the University of Surrey and this research programme will build on our existing relationship to provide people locally with better opportunities and outcomes."*

**Councillor Mark Nuti, Cabinet Member for Health & Wellbeing, and Public Health, said:** *"Improving the wellbeing of residents across Surrey is something that we all strive to achieve. Prevention is the key to a better and healthier place to live and to achieve this we need to know where and how best to invest money and resources. This new funding will enable a fantastic partnership between the council, the University of Surrey and voluntary and community sector to strengthen our research infrastructure. The new research infrastructure will be invaluable in guiding and informing decision-making that will have a real, positive impact on our residents' lives leaving no one left behind."*

**Professor Lisa Collins Pro Vice Chancellor, Research and Innovation at University of Surrey, said:** *"The University of Surrey is thrilled to partner with the local authority and involve the community on this vital health research collaboration. The funding will empower us to conduct impactful research that addresses the unique health challenges faced by residents."*

**Ruth Hutchinson, Surrey County Council's Director of Public Health, said:** *"The NIHR grant is exciting as it will enable us to work more collaboratively with the University of Surrey, Districts and Boroughs and local communities to directly meet people's health needs in Surrey, leading to better outcomes."*

## Why Surrey?

Although Surrey is seen to be one of the most affluent parts of the UK, there are areas with high levels of deprivation associated with poor health. In 2020, someone living in the most deprived area of Surrey is likely to live 10 years less than someone living in the most affluent part of the county. To address this, we need to better understand how factors like the built environment, housing and the economy affect people's health in Surrey. Our Health Determinants Research Collaboration (HDRC) will help us to do this.

HDRC Surrey will improve how, as a local authority, we use research to get a better understanding of what works and for whom to reduce health inequalities.

Image courtesy: RDNE Stock project

---

## Will Surrey potholes outwit AI?

18 January 2025



Surrey County Council will now use AI to detect potholes to help speed up road repairs across the county.

Computer vision cameras fitted to dashboards inside highways vehicles will spot and photograph potholes which will then be automatically recorded for repair. Future enhancements will see other defects such as missing signs and foliage overgrowth also programmed for repair.

Highways Inspectors will no longer need to step onto the road to manually carry out inspections which will make the process safer and more efficient. Potholes that don't need immediate attention will also be regularly tracked to ensure they are dealt with when needed.

**Matt Furniss, Cabinet Member for Highways, Transport and Economic Growth, said,** *"We have some of the country's busiest roads and we're working incredibly hard to improve them, with nearly £300m allocated to repairing and improving Surrey's roads and pavements over the next five years (2023 - 2028).*

*"Adopting this technology will mean we can proactively log and fix potholes, helping to ensure we have well-maintained roads across the county for our residents.*

*"We're also resurfacing more roads and pavements than ever with 100 miles of roads and 30 miles of pavements resurfaced by our highways teams from April - December 2024 alone. This will make our highway network more resilient which will reduce the number of potholes that develop on our roads in the first place.*

*"I'm also pleased that we are pioneering AI technology to detect potholes as championed by the government just this week."*

**Connell McLaughlin, CEO of Route Reports said,** *"We're thrilled to formalise this long-term partnership with Surrey County Council, who were among our earliest supporters and collaborators in developing Route Reports' AI road maintenance platform.*

*"Their feedback and hands-on involvement played a key role in refining our defect detection technology to ensure it meets the real-world needs of the community. This partnership exemplifies how innovative solutions and local expertise can come together to make roads safer, more efficient, and more sustainable."*

Surrey County Council is the first local authority in the UK to move away from manual inspections and solely use video and AI technology to log and programme pothole repairs. The council has worked with provider, Route Reports, to trial and develop the software.

Residents can also report and track road and pavement issues on **Surrey County Council's website**.

Image: Pothole in Woodcote Road Epsom

## Will planners say "Sori, mun moka"? \*

18 January 2025



Dear Editor,

The report in the Epsom & Ewell Times (9th January) about Historic England placing the Epsom Town Centre Conservation Area on its 'at risk register' is extremely timely, given the current application to demolish **Cafe Moka**, Unit 60 of the Ashley Centre and the damaging impact this would have on the setting of what is undoubtedly one of Epsom's most important listed buildings.

So far two formal objections have been lodged against the proposed demolition of the current turreted Café Moka - both highlighting the architectural reasons why its removal and replacement with a modern, glass and steel unit would not only spoil the visual harmony of the square but also negatively affect the setting of Waterloo House.

The objections focus on several key issues:

1. **Architectural Incompatibility:** The proposal's replacement of the turreted Café Moka with a stark, utilitarian design would disrupt the character of Ashley Square, a blend of brick facades and tiled roofs. The original design, which still stands the test of time, complements the adjacent Market Place and reflects the history of the area. The turreted Moka unit, along with the similarly turreted (but now sadly spoiled) High Street entrance, are carefully considered features that referenced the sadly lost King's Head Hotel coaching inn, which once stood on the site of Boots.
2. **Impact on Views:** The turreted structure helps screen the expansive service area behind the café, shielding views of the unattractive back facades of buildings on South Street. Its demolition would expose these eyesores and diminish the square's architectural integrity.
3. **Negative Impact on Waterloo House:** Most importantly, the removal of the turreted Café Moka would harm the setting of Waterloo House's historic carriage entrance. The building is a rare surviving example of a 17th-century spa town assembly rooms and has been sensitively restored (and appropriately renamed) by Wetherspoons. An ill-suited modern development next door would undermine this significant restoration.

Only a couple of years ago a highly questionable decision was made by Epsom & Ewell Borough Council to approve the recladding of the Ashley Centre's main entrance in blatantly fake stone - a move that already detracts from the original architectural concept of the 1980s shopping centre and the local history it subtly references.

Losing the turreted Café Moka would be another regrettable step backward, diminishing the area's historical and aesthetic value - and it's therefore vital that the Council doesn't inadvertently support another proposal that would further compound Historic England's current concerns.

I encourage all those who care about preserving Epsom's heritage to voice their opposition to this unnecessary and damaging proposal.

Yours faithfully,

**Simon Alford**

Epsom

Related reports:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Epsom and Ewell Borough Council response to Historic England's Report on local heritage

\*"Sori, mun moka" is a colloquial term meaning "Sorry, my bad". "Moka" is also a coffee pot.

