EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

26th November 2026

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Eviction Notice: Got one? Need one?

6 January 2023



Epsom based solicitor Daniel Bolster advises landlords and tenants alike. In this sponsored article he sets out the basis of the law for both landlords and tenants.

Sending out or receiving an eviction notice is unfortunately something that a considerable number of landlords and tenants will experience. It may be that a landlord requires vacant possession of their property to sell it, or that tenants require a notice to show their local authority in order to seek assistance to find a new home.

What is an eviction notice?



Daniel Bolster

One of the most common notices is a section 21 notice. This is commonly known as a “no fault eviction notice” and basically means that a landlord does not need to give a reason for seeking vacant possession of their property. These types of cases can potentially be dealt with by the court on paper (without a hearing being necessary). However, there are a number of technical defences that tenants can bring to invalidate a section 21 notice. If the court deems that there is a point to be answered, then there will be a hearing. It can be useful for landlords to contact a solicitor before issuing a section 21 notice, in order to take advice on whether the section 21 notice is likely to be valid. Equally, a tenant can take advice from a solicitor as to whether any technical defences may be available, such as:

- Prescribed information issues – such as the existence of an energy performance certificate
- Deposit protection issues
- Tenant Fees Act issues
- Notice from the Local Authority
- House in multiple occupation licence and selective licence issues

Aren’t all eviction notices the same?

In short, no. Another common notice is a Section 8 notice. This is normally used by a landlord when they allege that a tenant has breached the term of their tenancy agreement. This could be as a result of failing to pay the rent, anti-social behaviour such as causing a nuisance or annoyance or breaching another term of the tenancy agreement. After serving the notice and waiting the correct amount of time for the notice to elapse, the landlord will be in a legal position to issue a claim seeking possession of the property. There will then be a hearing and both parties should attend this hearing. It may be in both parties’ interests to be legally represented at such a hearing.

What about a possession order?

Some grounds for possession are mandatory, meaning that if the ground is proven at the hearing, then the court will have to give a possession order. However, other grounds are discretionary, which means that the court will have various options with regards to orders that it can make. It can be useful for both landlords and tenants to take advice on this before either issuing proceedings or defending proceedings.

If you are dealing with any of the issues above, our dispute team can help. Contact us on
020 8944 5290 for more information, or email Daniel.Bolster@peacock-law.co.uk.
Peacock & Co Solicitors, Park Place House, 24 Church Street, Epsom KT17 4QB. peacock-law.co.uk

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Surrey farmer piping-mad with Esso

6 January 2023

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The destruction of farmland and countryside caused by a Heathrow Airport fuel pipeline would ‘make HS2 look like a picnic in the park’, an angry farmer has claimed. Farmer **Colin Rayner** has vented his frustration after fuel company Esso “wrecked” his farmland. Contractors came to Mr Rayner’s farm, in Laleham, Surrey, in October to dig up and replace part of the existing 90km fuel pipeline.

The pipeline, which has been in place since 1972, stretches from Southampton to Heathrow Airport but because inspection and maintenance are increasing, Esso decided to replace it. However, this major work requires contractors to go to several landlords and farmers’ land. Esso reportedly must agree to several conditions to avoid damage to their land, the countryside, and to wildlife, and to restore the land once finished.

Mr Rayner accused Esso of “empty promises” after “wrecking” and leaving “horrendous damage” at his farm when their contractors turned up in October. Speaking to the Local Democracy Reporting Service, Mr Rayner said: “It’s all rather upsetting. They just wrecked our farm and they come along and make lots of promises. We had a meeting with them [Esso], and they made lots of promises, and nothing ever happened since and the damage they are doing to the countryside would make HS2 look like a picnic in the park.”

Mr Rayner also claimed other farmers have experienced the same and when he raised his issues to Esso, he was reportedly met with silence. He added: “As farmers, we tried to accommodate Esso and Heathrow Airport but what is the point of us working with them if they just come a long and make lots of empty promises and then just damage and wreck the countryside.” Some of the damage Mr Rayner outlined was Esso blocking his drainage system with water from the “mud bath” the contractors caused. Security is also something Mr Rayner is concerned about, saying not enough has been done to deter trespasser or flytipping.

