

## Miniature railway set to get bigger



There will be a new train line coming to Surrey – for enthusiasts, engineers and eager families looking for a day out.

The Surrey Society of Model Engineers has been given planning permission for a revised inner track complete with a new bridge across a man made pond.

The site, in green belt on Fetcham Springs, Mill Lane, just outside Leatherhead, has long been established as a model railway.

It was considered acceptable for development because it was being used for outdoor recreation and the pond would add to the biodiversity of the area.

Councillor Chris Hunt said: “I think this is an excellent proposal and the policy grounds for approving it are very clear.

“My hope will be that the pond is maintained.

“As you might know we’ve had some issues with the main pond in Ashted in terms of some of the species were too aggressively growing and led to a loss of biodiversity in the end until it was cleaned out.

“Perhaps if there were to be an extra informative about the maintenance of the pond would be just as important?

“Planting is a condition already – but obviously the engineers might not be biodiversity experts and maybe they could approach the council for some hints on long-term care for the pond. – or Surrey Wildlife Trust?”

Leatherhead Miniature Railway is run as a non-profit, members’ club, and “unites those with interests in model and miniature engineering, particularly but not exclusively trains” planning documents presented to Mole Valley District Council’s Wednesday June 5 planning committee read.

The club has about 11 open days this year usually falling on Sundays and Bank Holidays, including a Santa weekend in December.

One of the open days is in association with the fire station open day. The fire station is adjacent to the site, and train rides take visitors to and from the fire station open day.

Tickets are sold for rides on the miniature trains at £2 per ride.

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## First school art works for Surrey’s trees



An exciting competition kicked off across Surrey on the 1<sup>st</sup> June to encourage young people to celebrate ancient trees and have their artwork featured in a new children’s book, ‘The Thousand Year Tree’. Children aged between 4 and 11 years are encouraged to head to their local Surrey library to pick up a template and create artwork for the inside covers, known as ‘end papers’ of the new book. Any art medium can be used, and artwork should be themed around trees and nature.

As England’s most wooded county, Surrey is home to some of our nation’s oldest trees, many are over one thousand years old. To celebrate these trees, local author Lucy Reynolds and illustrator Katie Hickey, are working with a group of children from Weyfield Primary Academy in Guildford. They have already been involved in a series of creative workshops, school assemblies and educational visits to Newlands Corner in the Surrey Hills National Landscape, to see the ancient yew trees. The children, guided by the experts will create poems and timelines charting the history of ancient trees which will culminate in the creation of a captivating Children’s Book. The book will be distributed across all 52 of Surrey’s libraries as well as through additional local schools, inviting readers of all ages to learn about ancient trees and how to safeguard their future.

**Gordon Jackson, Chairman of the Surrey Hills Society said:** *“The Surrey Hills Society is delighted to be involved in this project, supported by a grant from the Surrey Hills Access for All fund. We are extremely grateful for the promotional support of the Surrey Library network. Being a part of the process of creating the book with both Lucy and Katie is inspirational and we very much look forward to seeing the final literary masterpiece. The Society is committed to encouraging people of all ages and abilities to discover and enjoy the Surrey Hills and we are proud to help Surrey’s children learn so much about our ancient trees and surrounding countryside.”*

**Carolyn McKenzie, Director of Environment at Surrey County Council said:** *“With creativity, education, and community spirit at its core, this project not only celebrates Surrey’s ancient trees but also fosters a deeper connection between young minds and the natural world, paving the way for a future generation of environmental stewards. This project highlights even more the importance of Surrey’s tree planting scheme, which will plant 1.2 million trees by 2030, the trees of today will become the ancient trees of the future leaving a lasting legacy.”*

**Susan Wills MBE Assistant Director Arts, Culture, Heritage and Libraries at Surrey County Council said:** *“What a wonderful opportunity for children to take part in a creative reading project that encourages learning about nature and Surrey’s ancient trees. Surrey is England’s most wooded county and this project is a wonderful opportunity to educate children in the vital role trees play, from providing habitats for wildlife to absorbing carbon dioxide! All fifty-two of our Surrey Libraries are taking part so wish all the participants the best of luck!”*

The competition runs from 1 June to 4 September and templates can be collected and returned to any Surrey Library. Further details and terms and conditions are available on the Surrey Hills Society website, [click here](#) to find out how you can get involved..