## Surrey school children road safety faces funding challenges

18 January 2025



Children at a special needs school could be left waiting years for a much needed crossing. Clifton Hill School, on Chaldon Road in Caterham, is a secondary school for 11-19 year olds with severe and complex learning difficulties and special needs.

Students at the school demanded action in May 2024 after telling councillors they felt scared going on the road outside their school because there is no safe crossing. Pupils are encouraged to use the cafe in the church opposite the school as part of their independent living skills, but they said people "driving like maniacs" or even honk at them if the students take too long crossing the road.

Surrey County Council said: "In the interim we are looking into rectifying shorter-term issues such as improving line painting and signage, and we will keep the school and parents updated on this as we progress. We'll continue to do all we can to keep our roads safe."

Short-term measures included lowering a school warning sign so drivers can see it at car-level, getting the greenery cut

back so drivers can see the signs, and installing a dropped kerb for wheel-chair users.

“Another term is over and our children can’t cross the road safely,” said Rachael Forkan, mum and member of the Clifton Hill Parent Teacher Association (PTA). Ms Forkan said she and the head were “not thrilled” the signal crossing was part of a ‘long-term plan’ for improving the school’s road safety. Ms Forkan said: “It isn’t a bit helpful because that could be anything from two years to seven, and my son will leave there in five years’ time.”

Officers reported there were no dropped kerbs between the school and the church which made it “problematic to navigate” for wheelchair users trying to cross smoothly. Where the County Council would deliver road safety awareness training to students, for students with complex and multiple disabilities, like at Clifton Hill, officers said this type of training would “not be appropriate”.

“It’s definitely a priority for now,” said Councillor Jeremy Webster for Caterham Hill. “But the [County Council] is telling me there isn’t any money and that we have to wait a couple of years, but by then problems will be worse.”

The local councillor described Chaldon Road as “problematic” with existing highways issues such as increasing pressure from developments and an unstable embankment. Cllr Webster told the Local Democracy Reporting Service (LDRS) he would continue to urge the Surrey County and Caterham Parish council for their financial support.

Conservative MP for East Surrey, Claire Coutinho, who visited the school in summer 2024, said she recently met with Cllr Jeremy Webster at the school for an update on the crossing issue. Ms Coutinho said she asked him to maintain pressure on his colleagues at Surrey County Council to find a “funding solution” to get so a crossing installed as soon as possible.

A Surrey County Council spokesperson said: “At a site meeting completed in October 2024 we recommended a zebra or push button signalised crossing as the most appropriate road safety measure to be introduced. We appreciate that parents would like this to be implemented immediately, however this assessment forms part of a wider piece of work across the county which has seen us identify demands for road safety measures across another circa 50 sites, and we will have to prioritise which of these sites are then worked on with any available funding. At present, the council hasn’t set its budget for this area of work and as such no funding has yet been allocated.

“Which sites take priority will depend upon a number of factors including the level of road safety risk based on site observations and collision history, the number of people that would benefit from improved facilities, cost and the level support from the local community for any proposals. Once funding has been identified it typically takes a year to design, complete the legal consultations and then implement a zebra or signalised pedestrian crossing.”

---

## Surrey’s D’Oyly Carte Island concerts cancelled.

18 January 2025



Plans for a summer concert on a private island as part of Weybridge Festival have been cancelled over health and safety concerns. D’Oyly Carte Island hosted three days of music and entertainment as part of the Weybridge Festival over a weekend in July 2024.

The private island, inaccessible to the public for part of the year, opened its grounds last year for Weybridge Festival and celebrated music ranging from Motown and Soul to 70s’ and 80s’ soft rock. But councillors have decided to issue a counter notice to stop the event going ahead in 2025 over safety concerns.

Surrey Police and Environmental Health representatives slammed the application for its lack of important information to ensure public safety such as the limited access to and from the island, and the lack of adequate protection to prevent members of the public falling into the river. The pair emphasised that no site plans have been shared with officers, nor exit routes or briefing for marshals to judge the safety of the operation.

“We don’t want to wait for a tragedy to happen,” said Lucy Marriot, from Surrey Police at Elmbridge Borough Council licensing meeting on January 7, “We want to take a proactive approach to public safety.” Both representatives argued there was not an acknowledgement of the potential dangers of an island-based music festival and the size of the event.

But Andy Hill, the applicant and owner of the island, asked the committee in a statement: “Was it a mistake that the event was approved last year?”. Although Mr Hill submitted the same risk assessment form as last year, the council said its internal procedures for Temporary Event Notice licensing had changed and new officers have come into post.

### Serious safety concerns

The council’s principal environment officer raised the alarm that no measures have been listed to protect the public. She told the committee the applicant’s risk assessment form gave no details on how the event would look after people (who may have had a few drinks) would be protected from uneven paths, the water enveloping the island or the courtyard fountain.



A unique location, only one bridge serves as the connection from the mainland to D'Oyly Carte Island. Almost 500 people could leave the island via the sole bridge at the same time, according to the officer, and no evidence has been given whether the bridge could hold the weight.

"I hope you don't see it as health and safety gone mad," the officer said, as both officers repeatedly urged they did not want the event to be cancelled but wanted the public to enjoy it safely. The council's environmental officer said she had "serious concerns about Mr Hill's attitude to health and safety".

Council documents state that nine marshals and one professional security marshal will be employed to look after nearly 500 people at any one time over the weekend. In his defence, Mr Hill said after the meeting that all the marshals employed for the festival had worked on the island before and so knew the land much better than other staff.

But the Licensing Officer said she did not think it was "appropriate for one [professional security] marshal, one trained person, to look after 499 people and cover the whole island." She stressed that other marshals would not be trained in crowd control or lifeguarding to look after people at the island event, according to the submitted documents.

A spokesperson from the council said: "Despite the Police and environmental health offering to meet with the applicant to discuss and address these concerns, no meeting was accepted. Consequently, our environmental health team and the Police had no choice but to object which resulted in a hearing where the licensing sub-committee refused the temporary event notice in its current form."

### **"Health & Safety on steroids"**

Speaking after the meeting, Mr Hill said: "In 2024 D'Oyly Carte Island held a series of Summer Concerts that were enjoyed by over 3,000 of our local community as part of the wider Weybridge Festival. Before the concerts we met with the police, health & safety, noise control, ambulance services and a few others to make sure we held an event safe for the public. These bodies made some good recommendations and, at a cost of over £35,000, we implemented them all with the associated risk assessments.