Project executive of the Southampton to London pipeline project **Tim Sunderland** said: “The project is replacing an existing aviation fuel pipeline that has been in place since 1972. It currently carries the equivalent of 100 road tankers of fuel every day. Without the replacement pipeline, the fuel would need to be transported by truck on local roads. Periods of extreme wet weather experienced at the end of 2022 have made construction challenging.

“We have met with the tenant and their land agent and acknowledge that our contractor could have done a better job in this area. We regret the concern this has caused. Following our meeting we have implemented the agreed actions as recorded by the tenant’s agent. We will be reinstating the land on a like-for-like basis, in compliance with the legal agreement we have with the landowner.”

Heathrow Airport declined to comment.

[Ed. adds – there is also an aviation fuel pipeline that branches off from Walton on Thames to Gatwick that runs through Epsom.]

Rail strikes to prolong home-working?

6 January 2023



Due to the planned national strikes **Epsom and Ewell** rail customers are urged only to travel if absolutely necessary from Tuesday 3 to Sunday 8 January 2023. From Tuesday 3 to Sunday 8 January, strike action will see a severely reduced service between 07:15 and 18:30, on a limited number of routes, for customers who have to travel. Sunday 8 January will also be impacted by the strike; first trains across the SWR network will start from around 07:30 and are likely to be very busy.

The strikes impact both lines that serve the rail stations in the Borough of Epsom and Ewell. SWR – Epsom, Ewell West and Stoneleigh (and Worcester Park) on the Waterloo line and Southern services for Epsom and Ewell East on the Victoria and London Bridge lines.

The national advice is always to consult in advance of your journey the online rail service journey planner

https://www.nationalrail.co.uk/

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Epsom and Ewell miss out on New Year transport

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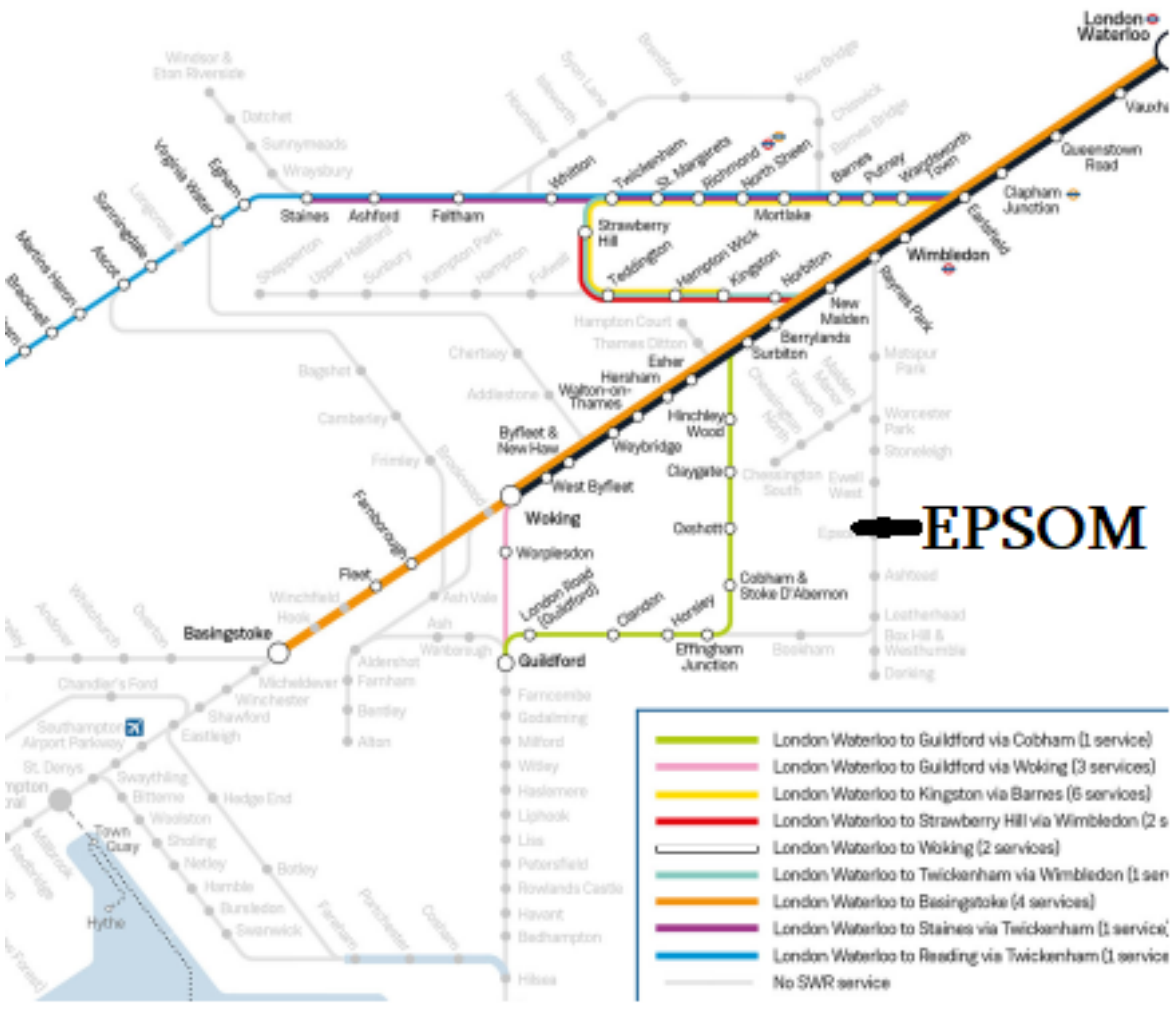
South Western Railways will run 21 extra services between midnight and 3.15am on New Years Day but none down our line. You could get to Oxshott. Not closer. Southern trains are no better with all services out of Victoria rescheduled to depart from London Bridge. Last train 23:45 (you'll miss the fireworks) – but you'll need to double-check that on the day.