The project is a collaborative effort between the Surrey Hills Society, Surrey Hills National Landscape, Surrey County Council, author Lucy Reynolds, illustrator Katie Hickey, Guildford Book Festival and The Old Dungate Press. With thanks to funding from the Surrey Hills Access for All fund, enabling everyone to love and protect Surrey’s National Landscape.

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## Guildford cathedral appeal dismissed



Plans to build 124 new homes around Guildford Cathedral have been thrown out by an inspector as the proposal would cause a negative impact on the distinct character and history of the building. Developers Vivid appealed after Guildford Borough Council refused the application in March 2023.

The government’s planning inspectorate has dismissed the plans, which was said would financially support the cathedral. Tom Bristow, the inspector, concluded the proposal would result in a “clear adverse effect” to the historical and natural setting and significance of the Cathedral’s “lofty, dominance” and “imposing” character.

Concerns were raised that of the 124 new homes, including 94 flats, Vivid intended to build, they “would have little affinity with the prevailing characteristics of the area”.

Mr Bristow gave great benefit to the community value of the Grade II listed grounds as locals said it was a “well-used public space”. He added that the “semi-natural and rugged state” of the cathedral grounds was “distinct and rare” in comparison with more formally landscaped, maintained land in the area.

Tristen Samuels, Group Development and New Business Director at Vivid Homes, said: “We remain proud of the proposals we put forward to deliver highly-sustainable new homes in Guildford – including 40% affordable which is so desperately needed. We will consider the findings of the Inspector’s report in the coming days.”

The inspector also found the money generated from the development would bring in just over a third of the £3,570,000 the cathedral needs for building repairs. Mr Bristow said: “Irrespective of the outcome of the scheme, the Cathedral will continue to be predominantly reliant on other sources of funding for upkeep.”

Interim Dean, the Venerable Stuart Beake, said the way forward is “challenging” and cast doubt on if the cathedral would be able to “operate in the same way”. He said an additional £150,000 was needed each year to cover the shortfall in day-to-day costs at the cathedral.

Mr Beake added: “Whilst naturally disappointed by the outcome, the cathedral chapter is determined to carry on delivering the mission of the cathedral in the community.”

Related reports:

[New housing around Surrey’s cathedral in contention](#)

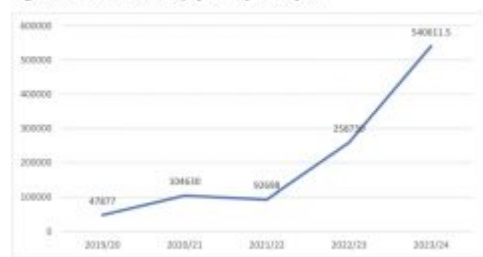
[Surrey County’s Cathedral citadel conserved...](#)

Indicative Cgi Of Planning Application For Homes Near Guildford Cathedral. (Image: VIVID Homes)