"The outcome from these recommendations and the associated investment was no injuries, no complaints, no arrests, no drugs and no disorder, just a flood of compliments. We were asked by Weybridge Festival to do the same again for 2025, so I submitted an application to repeat what we held in 2024. It is a complete mystery why the Council has rejected our application, cancelling the D'Oyly Carte Island Summer Concerts in 2025.

"Were Health & Safety negligent in their duties by allowing the concerts to proceed in 2024? Why have they objected to a repeat of the same event in 2025? One can only speculate that Health & Safety has been put on steroids and they are more interested in creating unnecessary meetings and paperwork, repeating work that has already been completed, simply to keep them gainfully employed at tax payers expense.

"We have invested heavily in bringing D'Oyly Carte Island back to life and have created opportunities like the café, bar, creperie and the D'Oyly Carte Island Summer Concerts. These activities include the community on our journey to renovate this amazing piece of history and culture in Weybridge. All I would ask in return is for the 100,000 people that have visited the island to write or email the Council asking them to reverse their decision and permit the D'Oyly Carte Island Concerts to proceed."

## **Blot on Epsom Down's west horizon to grow?**

18 January 2025



The "Croydonisation" of Woking will continue after a 26-storey town centre tower block on the former BHS site was approved. The plans for the 272-home 85-metre-tall building are nearly identical to those previously rejected in March 2024 but have been signed off following changes to Woking Borough Council's housing targets and further clarifications from the developers. Donard Real Estate will demolish the former store to create the Crown Gardens project. The build-to-rent project will include 28 affordable homes as well as retail and commercial zones on the ground floor of the Commercial Way site. There would also be public space landscaping to improve the area around Christ Church.

Approving the plans - which were also under a separate appeal - would help the council meet its new, higher housing targets and help take pressure off green belt sites. The meeting was also assured the building would be predominantly made of brick, limiting the potential of weather damaging external cladding. The town centre had to be closed off after cladding fell from the Hilton Hotel building this year due to storms. Speaking on behalf of the developers was Mervyn McFarland. He said, "Crown Gardens will deliver 272 high-quality build-to-rent homes addressing the growing need for

housing and helping Woking's residents, particularly young people and families, to stay in Woking and contribute to the town's vitality and growth. It will help alleviate pressure on traditional housing stock while also contributing to meeting housing targets. It will free up homes better suited to families and other demographics, contributing to a more balanced housing market in Woking. Crown Gardens will support Woking's regeneration, bringing up to 700 new residents to the town centre. This is expected to bring in around £10m expenditure annually in local spending, boosting businesses."

The limited parking at the site was no longer considered a valid reason to object to the plans given its proximity to Woking Railway Station and active travel options. The January 7 planning committee also noted that a similar high-rise application at Technology House was allowed on appeal, with the Planning Inspector saying parking options were sufficient. Councillor Rob Leach (Liberal Democrat, St Johns) said: "It's clear that the development will help meet the housing needs that we have and the new government target building levels, to a significant extent, are helped by this. I've always been resistant to skyscrapers in Woking, what I've called the Croydonisation of Woking, in the past, but I think this has to be preferable to incursions on the green belt where that can be avoided."

Related report:

Blot on Epsom Downs horizon to grow no more?

---

## Surrey County elections must go ahead clamour

18 January 2025



The May 2025 Surrey county elections must not be postponed, the 11 boroughs and district councils have said. That call has been amplified with the Surrey Liberal Democrat MPs writing to Government lending their support to the call - while a petition arguing the same has been signed by more than 3,000 people. The decision to call off this year's poll will be down to Government ministers who said they would consider delaying local elections in areas going through the devolution process. Surrey has put itself at the front of that queue - which would get rid of existing councils and replace them with a new structure. What that would look like is anyone's guess at the moment, but could range from a single mega council, or potentially two or three slightly smaller bodies. Any new system would have an overarching strategic mayor.

The county leadership argues that postponing the elections would give officers time to get on with the once in a lifetime reorganisation - which needs to have interim proposals submitted by March ahead of a more ironclad May deadline. They also question the value of holding elections, which would cost an estimated £2.48m, for a council that was effectively doomed to die within two years - the new devolved authority is expected to be up and running in 2027 with shadow elections held the year before.

The leaders of the 11 Surrey District and Borough Councils met with their Surrey County Council counterpart on January 7 to discuss the English Devolution White Paper and what this would mean for the residents of Surrey. There was acknowledgement that the central Government was determined to introduce sweeping changes through devolution with district and county councils merged into new unitary authorities. A statement released after the meeting read: "All the Leaders of the Surrey District and Borough Councils expressed their concerns around the pace of change being imposed by central government and that such widespread and significant change needs wider consultation with the residents, stakeholders, and businesses across the county. In addition there was concern that the change, as proposed, will decrease local representation for residents of Surrey. While the Leaders concluded that there needs to be a dialogue with Surrey County Council on the proposed changes, there was wide agreement that the county council's plan to write to the Secretary of State, Jim McMahon MP on Friday January 10, requesting to postpone the county elections scheduled to take place on May 1 2025 was not supported by the District and Borough Leaders and would be opposed if submitted."

Surrey Heath Borough Council leader Shaun Macdonald added that allowing the elections to go ahead would ensure that all those involved "in shaping the future of our communities" had the democratic mandate to represent residents. The six Liberal Democrat MPs for Surrey also co-signed a letter to Government calling on it to not pass legislation postponing this year's elections, describing it as an affront to democracy. They also expressed concerns over the speed of devolution and local government reorganisation. They said: "A proposal of this scale requires careful consideration and broad support. Yet, just three weeks after the government's announcement, no credible plan exists. There has been insufficient engagement with district and borough councils or MPs to justify this unprecedented step."

Elections, they said, must go ahead to give those voted in the mandate for how to deliver those changes. They added: "This is a once-in-a-generation opportunity to reshape local government in Surrey, and it must not be derailed by unnecessary delays or a lack of transparency."

Related reports:

Are Epsom and Ewell's Interests Served by Postponing Democracy?