South Western Railways late night New Year services on the coloured lines.

Tube services will run all night on most lines and that means you could get the Northern Line to Morden and the last 293 bus to Epsom is still scheduled to depart at 00:25. The tube journey takes 30 minutes – so you'll still miss the fireworks.

There are night-buses throughout the night that could take you to Wimbledon, Morden, Raynes Park and Kingston and the closest to Epsom and Ewell being the 93 from Putney Bridge to North Cheam. But threats of strikes may effect journeys and you must check on the day to avoid being stranded.

If you know of any other alternatives to get back to Epsom and Ewell leaving London after midnight do let us know.

Love trappers caught and jailed

6 January 2023



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Guildford Crown Court's Presiding Judge sends online love fraudsters to prison.

Two people have been sentenced to a combined total of 11 years and nine months' imprisonment at Guildford Crown Court today (23 December) for orchestrating a complex romance fraud scheme which conned five people out of over £200,000.

Using a variety of fake personas they would target victims through online dating sites, gaining their trust over a period of time by making them believe they were in a relationship, before asking for large sums of money under false pretences which they never intended to pay back.

Key to the scams were a series of elaborate and emotive excuses for needing money from the victims, ranging from the persona being held by Dutch customs when trying to return to the UK, all the way to being kidnapped, with money needed to 'secure their release'.

In order to make their lies more believable, they would forge documents including death certificates and airline tickets. The victims were always falsely reassured that the money would be paid back, often with the promise that the persona was due to inherit hundreds of thousands of pounds and just needed a stop-gap loan until they had the funds.

In one case, a victim was defrauded over a period of 14 years before they were told by officers that the person they thought were speaking to wasn't real and was in fact a scammer.

The investigation began after a Surrey victim came forward in 2020 and officers were able to trace bank transfers made by the victim straight to the pair's door. Numerous devices were seized from their home address, leading to the discovery of a gold mine of evidence which showed the pair plotting, sharing account logins and fabricating stories together to manipulate victims with.

Working with City of London Police's National Fraud Intelligence Bureau, a further 179 victims of fraud were identified throughout the course of the investigation, with 80 linked to romance fraud, 22 to investment fraud and 77 who had had their identities or bank details stolen or shared. They are being supported by the City of London Police's victim care unit. Officers also uncovered evidence of money laundering by painstakingly tracing bank transfers between multiple accounts, which fraudsters often do to make money as hard as possible to trace. In total, over £400,000 was found to have been laundered through their bank accounts.