## Failing children costs Council taxpayers half-million

42. During 2023/24 the total amount paid in financial remedies was £540,611.59.

Figure 4: Financial Redress payments year-on-year



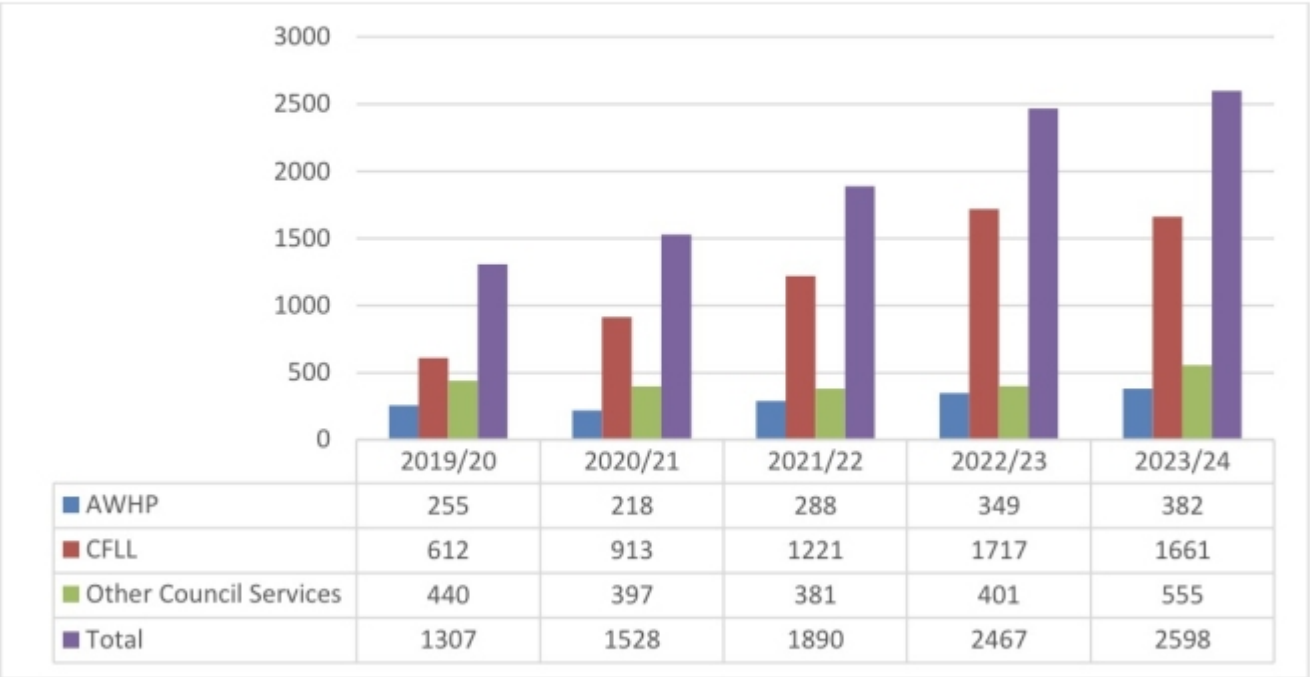
Fines paid out by **Surrey County Council** for repeatedly failing children and young people topped half a million pounds in the past year – more than doubling its previous worst level. The council paid £540,611.59 in the last year to families who raised complaints through the children and social care watchdog.

It is an increase of £281,880, or 109 per cent, on 2023’s figure – when the council said it was “working hard to improve services”. Part of the “notable increase” is due to a change in guidance from the Ombudsman, which encourages local authorities to provide financial remedies earlier, as well as on an ongoing basis for delays to education, health and care (EHC) plans.

The council said it has cut its backlog of delayed care plans and is approaching the national norm.

Opposition members said ombudsman complaints and fines were just the tip of the iceberg and the trauma caused to families has long-lasting effects.

Figure 1: Total complaints received.



Dr **Julia Katherine**, Surrey County Council’s interim director of education and lifelong learning said: “We are working hard to reduce spend on fines, which we know is higher than it should be.” She added: “However, we recognise that delays in issuing EHC plans have also contributed to missed provision and subsequent fines, and we apologise for any distress caused to the children and families affected.

“As timeliness improves, provision will be put in place within normal service delivery rather than retrospectively through remedies and we naturally expect fines to fall in line with this. We have seen a 64 per cent increase in EHC needs assessment requests across Surrey since 2020, at a time of a national shortage of educational psychologists, and this has naturally had an impact.”

Dr Katherine said the council had prioritised how it was addressing timelines and had reduced the number of delayed EHC plan requests from 1,658 in October 2023 to about 100 by the end of May 2024 – and is on track to eliminate the backlog altogether.

She said: “This should ultimately result in improved timeliness of assessments, putting Surrey in line with national levels, from June 2024, and in turn an improved experience for families and a reduction in the need for financial remedies. We are resolute in our ambition to continue to improve services and outcomes for children and young people with additional needs and disabilities so that they are happy, healthy, safe and confident about their future.”