Surrey's Conservative leader wants to postpone May's poll reckoning

Local government reorganisation: What will it mean for Epsom and Ewell?

All change! Epsom and Ewell Borough Council approaching its final stop?

---

## Surrey's affordable homes left unclaimed

18 January 2025



Millions of pounds worth of affordable Surrey homes remain unbuilt because nobody is willing to take on the project. It has left Spelthorne Borough Council scrambling around trying to find a housing partner with negotiations set to take place over a potential rent to buy scheme.

It leaves families dangling in limbo on waiting lists with nowhere to go as there are almost 2,500 people are currently on Spelthorne's housing list.

It comes as the developers behind a massive Staines Tower block withdrew all affordable housing from the scheme and instead only offered the council money to put towards low-cost homes elsewhere in the borough.

The Elmsleigh Road scheme was given the green light on appeal in 2022, after Spelthorne Borough Council had refused the application the previous year. The site, at the Old Telephone Exchange, is still under construction by the developer, Fairview New Homes.

Developers, Fairview, asked the council to remove affordable homes from its plans for 206 new units in two towers in Staines, and agreed a £3.85m contribution to go towards off-site affordable housing, instead of the 70 homes that were originally planned.

However, the council opted to delay accepting the money and approached a rent-to-buy provider, Rent Plus, to potentially take the affordable housing off its hands. Cllr Lawrence Nichols (Liberal Democrat/ Halliford and Sunbury West) told a planning committee on January 8: "If we take the [developer's] money, Rent Plus walk away."

Rent Plus buys affordable homes from developers at a discount, and then leases them to low-income families on the waiting list with the long-term plan of buying them.

The council had previously rejected using Rent Plus because the company did not provide housing to "the most needy" in line with the council's legal requirements, the Housing Officer told the committee. Cllr Nichols said Spelthorne council has a meeting with the provider, Rent Plus, scheduled for January 14, next week.

### "No interest"

The developer told the committee it had approached numerous registered providers for affordable housing but there was "no interest from any to take the residential units". There were four separate tender processes and during the most recent, 81 parties were approached. Only 21 responses were received and all declined the opportunity to purchase the homes.

Speaking at the meeting, Director of Affordable Housing for Fairview New Homes Jonathan Millership, said: "The responses highlighted several issues that were specific to this development; these include the high rise nature of the building and the inclusion of a single staircase, a lack of appetite for flats in tall buildings outside London and a general lack of appetite for developer-led section 106 schemes."

But councillors were not impressed. Cllr Katherine Rutherford (Independent Spelthorne Group/ Ashford Common) said the company "should have done their research".

Cllr Darren Clarke (Conservative/Laleham and Shepperton Green) said: "Built the wrong thing in the wrong place to the wrong standard, but people don't want them." He added: "We all want affordable housing [and] we've got a real housing crisis."

The council had also considered accepting the £3.8m and putting in its s106 pot for building community infrastructure. Officers explained the council could then use this to buy homes in the borough and then rent them out as affordable housing, generating a profit.

Councillors eventually decided to defer the decision on whether to accept the developer's contribution until the next planning meeting in February 2025.

Image: CGI visualisation from Thames Street or the Elmsleigh Road Scheme. (Credit: Spelthorne Borough Council Planning documents/ Fairview New Homes)

---

# Are Epsom and Ewell's Interests Served by Postponing Democracy?

18 January 2025



The Conservative-led Surrey County Council's recent decision to seek a postponement of the May 2025 elections raises serious questions about the motivations behind this move. This decision, spearheaded by Councillor Tim Oliver, comes after the Conservative Party's near-total defeat in the July 2024 General Election and appears to be as much about retaining control as it is about facilitating local government reorganisation.

The argument put forward by the council's leadership—that elections would create a “zombie” authority that wastes public funds—is unconvincing. Elections are a cornerstone of democracy, not a bureaucratic inconvenience. By delaying them, the current leadership retains power at a time when its mandate to govern Surrey is at best questionable. Surrey's residents, many of whom voiced their dissatisfaction with Conservative governance at the ballot box just months ago, now face the prospect of being governed by a council that is effectively prolonging its tenure without public consent.

One cannot ignore the context of this decision. Central government's push for local government reform and devolution is not an altruistic initiative aimed at better serving communities. It is a cost-cutting exercise disguised as modernisation. The Government's stipulation that new councils must serve a minimum of 500,000 residents almost guarantees the dissolution of smaller, locally focused boroughs like Epsom and Ewell.

For Epsom and Ewell, the smallest of Surrey's 11 boroughs, this means the likely loss of a council that has served its residents with proximity and understanding for decades. What replaces it may be a sprawling mega-authority or a fractured, less accountable unitary structure. Either way, Epsom and Ewell risks losing its unique voice, with decisions about its future made by those unfamiliar with its needs and aspirations.

Equally troubling is the inclusion of Woking Borough Council's extraordinary debt—reportedly the largest in UK local government history—in the negotiations surrounding devolution. This financial calamity, created under Conservative rule, should be a cautionary tale about the dangers of poor governance, not an issue swept under the rug in the rush to reform. Why should other Surrey residents shoulder the burden of Woking's mismanagement? And why has Surrey's Conservative leadership not been more transparent about its plans to address this issue?

The proposal to postpone elections also conveniently consolidates power for a party facing an uncertain future. By delaying the democratic process, Surrey's Conservative leadership ensures it remains at the table during pivotal discussions about the future shape of local government, even as the electorate has made its dissatisfaction clear.

Epsom and Ewell Borough Council, like others across the county, is being swept into a centralised reorganisation process with little clarity about what it will mean for its residents. The likely outcome is the erosion of local democracy, with decisions affecting communities being made further away and by people with less understanding of local needs.

Surrey's leadership has yet to explain convincingly why postponing the elections is necessary. If their proposals for reorganisation are sound, why not put them to the test of public approval? Democracy is not an obstacle to progress; it is the means by which progress is legitimised.

Epsom and Ewell's residents deserve to have their voices heard in shaping the future of their local government. They deserve transparency about what reorganisation will mean for their services, their representation, and their community identity. Most importantly, they deserve the chance to vote on who should lead that process. Anything less is an affront to democracy and a betrayal of public trust.

The May 2025 elections must go ahead. It is time for Surrey's leaders to trust the people they serve and stop hiding behind bureaucratic excuses.