Fredrick Diji, 37, of Flaxman Road in Lambeth, was sentenced to eight years' imprisonment after pleading guilty to conspiracy to defraud, concealing criminal property and possession of an identity document for improper means.

Racquel Johnson, 43, also of Flaxman Road in Lambeth, was sentenced to three years and nine months' imprisonment after pleading guilty to one count of money laundering.

On sentencing, Judge Fraser commented that both Diji and Johnson carried out a 'truly callous conspiracy of significant scale', adding 'the harm you have caused has been devastating to so many'. Judge Fraser also praised Detective Constable Becky Mason's 'tireless' work in investigating the case, labelling her diligence as 'quite remarkable and most impressive'.

Detective Constable Becky Mason, who investigated the case, said: "Romance fraud is heartless and cowardly and has a devastating impact on victims, not only financially but emotionally as they find their trust has been exploited in the cruellest of ways.

"Diji had his routine down to a tee, and assisted by Johnson, they would work together using a number of fake personas to target victims online, love-bomb them with promises of meeting in person and declarations of love, before fabricating reasons for desperately needing money, telling the victims that if they really loved them they would help them out. It was the ultimate manipulation which preyed on people's emotions and good nature.
I am incredibly grateful to each of the victims for supporting our investigation and I hope that today's result gives them some sense of justice."

Officers worked closely with online dating site Match where Diji and Johnson met several of the victims.
A Match spokesperson commented:

"At Match, the safety of our members is our highest priority. We are very sorry to hear about this case. We have a dedicated team monitoring security 24/7, deploying industry-leading technology and human checks to ensure user safety. We are constantly reviewing our safety methods and proactively communicate safe dating advice to our members and within our platform.

"We encourage everyone to take the same precautions when meeting people online, as they would if they were meeting through friends or in a pub, bar or public space. It is always best to keep conversations on the Match site, messaging service or app, so that there is an accurate record and any concerns can be quickly reported. We also have a 'report this profile' function prominently positioned.

"We strive to create a safe and friendly environment for all users. Match has a zero-tolerance policy for reports of serious

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offences and encourage anyone who has felt exposed to unsafe behaviour whether through our services or anywhere else, to speak to the police, so that the matter can be investigated and documented. We have co-operated with the police on this case, as part of our commitment to work with the wider industry to define standards and share information."

To read more about the signs of romance fraud click here.

If you, or someone you know is vulnerable to Romance Fraud please report it online or call 101.

If you think you have been the victim of romance fraud, contact your bank immediately and report it to Action Fraud on 0300 123 2040 or via www.actionfraud.police.uk

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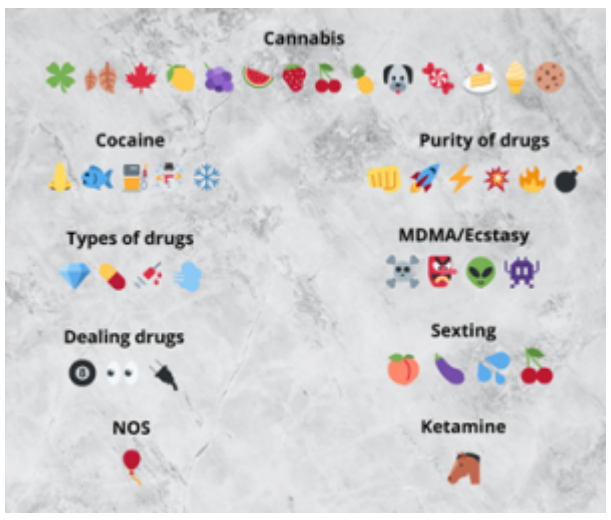
Are you emoji aware?

6 January 2023



Over the past two weeks, Surrey Police has been raising awareness about the alternative meanings of emojis, which some young people may use to reference drugs and sexual behaviour.

Have you ever wondered how children use emojis in their day-to-day life? Does that snowflake really mean snow is on the way? Are fruit emojis always only used to reference fruit?

These are some of the questions we have been addressing in our most recent campaign, which is focused on being 'emoji aware'.