According to the council’s own figures, £107,102.50 was paid in “symbolic financial remedies” in recognition of the “distress and anxiety and time and trouble taken in pursuing” complaints, an increase of £19,656.85 (11 per cent) when compared to the previous 12 months.

The council paid £255,318 because of problems in its education services, including a single payout of £12,900 which included missed education and delay. There were also two one-off payments of £12,486 and £12,400 for loss of education provision and delay. Children’s social care shortcomings cost £74,441 with £43,245 to one family to acknowledge financial support errors. The figures were released ahead of the June 5 meeting of its Audit and Governance committee.

Councillor **Catherine Powell**, leader of the residents group at Surrey County Council, said “I’m sad but it doesn’t surprise me. The half a million is devastating for the families, it’s devastating that its money not being spent on services, but it’s all the other families that are not even able to take it to that point. To go through to the ombudsman, you kind of have to have money behind you and there are an awful lot of people who don’t and they just end up sitting in the system.”

She added: “Once you’ve traumatised a child you don’t untraumatise them, they learn to live with it and that’s where the long-term mental health issue can. “The parents of these children are under extreme strain. If we don’t support the parents in the right way, we are actually creating long term health issues for the parents as well because they are burnt out and unable to cope. I hear it’s a very isolating experience.

“If you have a child not in school regularly there are lots of things you can’t do, you can’t work and you have to support the child in an intense day-to-day way. It’s very hard.”

Cllr Powell added (the council) has “put money into educational psychologists and the service believes it will get the backlog down but the reality is not just that, but the support we provide along the way.”

Missed education provision meant the council had to reimburse parents £222,657 in symbolic financial payments to recognise each month missed. These are payments the council should be spending to meet assessed needs irrespective of a complaint being made.

In the past year, Surrey County Council recorded a total of 1,661 complaints in its children, families and lifelong learning service – down from 1,771 the previous year.

Only a “very small number of complaints” escalate to the Local Government and Social Care Ombudsman, the council said, with the vast majority successfully resolved and responded to by the local authority.

Cllr **Will Forster**, leader of the Liberal Democrat Group said: “We have highlighted Surrey County Council’s awful record of protecting vulnerable young people before. All too often the Ombudsman has found the county council wanting. This is an awful way to spend taxpayers’ money, and on lawyers fees fighting these judgements. The cases that come to the ombudsman area only when parents have fought and pushed through the system to get to this point. There will be so many more failures that carers and young people aren’t able to complain about.”

## A Surrey council resists green-belt housing



A contentious plan to build dozens of affordable homes in Surrey was rejected by councillors who prioritized protecting greenbelt land over addressing the area’s housing shortage.

Developers had wanted to build up to 135 homes, of which at least half would have been sold at affordable rates, at Grove End between the A30 and A322, in



Bagshot.

The outline planning application was rejected by Surrey Heath Borough Council’s planning committee on Thursday May 23.

Early indications suggested there would have been at least 68 affordable homes, including 17 set aside as affordable first homes and 51 social affordable or intermediate rented properties. The developers said they would be willing to increase those numbers but the application itself had to be determined on those figures.

The committee was advised that permitting the plans would be a departure from its developing local plan and undermine the council’s aim of only developing on brownfield sites in the near future – these are abandoned or underused former industrial land.

Councillor Kevin Thompson (Liberal Democrat, Lightwater) said: “Often we talk about this need for affordable housing and we talk about numbers and we talk about statistics, but I think it’s important that we think about what that actually means.

“We have a situation where the people that teach our kids, who look after us in hospital, can’t afford to live in this borough and they have to commute in, because we don’t have the affordable housing we need. We need to look at this very carefully because [this proposal] does provide us with a significant amount of affordable housing.”

The land, between the A322 dual carriageway linking the M3 with Bracknell and Windlesham Golf Club had been considered for redevelopment as the council looked for sites as part of its local plan. It “discontinued” the idea however as the borough could demonstrate it had enough brownfield land to meet its housing targets.