Epsom and Ewell Times

Related reports:

[Local government reorganisation: What will it mean for Epsom and Ewell?](#)

[All change! Epsom and Ewell Borough Council approaching its final stop?](#)

[Surrey's Conservative leader wants to postpone May's poll reckoning](#)

[Tiers to be shed if Epsom and Ewell loses its Borough Council?](#)

# Local government reorganisation: What will it mean for Epsom and Ewell?

18 January 2025



The leader of “doomed” Surrey County Council will write to the Government asking for the May 2025 elections to be postponed and Woking’s debt cancelled as part of devolution measures to merge the county’s councils. The moves are said to allow the council the time to draft proposals for how the county and its 11 boroughs and districts will be dissolved and reborn as potentially a single authority with a directly elected mayor. Other plans could see the county split in two or three smaller unitary authorities in one of the biggest shake-ups in a generation.

In December, the Government placed councils on short notice over devolution plans, giving those who want to get on board until March to submit interim merger proposals. Those who do not will have their devolution plans dictated to them by Downing Street. To give councils time to reorganise, the Government also said it would consider passing legislation postponing the May 2025 elections until next year. On Wednesday, January 8, Surrey County Council confirmed it would pursue the Government’s offer, with conditions.

The move to push back elections, however, was disputed in the chamber with councillors calling it undemocratic, while the leaders of the 11 boroughs and districts have also called for the May polls to go ahead. Councillor Paul Follows, leader of the opposition, told the meeting the boroughs and districts made it very clear local government reform was necessary – but that it could be done alongside the democratic process. He said: “We accept and broadly agree that some unitary council combination would make sense for a variety of reasons but we believe that the pace, the haste, and the lack of plans should not just be folly but a clear threat to services our residents need, and we do not accept that elections must be cancelled.

“The Government aren’t asking us or making us cancel elections. The deputy prime minister confirmed in an interview [on Wednesday morning] that councils are not being asked this way.” He added: “The timetable is going to remain as is and the work is going to happen and we can do everything that the leader is proposing to do while holding the scheduled elections. The leader has argued that leaping in here brings benefits but nobody has outlined what they are and honestly whatever they are, unless they include defined government interventions on debt and adult social care, nothing is worth taking that leap because then any successor authority will be immediately in serious troubles.”

He would also raise concerns that without clear guidelines and financial support, scenarios where playing fields in Godalming could be sold off to pay debts in Woking could emerge. The ruling Conservative group, however, dismissed demands to keep the election saying it would not only cost millions – estimated at about £2.48m – but also elect a “zombie” body that would be dissolved in just a year’s time.

Councillor John O’Reilly (Conservative; Surrey) said: “This council is doomed. This council will not survive and the 11 boroughs and districts will also not survive. So we are talking about a new structure and framework and for those saying the election to go ahead, it is quite clear, the minister’s letter has said that those authorities where elections do go ahead, they have still got to provide submissions by autumn, leaving only a few months. So what is going to happen if we have elections? It will essentially be a zombie council in the twilight, lurching through its own oblivion maybe only a year or so later when elections will take place for the new authorities.”

Councils have until March to submit interim devolution proposals with final drafts delivered by either May or the Autumn. The council has said it will work with “all stakeholders” over the next eight weeks in drawing up plans, including residents, as well as taking feedback from police, fire and rescue, and health services. The Government states it wants new councils to have a minimum of 500,000 residents meaning it is most likely Surrey would become either a single mega authority or split in two – with a directly elected mayor.

Some councillors raised a preference to create three bodies. Councillor Tim Oliver did not rule out expanding beyond the Surrey border to create a regional authority but hoped that all parties could come to an agreement. He said: “We propose to make it clear that the Government will be asked to deal with the debt partially, Woking that is publicly known and crystallised, but there are other levels of significant debt across the county.” He said it was better to get in early to create some leverage over the debt position rather than be handed down a Government dictate.

He said: “Work will start on Friday – officers are putting together the working groups needed. This will be exceptionally time consuming. Not only will it need collaboration between the boroughs and districts, but this council will need to have an input into the proposals. We may go with more than one proposal, one from this council and one from the boroughs and districts.”

The county council leader will now write to the Government setting out that Surrey wishes to be part of the accelerated devolution program and that it would support any new legislation postponing the May 2025 elections until next year.

Related reports:

All change! Epsom and Ewell Borough Council approaching its final stop?

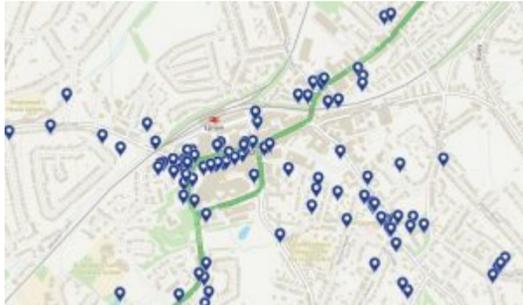
Surrey's Conservative leader wants to postpone May's poll reckoning

Tiers to be shed if Epsom and Ewell loses its Borough Council?

---

## Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

18 January 2025



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

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

### Decoding the Heritage Assessment

Historic England evaluates heritage assets based on three criteria: **Condition**, **Vulnerability**, and **Trend**:

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

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

### Epsom Town Centre Conservation Area: A Historic Hub in Decline

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

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

### Horton Conservation Area: A Legacy of Victorian Innovation

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

### Epsom and Ewell Borough Council: Highlighting Achievements

Councillor **Peter O’Donovan**, (RA Ewell Court) Chair of Licensing & Planning Policy, defended the Council’s track record

in heritage conservation. He highlighted the Council's restoration of the **Epsom Clocktower** in 2019 and its role in transforming Horton Chapel.

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

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

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

### **Councillor Kieran Persand: A Call for Stronger Action**

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

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

### **The Bigger Picture: Heritage and Development**

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

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

### **Community and Stakeholder Engagement**

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

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

### **The Path Forward**

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

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

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

---

# **Epsom and Ewell Borough Council response to Historic England's Report on local heritage**

18 January 2025

Councillor **Peter O'Donovan**, (RA Ewell Court Ward) Chair of the Licensing & Planning Policy Committee

Epsom & Ewell first came to prominence as a destination town in the early seventeenth century with the discovery of Epsom Salts within the borough. Visitors came from London and further afield to 'take the waters'. Epsom became known to merchants and royal visitors alike as a place of relaxation, sport and leisure, perhaps most famous even now as being the home of the Epsom Derby. The town was first granted Market Town status by Royal Charter in 1865, and Epsom market has been a defining focal point for the bustling town for hundreds of years, watched over by the historic landmark

Epsom clocktower which is owned by Epsom & Ewell Borough Council and restored in 2019.