Throughout the campaign, we have aimed to educate parents, carers, teachers and those working with children on this secret world of emojis and their more concerning meanings. While this campaign might sound worrying, and we want to highlight the serious meaning these emojis can take on, we are keen to stress that the use of these emojis on their own does not necessarily mean a child is involved in drugs. Instead, this may be seen as part of a bigger picture of a change in their behaviour. Other changes may include (but aren't limited to):

- Changes in their mood
- A change in their performance at school

Them becoming increasingly secretive

Detective Chief Inspector **Kate Hyder** said: "We really want parents and guardians to feel confident to have a conversation with their children about this, if and when they need to. We have shared a lot of information around emojis over the past couple of weeks, both on social media and with our local partners to help raise awareness and start the discussion around this.

"Our focus on this doesn't stop with the end of this initial campaign. We will be continuing to work with local partners to extend the conversation around emojis. We're also aware that emojis and their alternative meanings are something that will constantly change, and so our work and research into this will continue."

For guidance on starting these conversations and support if parents or guardians are concerned, there are a number of resources and services that can help, some of which are specifically for children:

- Catch 22 – Surrey's Young People Substance Misuse Service
- Talk to FRANK has helpful advice about drugs for children and parents
- NSPCC has advice about keeping your child safe, including how to have difficult conversations
- Childline – information for young people about drugs and sexual relationships
- YMCA WiSE (What is Sexual Exploitation) supports young people around staying safe in relationships, online and in the community
- Surrey Police website about county lines drug dealing

This isn't a campaign that starts and finishes within this two-week window. Instead, this is about encouraging parents and guardians to have conversations with their children at a time that works for everyone involved. What is vital in these discussions is trust. We're very aware that checking phones could break down this trust between a parent and their child, and therefore we are not suggesting parents do this. Instead, we want people to be aware of what these emojis mean, in case they do happen to see them.

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Giraffes adapt from Serengeti to Surrey vegetation

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Surrey County Council has partnered with Chessington World of Adventures Resort to help provide additional food for the Giraffes over the winter months. Surrey's countryside estates team regularly coppice the council's woodlands as part of essential habitat management on Surrey's countryside sites. Chessington have been working with them to coppice hazel, chestnut and other local tree species within Norbury Park near Dorking to feed their herd of Giraffes.

During the autumn and early winter, the hoofstock team at Chessington made regular visits to Norbury Park where they cut back browse (leaves, shoots and branches). The team transport the browse back to the Zoo where they chop into smaller pieces and store in airtight containers which are then placed in freezer storage. This enables an ongoing stock of fresh food to feed the giraffes throughout the winter months.

The 1,340-acre Norbury Park is part of a European Special Area of Conservation (SAC) within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and forms part of Surrey County Council's countryside estate which comprises over 10,000 acres open for public access.

Marisa Heath, Surrey County Council Cabinet Member for the Environment comments: "We are delighted to partner with Chessington to benefit not only the endangered Giraffes, but also the wildlife in Surrey. Coppicing areas of land on Norbury Park helps to improve the health and biodiversity of the woodland by opening it up to the sunlight, which allows a wider range of plants to flourish. We hope to extend this partnership with Chessington to benefit other parts of Surrey's countryside estate."

Rebecca Apperley-Gawn, Senior Hoofstock Keeper comments: "It's been great to partner up with the countryside estates team at Surrey County Council. Norbury Park is closely located to our Zoo so it's great to keep food miles down and the browse fresh for our herd. The Giraffe spend up to 75% of their day eating and it is vital for their diet that we include fresh food particularly during the long winter months. We look forward to continuing with this partnership over the coming years".

As well as providing feed for the Giraffes, the Chessington team also took back to the Zoo the stems of coppiced material to make additions to animal enclosures and entertain the Rhinos who love to push them around their enclosures!

For information on Surrey County Council's countryside sites, visit the website.

Tunnel vision for Surrey's A3?

6 January 2023



Guildford's MP says it is time to tunnel the A3 under Guildford to help with traffic. **Angela Richardson** said "short-term sticking plasters" were not enough to help with the pollution outside the town, claiming the road is the most polluted in the strategic road network.