Developers tried to argue the land, next to the A30, was not the idyllic rolling Surrey countryside that people think of as greenbelt because the main road had an “urbanising” affect on the site. Speaking on behalf of the application, the agent added: “The borough unfortunately has a major and sustained issue with failing to meet affordable housing needs as demonstrated.”

Cllr Shaun MacDonald, said: “We need to be extremely careful before we give up any green belt. I do accept the comments that this is not the most unique piece of green belt we have but it does form a barrier to the other areas adjacent and if we start allowing creep we will soon have all of the Green Belt gobbled up between Bagshot and north Windlesham. If this space was on the other side of the A322 I suspect we would be having a very different conservation about the feasibility and viability.”

Access was another issue raised during the meeting with one Bagshot resident, who had lived in the area for 56 years raising safety issues for any young families would could move there. He said: “This particular site to my mind has a very serious problem attached to it with regards to access.”

He said in recent years there there had been a need to build 1,752 affordable homes, and so far it’s delivering just 39 a year. This development, he argued, would provide two years of affordable housing on a single site.

He added that they needed to look at the quality of green belt in the borough as otherwise there would never been any development.

Image: Bagshot planning ( SBC planning portal)

## Building bridges across the Borough



Epsom and Ewell Times welcomes the third Mayor to be appointed since we started. For the year 2024/2025 Councillor Steve Bridger (RA Stamford Ward) has the honour and burden of being the Borough’s number one citizen. We wish him and his wife Carol, the Mayoress, a hard-working and enjoyable year. Here is our annual Mayoral interview.

Q. The main thing I want to discuss was charities, I see that you are championing 3 charities in your Mayoral year, could you expand upon why you chose these particular charities?

**Mr. Mayor:** I am supporting Epsom and Ewell Phab, Puffins and the Ruxley Foundation.

PHAB

We had a disabled son, Richard, who unfortunately was diagnosed with Duchenne Muscular Dystrophy when he was 3 and sadly passed in 2018 aged 34. He and his brother Matthew both attended Phab and they thoroughly enjoyed the full integration and raising awareness of disability. This has made Matthew understand disability to become the person that he is by having time for everyone regardless of their position in life.

PUFFINS

Puffins helps disabled people swim and play games and unfortunately the equipment (hoists etc.) were not available in the Rainbow centre when Richard could have attended.

Ruxley Foundation

During our married life my wife, Carol, and I came upon extreme financial hardship and we are fully aware of the issues and stress that this can create within a family situation and the Ruxley Foundation can at least assist in one area to alleviate some of this.

Q. Next question I wanted to ask was what are your priorities for your year in office?

**Mayor:** Raise awareness of the Borough and the importance of the selfless roles that numerous residents play in supporting all the charities and associations. Without them the world would be a different place.

Q. What do you think could be improved about the Borough?

**Mayor:** Whoever you talk to then there is a story of what can be improved and why. Only by listening to the residents in my role as Mayor do you hear of the real areas of concern. I will pass these back to the Officers and Committees to hopefully be able to action some of them.

Q. What are you most looking forward to in your new role?

**Mayor:** Meeting the volunteers and local small business owners and seeing how these can work together in creating a better environment for everyone and show what a great place Epsom & Ewell is to live.

Q. If you were just named your favourite sport’s team’s manager, who is the first player you would sign?

**Mayor:** I do not follow any sports, teams etc. as do not have time!

Q. What hobbies of yours might suffer during your busy Mayoral year?

**Mayor:** All of them as I put my energy and time into the Mayoral role! – they are DIY, programming, designing web sites, electronics and recycling old items into something useable around the house and to help others. I will miss being part of the Epsom Repair Cafe which I attend every 3rd Saturday each month.

Q. Any other particular message to our readership?

**Mayor:** I hope that I can live up to and exceed their expectations in my role. I will be pleased if people just come up to me for a chat, I am an ordinary person and have been extremely fortunate to have been offered this position and for that I can thank the residents for showing their trust in the fact that I have shown that I am proud of where I live and will assist wherever and whenever I am able to – I am usually around most days in Epsom unless at an organised event, working at

home or meeting!