Our local heritage is integral to our unique local character. Across the borough there are around 300 buildings listed on the National Heritage List including Bourne Hall in Ewell, listed for its “striking design, ...space-age flair and the generous, top-lit principal interior space”, Ewell Court House, a little altered Grade II late Victorian house built in the Jacobean style with wonderful period plasterwork and joinery, set in beautiful grounds with flowerbeds, walks and lake: and the Grade II\* listed Assembly Rooms in Epsom which are the earliest known surviving building of this type in England.

There are 21 designated Conservation Areas in the borough. For each of these areas of special architectural or historic interest the council publishes an outline of the area’s special interest and proposals for its preservation and enhancement, which can be found here: [Conservation Areas | Epsom and Ewell Borough Council](#).

#### Horton Conservation Area

Horton conservation area is one of a group of conservation areas put in place to protect the Victorian psychiatric asylum buildings in Epsom, which became redundant in the 1990s. Horton chapel is a grade II listed building which opened in 1901 as a place of worship for the patients and staff in the surrounding hospital buildings. It was empty and in a state of disrepair for many years, but was recently restored and reopened as the Horton Arts Centre, using funding from the National Lottery Heritage Fund and several other funds, including £1.46m (*s106 developers’ funds*) allocated by Epsom & Ewell Borough Council.

This is an example of heritage that was at risk of dilapidation, but for which a vibrant new use has been found. Historic England have been asked to remove the entry from their Heritage At Risk Register as the building and area are no longer at risk.

#### Epsom Town Centre Conservation Area

Epsom Town Centre Conservation Area extends from South Street and West Street, along the High Street, and along part of Upper High Street at the eastern end. The architecture of the area represents the history of the town centre and its development from a spa town in the 17th century to the present day with many interesting historic buildings, some of which are listed, and all of which are protected by their conservation area status.

Historic buildings are mainly owned by private owners, so controls are set by the government and the council to ensure that they are conserved in a manner that will ensure their survival and enjoyment for present and future generations.

- To protect the conservation area, listed buildings in Epsom town centre must apply for Listed Building Consent for alterations (including internal alterations) and other buildings must apply for planning permission for external alterations.
- To help owners and businesses understand the historic character of the conservation area, the council has also produced a conservation area appraisal, which sets out the important historic features and buildings that should be looked after to protect the character of the conservation area.
- The council has recently published its Town Centre Masterplan which aims to compliment and protect the Town Centre conservation area. The first principle of the plan is to adopt “a context-led design approach to guide the development, regeneration and repair of the town centre. Having particular regard to the impact of building heights, building design, materials and land uses will ensure new development contributes to an improvement in the quality of the town centre.”
- The council is also working to improve the appearance of the area by controlling development and seeking to improve the appearance of the buildings and shopfronts, as well as taking enforcement action where unauthorised works have taken place. Those considering making changes to their buildings are advised to seek advice from the planning service before undertaking the works. The council runs a pre-application advice scheme that can be used to find out whether changes might or might not be acceptable prior to making an application.

As these measures demonstrate, the council works in range of ways that are within its control to protect the borough’s local heritage and conservation areas.

In 2023, Epsom & Ewell Borough Council participated in a Local Heritage List Project with Surrey County Council, funded by the government’s ‘Build Back Better’ initiative in association with Historic England. We are in the process of finalising the assets on our local heritage list in 2024/25 following consultation. The list will include those assets most valued by our local communities.

You can find out if a building is statutorily listed, locally listed or in a conservation area by using our online mapping system.”

Further information:

<https://historicengland.org.uk/advice/heritage-at-risk>

<https://historicengland.org.uk/listing/the-list/list-entry/1232459?section=official-list-entry>

<https://www.epsom-ewell.gov.uk/conservation-areas> (opens the Hospital Cluster Conservation Area Appraisal)

#### *Hospital Cluster – Introduction*

<https://www.epsom-ewell.gov.uk/conservation-areas>

# All change! Epsom and Ewell Borough Council approaching its final stop?

18 January 2025



Surrey is changing “whether we like it” or not and county council leader **Tim Oliver** says it’s better to be at the forefront of that change.

The Government wants to introduce new mayoral authorities across the country in a bid to streamline councils and shift power away from Westminster.

For Surrey, that means scrapping the 11 boroughs and districts as well as the county council, and replacing them with either a single, or what seems more likely, two authorities with a Strategic Mayor.

The question is how will it be done? The answer; it will either be imposed on Surrey, or the councils can create their own plans to merge under devolved powers.

County Council leader, Councillor Tim Oliver, favours playing a central role, arguing that change is inevitable, and it’s best to be part of the conversation in order to shape the future, rather than sit on the sidelines waiting to be told what to do.

The Government wrote to the county council in December outlining how it planned to “transfer power out of Westminster through devolution and to fix the foundations of local government.” It wants a simpler structure that is “clearer for residents” and said it would even pass new laws to postpone the May 2025 elections “to help manage” the once in a lifetime opportunity to restructure.

Writing to Surrey, Jim McMahon, minister of state for local government and English devolution, said: “We are under no illusion about the scale of issues facing local government. It is in all our interests to make sure we are avoiding unnecessary spend at a time when budgets are already tight.”

He added: “I have heard from some areas that the timing of elections affects their planning for devolution, particularly alongside reorganisation. To help manage these demands, alongside our objectives on devolution, and subject to meeting the timetable outlined in this letter, I am minded to lay secondary legislation to postpone local council elections from May 2025 to May 2026. However, I will only do this where this will help the area to deliver both reorganisation and devolution to the most ambitious timeframe - either through the Devolution Priority Programme or where reorganisation is necessary to unlock devolution or open up new devolution options.”

Cllr Tim Oliver is already minded to take up the offer of pushing back the elections for a year to get devolution done. Holding the elections this year would cost about £1million, he says, and would take time away from officers already working to a tight five-month deadline to get devolution over the line.