Speaking at Prime Minister's Questions on Wednesday (December 14) the Conservative MP said it was time to "think big", following the green light being given to the Solent free port this month. The development could lead to more traffic on the A3, with Ms Richardson highlighting the point where it narrows through Guildford as very polluted. She said "short-term

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sticking plasters" like nine-metre high air pollution barriers would further entrench divisions in Guildford and were not acceptable to her or to her constituents.

The MP said: "It is time to think big, it's time to think long term. It's time to tunnel the A3 under Guildford."
In response, the **Prime Minister** thanked the MP for her question, recognising it was an issue she had "long-championed". He said **National Highways** were "developing a range of solutions" for the A3 through Guildford and that the Department for Transport would consider the case.

Guildford councillors have been considering a congestion charge as one way to reduce traffic and pollution in the town, which is due to see major redevelopment in the coming years.

It has been met with concerns it could impact on businesses in the town and "discriminate" against those who can't afford to upgrade their cars.

Related report:

County Town to charge congestion?

Image- south entrance A3 tunnel at Hindhead. Martinvl cc

Body found in Ewell house fire

6 January 2023



An investigation is underway following the discovery of a body at an address in Thorndon Gardens, Ewell, in the early hours today (12 December).
Police were called to the address around 1.50am following reports of a fire at the address. A 44-year-old man has been arrested in connection with the incident and remains in custody. A search of the property is underway and the investigation remains ongoing. Epsom and Ewell Borough Commander Inspector Jon Vale, said: "A number of people called emergency services to report the fire and we would like to thank them for their prompt action. We realise that this incident would have caused a great deal of distress and concern in the local community and we would like to reassure you that an investigation is underway to establish exactly what happened. Anyone with any information is asked to contact Surrey Police quoting PR/45220134346.

Local sewage uploaded

6 January 2023

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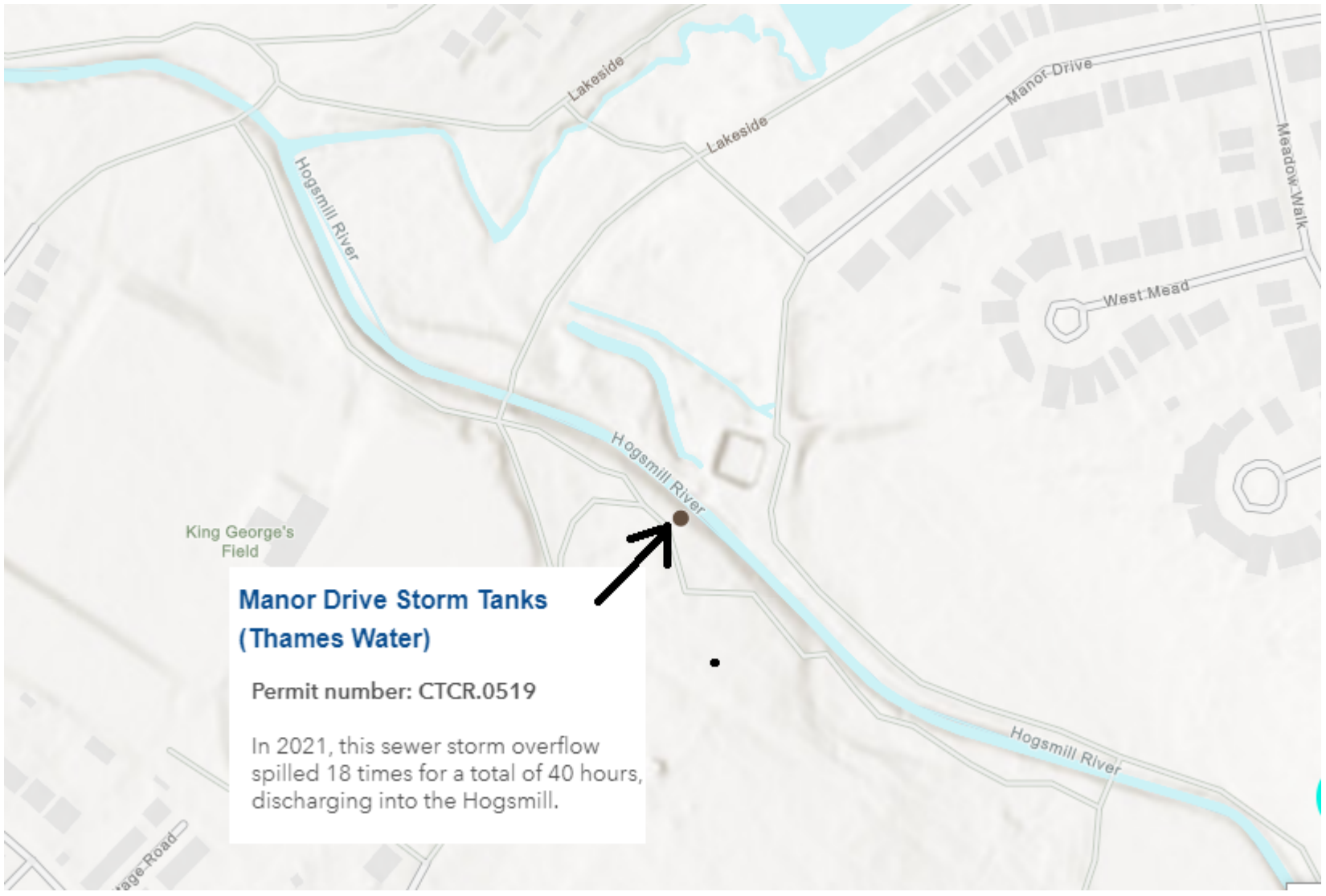
Epsom and Ewell's **Hogsmill River** and **Green Lanes Stream** feature in the latest sewage report. The Rivers Trust undertake a review of the health of the nations rivers. Recent publication of the statistics for 2021 has prompted a petition to reduce sewage discharges. The main local water supplier is Thames Water. A company that reportedly has not issued dividends to shareholders other than holding companies for several years. The company's earnings before interest, taxes, depreciation and amortisation are about 50% of its approximate £2 billion annual revenue. Yet, in July it awarded its chief executive £727,000 of a reported £3.1 million "golden hello" on top of her £2 million annual salary. The announcement came shortly after a damning report from the Environment Agency about the failure of water companies to stop sewage entering our rivers and waterways.