Please support the many events that my charities have put together and to remember that all monies raised will be donated to charities within the borough. “Local Charities for Local People.”

## Every dog must have their day care centre



A dog day care centre ‘vital for the community’ has been approved for retrospective planning permission despite officers recommending it for refusal. The application was judged by officers as inappropriate development as it would fail to preserve the openness of the Green Belt which prevents urban sprawl.

Duncan’s Doggy Daycare, on Pointers Road in Cobham, was granted retrospective planning permission by a unanimous vote from Elmbridge Borough Council (EBC) on Wednesday night (May 22). Cheers erupted from the gallery from Duncan’s family, friends and customers as the decision was confirmed, marking the end of an almost five year battle and three planning permission attempts.

Operating on the site since 2012, the centre is a family-run business which caters for approximately 120 dogs daily (licensed for up to 150 dogs). Employing 20 full and part time members of staff, the centre runs 24 hours a day and 360 days a year. Rather than renting a field like other dog day care centres, Duncan owns the land and facilities his business is built upon.

In a supporting statement to EBC, owner of the centre, Duncan MacBryde said planning approval is “critical”. He added his family’s “entire livelihoods are hinged on this planning decision” as they would be left without a home or income.

In the recommendation for denial, planning officials determined that fencing, exercise pens and the activity at the day care from dogs, staff and vehicles amounted to harm to the open Green Belt.

Chairing the meeting, Cllr Andrew Burley (Conservative/ Oxshott and Stoke D’Abernon) said there were a “raft of special circumstances” which could outweigh harm to the Green Belt. He commented on the economic benefit the business provided as well as the social service the popular day care was providing.

Speaking to the committee, the applicant’s representative Hugh Sowerby, said that Duncan had “done everything possible whilst maintaining a viable business” since the 2019 application. This included halving the size of the site, taking away two exercise pens, removing five unlawful buildings, removing all dog paraphernalia, and reprofiling and replanting part of the site.

Cllr Alistair Mann (Conservative/Cobham) said he was “struggling to find a better location” than on the site. He reasoned: “if this [business] does not exist here it will exist somewhere else [...] if it doesn’t exist on Green Belt, it will exist on Brownfield.” Moving the dog centre to Brownfield sites would prevent building “needed” houses.

The application marks the company’s third attempt for retrospective planning approval. Differences between the 2024 application and the 2023 refusal are that two containers, wooden pen structures and associated waste have all now been removed from the site.

The company has also reduced the site from 1.32 hectares to 0.6, as well as decreasing the number of pens from three to two. Officers acknowledged the impact had been reduced since the last proposal but it would still cause harm and restrict openness

Over 90 letters of support have been submitted to Elmbridge Borough Council (EBC), detailing why it should support a local business which is an “asset to the community”. No objections were received from the public, Surrey Wildlife Trust or Natural England.

Faithful customers of up to 10 years have praised the professionalism and care the company provides for their pets. Ms Tsvetanova said the dog daycare centre has “changed her [daily] life” and her dogs are so excited to come back to the centre.

Mrs Crosse said it would be “absolutely devastating” to her and her family if Duncan’s doggy daycare was no longer allowed to operate. Others commented that they may have to give up their pets if they could not find care for them.

One small business owner said the centre enables her to generate local income for Elmbridge. Another resident, Mrs Sheehan, said: “Duncans Dog Co provides a vital service to local working people to enable us to combine a hybrid working and dog ownership lifestyle...enabling [her] to go back to work and contribute to a wider society.”

Not only local residents, but patrons from South West London have also commented to support the application. Some expressed they “cannot do their job” without the daycare centre as it allows them to work full-time in central London.

## Doubtful Henry VIII would have permitted



The decades-long planning battle to build almost 100 homes and a hotel opposite Hampton Court Palace will soon be decided with the Department for Culture, Media and Sport set to rule on the matter once and for all.

The government department is calling for new information and evidence over proposals from Network Rail Infrastructure and Alexpo to build 97 homes and an 84-bed hotel, together with shops and new access space around Hampton Court station in East Molesey.