“The Labour Government has set up their agenda in the white paper and that is to create Mayoral Strategic Authority (MSA) across England. They have a strong majority and we can assume they will pass the legislation,” Cllr Oliver said. “If you don’t reach an agreement locally, then they will legislate. It’s going to happen. It’s better that we try to control or have some influence over what happens rather than have it imposed on us down the line.”

“The primary focus should be ‘what is in the best interests of the residents of Surrey?’ Whether we like the model or not it is going to happen in Surrey and the reason for getting in early as we are, is that we are slightly unique here in that there are councils in Surrey that have significant debt levels.”

This, he says, gives the Government a huge stick, to push councils to get on board. Councils such as Woking are bankrupt and need Government intervention. Merging the councils would pile its £2billion debt on to others.

Similarly, though not bankrupt, Spelthorne Borough Council has debts of more than a billion and Runnymede has debts of more than £600m. Surrey County Council, albeit with significantly larger spending power as a top tier authority, is also heavily indebted.

Cllr Oliver said: “The longer we leave it, the less likely we will get any support from the Government. That’s what’s driving me.”

Historically, Surrey councils have not benefited as greatly as other local authorities from Government funding reviews and

have to raise more money locally. Areas that can raise taxes will continue to be required to. Removing tiers of local government will be an efficiency driver and help stave off service cuts, or lead to more investment.

He said: “We have to divide up the county to create a minimum of two strategic authorities, and then we get a mayor. If we don’t get on with that reorganisation, we will be years away from the benefits of a mayor, compounded with almost certainly reduced funding to Surrey councils.”

Papers published ahead of the January 10 deadline to respond suggest the council leader will take up the Government’s offer to hold off on this year’s elections “to give time to consult.”

Cllr Oliver said: “If we go ahead with elections in May, and I’m fine with that, I wasn’t going to run again. But, ignoring who wins, you end up with an election in May that will cost over a million pounds, which they do, and then you will have a bunch of new councillors who have to find their feet, only to be out in two years when the council disappears. The next five months should be about the negotiation with the Government about what the future looks like.”

“Every political party, and all the existing councillors who know the county better, will have the opportunity to input. I can’t see what the Liberals, if they got a majority, would do differently? This way, we will get a bit of goodwill from the Labour Government by engaging with them now.”

“Hampshire, Essex, and Hertfordshire are already getting on with their own plans for devolution, and if Surrey County Council just puts its head in the sand and gets on with the elections we will miss the opportunity to have the conversation with the Government about the debt levels.”

“We’ve got five months to consider it, the key thing is to do an intensive piece of work now. We’re not at the point where we’ve had the conversation about how it’s split, but we’ve got five months to do this either the Government’s way or our way. Yes, the timetable is much shorter than anybody would want particularly putting a letter in by January 10 but we have to respect the fact that this Government has an agenda and it can deliver because it has the mandate.”

Later this month the Government will set out which areas will be included in its Devolution Priority Programme with a view to inaugural mayoral elections in May 2026. They are looking at creating new unitary councils with populations of 500,000 or more. Surrey has a population of about 1.2 million. Exceptions will be made to ensure new structures make sense for an area.

An extraordinary meeting of Surrey County Council is set to go ahead on Wednesday January 8 where the council will be “asked to note” that the leader intends to express interest in pursuing devolution and local government reorganisation.

Related reports:

[Surrey’s Conservative leader wants to postpone May’s poll reckoning](#)

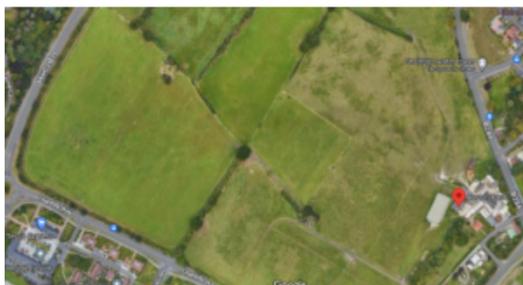
[Tiers to be shed if Epsom and Ewell loses its Borough Council?](#)

[Tim Oliver Surrey County Council leader - Surrey Live](#)

---

## Epsom Green Belt Debate Intensifies

18 January 2025



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

### ***Epsom Green Belt Group: A Call for Change***

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

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

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

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

*Read the full Epsom Green Belt Group letter here.*

## ***Council's Response: Balancing Competing Priorities***

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

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

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

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

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

*Read the full Epsom & Ewell Borough Council letter here.*

## ***Diverging Priorities, Uncertain Outcomes***

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

Key questions remain unanswered:

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

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

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

Related reports:

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

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

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

Epsom and Ewell Green Belt battle lines drawing near

and many more. Search "local plan" in search bar.

---

# **Surrey's Conservative leader wants to postpone May's poll reckoning**

18 January 2025



The leader of Surrey County Council is set to write to the Government calling for the 2025 elections to be postponed in

order to allow authorities to focus on merging under devolution plans. In December last year the Government announced its vision to merge councils in Surrey and get rid of its 11 boroughs and districts. There would also be a directly elected mayor.

Councillor Tim Oliver plans to formally ask the government to postpone county elections until May 2026 to give the councils time to “put together proposals for local government reform necessary to unlock further devolution for Surrey.”

Not everyone has welcomed the delay with Surrey Heath Borough Council set to discuss a motion rejecting the county council leader’s proposals and allow the May 2025 poll to go ahead “in the interest of democracy and hearing the resident’s voice.”

Devolution plans are part of sweeping changes to how services are run as Downing Street looks to reshape local government.

Surrey currently operates under a two tier system with the county council overseeing things such as education, transport and fire with the boroughs and districts focused local planning matters, refuse collection and housing.

Devolution would do away with this system and instead create single unitary authorities, arguing it is more cost-effective.

In a draft letter set to be approved at an extraordinary meeting next week, Cllr Oliver writes that he shares the ambitions for boosting the country’s economic prospects and reforms to strengthen the efficiency and effectiveness of public services.

He said it was clear that reforming local government would unlock the full benefits of further devolution for the county.

The letter reads: “The current two-tier structure of local government in Surrey, comprising 12 sovereign local authorities, is fragmented and in a number of areas inefficient which inevitably diverts resources away from delivering the services that residents rightly expect.