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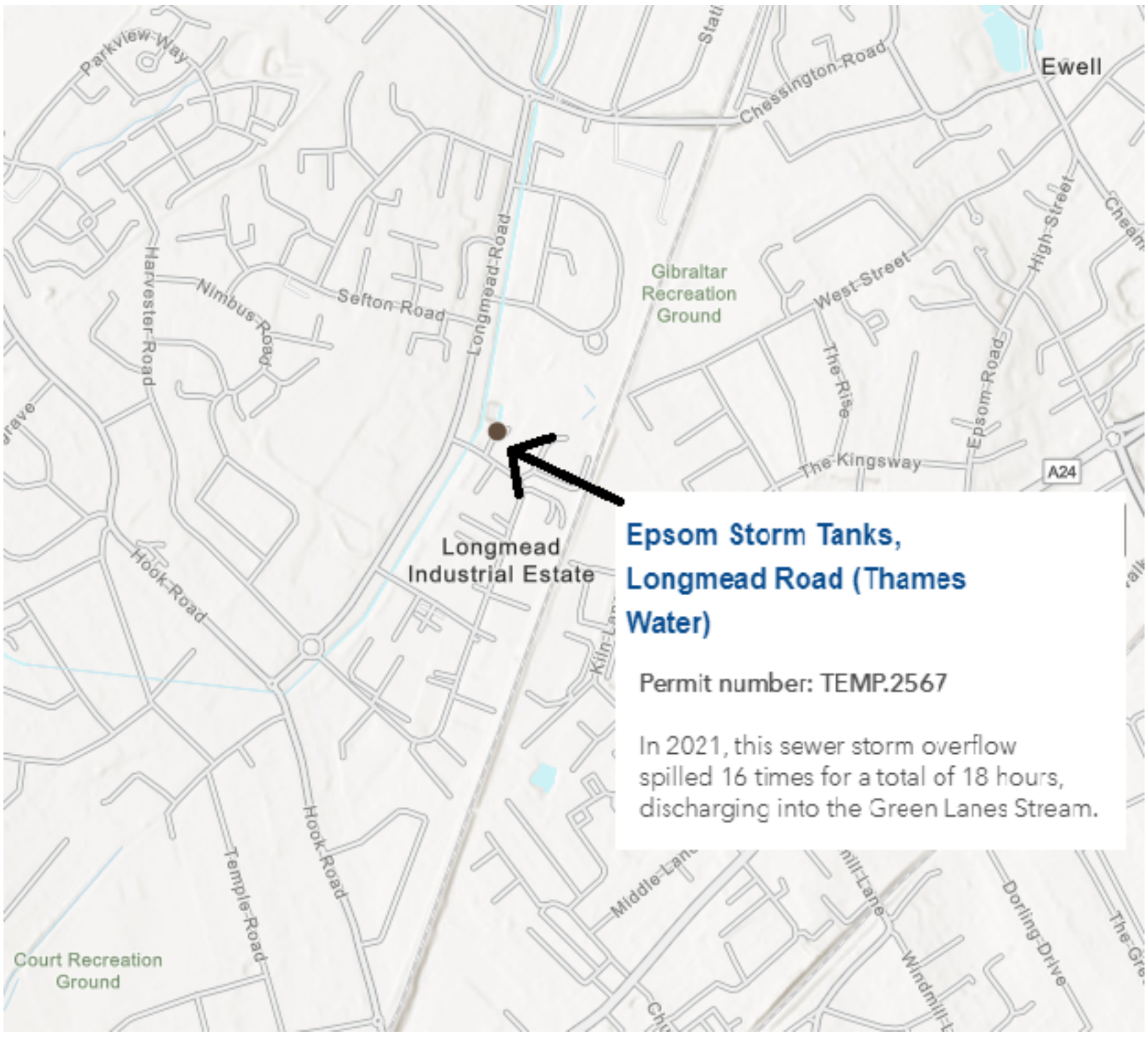