The former Jolly Boatman site lies next to the River Thames and overlooks the palace. Elmbridge Borough Council originally rejected the plans but their decision was later overturned on appeal.

The original application received more than 1,800 objections and 131 letters of support and was refused due to “excessive height and bulk” and “harm to numerous heritage assets”.

Hampton Court Rescue Campaign (HCRC) argued it would spoil views across the river of Hampton Court Palace.

It is now in the hands of the Secretary of State because the law states developments within half a mile of the historic home of King Henry must be approved by the senior minister.

A spokesperson for HCRC wrote: “For over 100 years, Hampton Court Palace has benefited from the unique protection of the Act, which has successfully restricted developments over 50 ft in height in the environs of the Palace.

“In the Council’s Development Brief for the site there is a requirement that any scheme must categorically be below 50 feet.”

Permission was granted after the planning inspector ruled it would fit with the surroundings while the hotel, retail units and riverside restaurant would make life better for visitors.

Furthermore, the inspector said the plans would support the rest of the town.

People using the station, the inspector added, would have improved access to the bridge.

They said: “Taken together, these features of the design would result in a place that would be accessible and easy to move around.”

On height, the inspector said: “The distinctive treatment of the upper level, together with the depth and width of the podium gardens, would break up the mass of the built form.

“Whilst they would clearly be seen as part of a larger scheme, I do not think that they would be perceived as a single mass, either in views from the park or in longer views from the north bank of the River Thames.”

They added:“Some parties sought to criticise the design on the basis that it would not be sufficiently eye-catching or innovative.

“I agree that this is not a design that seeks to make an assertive architectural statement. However, in this case I do not regard that as a negative.

“I consider that the design would result in a calm, well-ordered scheme with sufficient presence to hold its own in the street scene.”

The consultation includes an open text box for people’s views and space to attach documents and is available via the department’s website or by searching Hampton Court consultation.

Image: Jolly Boatman development viewed from across River Thames. Credit Alexpo. Henry VIII clipart cactus cowboy

## Not loving it in Cobham



A proposed new McDonald’s is “the last thing Surrey needs”; that’s according to residents living near the proposed site.

The fast-food giant has published plans to takeover the former Loch Fyne restaurant in Portsmouth Road, Cobham, but some people living nearby are not loving it – and want it turned into a community hub instead.

The vacant Locally Listed Building has fallen into a state of disrepair with McDonald’s saying a Cobham branch would “bring it back into active use as a restaurant to ensure its long-term viability.”

While the village of Cobham was recently named one of the most affluent communities in Surrey, residents have said that the Northfield Estate, where the restaurant is proposed, is one the lowest socio-economic area in the county.

Residents said they were “concerned” over the impact a fast food restaurant could have on people’s social, mental and emotional wellbeing – and have started a petition calling for a rethink.

“The area needs a community hub, promoting social, mental and emotional wellbeing for residents, McDonald’s is the direct contrast of that,” the petition read, adding ‘ the Northfield Estate is the lowest socio economic demographic in Cobham, and one of the lowest in Surrey.” The petition pointed to research which highlights a strong link between obesity and deprivation.

Burger giant has said it has received relatively balanced feedback with people welcoming new job opportunities

Other residents concerns include the site’s proximity to schools and the number of students who would be passing it on a daily basis. Many of the 391 signatories fear the restaurant, which would have space for 60 diners and car parking for 33 vehicles, would have on a significant impact on what was already a traffic hotspot.

The Portsmouth Road site is near the roundabout and Sainsbury’s petrol station, shortly before the road leads on to the A3. The petition says: “The Painshill roundabout is already extremely busy, with queues forming regularly to enter or leave Cobham; additionally it can be challenging to enter or leave the petrol station.”

One person wrote: “The last thing Surrey needs is another McDonald’s.” Another added: “I feel a McDonald’s would be detrimental to the village of Cobham.”

Plans for the site, which would be the group’s 15th branch in the county, are still in consultation stage ahead of being submitted to Elmbridge Borough Council for consideration.