“I believe reorganisation would provide more streamlined and cost-effective services for Surrey, enabling us to achieve further efficiencies and deliver better outcomes for our residents and communities.

“Local government reorganisation is a crucial stepping stone to further devolution for Surrey, to enable our communities to take more control of their own destinies.”

Cllr Oliver said the county already delivered more than £50 billion in gross value added every year, but further and deeper devolution could lead to even better returns.

It adds: “I am therefore writing to ask you to exercise your ministerial powers to lay the necessary legislation to postpone the county council elections in Surrey, which are due to take place in May 2025.

This will give us the time to work with the leaders of Surrey’s district and borough councils to put together proposals for local government reform that are necessary to unlock further devolution for Surrey.”

New unitary elections could then take place in 2026, and a mayoral election in 2027.

He argues that the delay would also allow time to determine how to deal with the “significant financial risk of the level of debt currently held across the Surrey local government footprint.”

Woking Borough Council is currently bankrupt with deficit of more than £1billion and debts of about £2billion, while Surrey County Council and Spelthorne Borough Council both have debts of more than £1billion.

Any proposals, Cllr Oliver adds, will need to adequately consider how to ensure the sustainable operation of any authority in the absence of exceptional financial support from the Government or a level of write-off.

**Timetable for Devolution**

10 January 2025	Letter submitted to Minister of State requesting election postponement
Before March 2025	Minister’s response to letter received
March 2025	Interim Local Government Reorganisation (LGR) proposal submitted to government
May 2025	Full LGR proposal submitted to government
May - June 2025	Government evaluates proposal(s) received for LGR and makes a decision on whether to proceed on single proposal, or to consult further on one or more proposals
July 2025	Government consultation with affected bodies on LGR proposal(s)
Autumn 2025	Government decision on LGR anticipated, which begins statutory process to establish new council(s)
January 2026	Parliamentary process begins to lay Statutory Instruments
May 2026	Elections to shadow unitary authority/ies
Spring 2027	New unitary/ies ‘go live’
Spring 2027 or 2028	Mayoral elections and mayoral strategic authority ‘go live’, with the preparations for the establishment of the Mayoral Strategic Authority (MSA) taking place throughout 2026/27, or Surrey joins MSA with neighbours

Related reports:



Tiers to be shed if Epsom and Ewell loses its Borough Council?

Image: Tim Oliver - Leader of Surrey County Council, Woodhatch Place, Cockshot Hill, Reigate. GL

# Epsom & Ewell Faces Tight Constraints in 25/26 Government settlement

18 January 2025

Surrey Borough	Core Spending Power (€M)	Dwellings As At September 2024	Core Spending Power per dwelling €	Settlement Funding Assessment (€M)	SFA per dwelling
Woking	16.8	44,495	378	2.5	56.08
Runnymede	10.7	39,372	271	2.2	55.30
Guildford	17.6	62,447	281	3.4	54.46
Spelthorne	13.4	44,504	300	2.3	50.50
<b>Epsom And Ewell</b>	<b>10.2</b>	<b>33,272</b>	<b>307</b>	<b>1.6</b>	<b>49.06</b>
Surrey Heath	13.3	38,624	343	1.8	47.17
Elmbridge	22.6	59,940	367	2.7	45.57
Tandridge	12.9	38,137	338	1.7	44.97
Reigate And Banstead	22.2	64,821	342	2.6	43.34
Waverley	17.2	57,335	300	2.3	40.83
Mole Valley	11.4	39,566	289	1.6	39.23

**Epsom & Ewell Borough Council** has received its provisional financial settlement for 2025/26, and while the figures align with expectations, they highlight ongoing financial pressures on local services. The settlement forms part of the UK Government’s wider local authority funding announcement, which has delivered mixed outcomes across Surrey’s district and borough councils.

## Epsom & Ewell’s Settlement Overview

According to the latest figures, Epsom & Ewell’s **Core Spending Power** for 2025/26 is projected at **£10.23 million**, equating to **£307 per dwelling**. This places Epsom & Ewell below several neighbouring boroughs, including Woking (£378 per dwelling) and Elmbridge (£367 per dwelling), but slightly above Waverley (£300 per dwelling).

The **Settlement Funding Assessment (SFA)**, which includes central government grants and retained business rates, stands at **£1.63 million**. This figure underscores the limited financial flexibility available to the council, particularly given rising costs and increasing service demands.

## The Funding Context

The settlement includes a modest contribution from the **New Homes Bonus**, with Epsom & Ewell receiving only **£6,160**. This pales in comparison to Runnymede (£774,587) and Guildford (£614,903), reflecting the borough’s slower rate of housing growth.

## A Challenging Year Ahead

The provisional settlement aligns with broader trends across Surrey, where councils have been advised to continue delivering “high levels of efficiency” to maintain balanced budgets. Surrey County Council, facing similar pressures, acknowledged the settlement as expected but warned of the continued uncertainty surrounding medium-term funding.

Councillor David Lewis, Surrey County Council’s cabinet member for finance and resources, noted: “*Councils across the country continue to face a very challenging financial future. Uncertainty on funding into the medium term, coupled with high prices and increased demand, means high levels of efficiencies continue to be required in order to balance budgets.*”

## Limited Relief from Government

While councils such as Mole Valley have benefitted from additional Government grants targeting homelessness and recycling services, Epsom & Ewell has not been as fortunate. With no significant uplift in funding and reliance on reserves to bridge financial gaps, the council faces tough decisions in the coming financial year.

Furthermore, the **funding floor** mechanism has provided limited relief, ensuring that Epsom & Ewell does not see a drastic year-on-year funding drop. However, without long-term certainty or multi-year settlements, financial planning remains a significant challenge.

## Looking Forward

As the Government promises to ‘fix the foundations of local government’ from **2026-27 onwards**, Epsom & Ewell will need to rely on prudent financial management and creative revenue generation strategies to maintain essential services.

Residents can expect continued fiscal caution from the council as it navigates rising costs, growing demand for services, and ongoing funding uncertainty. The final settlement figures are expected to be confirmed early in the new year, and until then, the council’s budget planners remain in a holding pattern.

Related reports:

Tiers to be shed if Epsom and Ewell loses its Borough Council?

Examination of a Surrey Borough’s 2nd highest UK debt

What cuts to Surrey County Council services are you prepared for?