McDonald’s has said it would “sensitively restore” the disused site and create “at least 120 new jobs”. The Cobham branch would also “address an identified demand”. A spokesperson for McDonald’s said: “We are encouraged that nearly 500 people have engaged with our consultation so far for a new McDonald’s in Cobham.

“To date, we have received relatively balanced feedback in response to the proposals, with local people welcoming the creation of new job opportunities, the diversified food choice in Cobham and the sensitive restoration of the vacant and under-utilised site.”

Image: harry\_nl CC BY-NC-SA 2.0 DEED

## Banded together to fight the band

Band	2023/24	Increase	2024/25
A	£1,490	£70	£1,560
B	£1,739	£81	£1,820
C	£1,987	£92	£2,079
D	£2,235	£104	£2,339
E	£2,732	£127	£2,859
F	£3,229	£150	£3,379
G	£3,726	£173	£3,899
H	£4,471	£208	£4,679

A decades-long council tax battle has been won netting residents of a retirement village up to £9,000 each after it was ruled all 113 people there had been in the



wrong rate band. Their victory means the former Band E and D homes have now been reclassified and moved down one level to Band D and C – with the rebate backdating back to 1993.

Those who have live at the Oaklands Park retirement village in Redhill, built in 1989, will also be saving about £500 a year going forward at the former B and E homes. Marilyn Rodd, described as a “force of nature”, chairs the Oaklands Park Residents Association, and it was her refusal to give up that ultimately won the day. She said: “We’re just in disbelief really. It was a complete turnaround we didn’t expect it, we didn’t expect it to go back that far, its a huge result for income-limited pensioners, £500 a year in your council tax for couples. It’s disbelief and absolute joy and everyone is thrilled. There is happiness at Oaklands Park.”

The Redhill retirement village features 113 one or two-bed flats, bungalows, and houses. They were originally sold as top-of-the-range homes because, at the time, the concept of a retirement village was unusual. Their prices soon came crashing down as people sold and moved on – before finding their natural market value at significantly less than originally priced.

Four years after they were built the Government introduced Council Tax – where people are charged based on the value of their property. The Valuation Office Agency, responsible for setting council tax bands, looked at the prices the homes were originally sold, and their high bands have remained.

That ruling, which residents have been fighting against ever since, has meant the retirement community has been paying Band E and D rates for their small flats, bungalows and houses for years when they should not have been.

Mrs Rodd said: “We did it as a collective. It shows the power of banding together. It took a lot of research to understand how it works. It was doggedness and a lot of research and most of all it was getting everybody working together.”

From the start, they had the support of their MP and local council. Mrs Rodd said: “People move down from bigger houses and are shocked to find out its still band E. Every time someone moves in they query it. But we haven’t taken no as an answer.” She added: “The big difference was – they would compare the houses individually within the estate and say ‘your house is in the same band as your neighbour’.

“We had to get them to look outside the estate.”

She added: “We are very grateful to the VOA and the council that they’ve decided to correct this long standing anomaly or injustice. It’s nobody’s fault as such it’s just the system.”

Councillor Jonathan Essex (Redhill East, Green) told the Local Democracy Reporting Service: “This lady took up the challenge, pulled together a comparison of properties to show the homes were out of line. It was submitted and lost, but then it was challenged and she needed to get every single resident on board, no mean feat. Then we finally heard back.

“This lady was a force of nature, it was her determination and persistence that made it all happen and it was a pleasure to support her. This gives people hope.”

A Reigate and Banstead Borough Council spokesperson said: “While the setting of Council Tax bands, and any associated appeals, are the remit of the Valuation Office Agency of HM Revenue & Customs, we are responsible for collecting Council Tax. We want people to pay the right amount and, where refunds are necessary, we aim to refund taxpayers as quickly as possible.”

The VOA said it could not comment on individual cases but that it works “extremely hard to ensure that all domestic properties are banded correctly” for Council Tax purposes. They added: “If a taxpayer thinks their band is wrong, they are able to contact us to submit a formal or informal challenge.”