Images and data courtesy the Rivers Trust

Thames Water stated that the spillages from the Longmead arose due to a faulty sensor.

The Rivers Trust provide things you can do to maintain healthy rivers. CLICK HERE to its website.

The Rivers Trust is a registered charity and an umbrella organisation of 65 member trusts. The member trust for our area is The South-East River Trust

Related stories in the Epsom and Ewell Times:

River “Bogsmill” blights Borough

“Garden of Eden” coming to West Ewell as Wetlands Plan is approved. Will this stop pollution?

[Original: A local Labour Party promoted petition on the Hogsmill reported by us in June 2022 has expired. The local Liberal Democrats are promoting a new petition for general application on river pollution nationwide.]

CORRECTION 22/12/2022: Epsom and Ewell Times apologises to Mark Todd and the local Labour Party. The petition raised by them on change.org is still live. The link may have been temporarily broken when we checked on 12th December 2022. The link to that petition is HERE.

Council help for cost of living

6 January 2023

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Epsom & Ewell Borough Council (EEBC) is raising awareness of the range of support available to residents struggling with the cost of living crisis. The Council have created a dedicated page on the EEBC website, which pulls together information on what the Council and other local and national organisations can do to help in one place at www.epsom-ewell.gov.uk/cost-of-living .

Residents will find advice in a wide range of areas, including energy and housing payments, health costs, food, applying for benefits, employment support and local places to go to keep warm. There are also specific areas for families with children and older residents.

The Council will also be sharing information and money-saving tips through social media and other material out in the Borough to reach as many people as possible with the help available.



Councillor **Alex Coley**, (Residents Association- Ruxley Ward) Chair of the **Community and Wellbeing Committee**, “We are aware of the significant effects rising costs in all areas are having on people’s everyday lives in the Borough. We want to ensure that those who need help are aware of what support is available and are able to access it.”

“This campaign is an opportunity for the residents, charities, the Council and Councillors to work together to help each other through the current crisis. If you are affected by the cost of living crisis, please visit the Council’s webpage, look out for and engage with the advice on its social media and across the Borough or contact your ward Councillor to share your concerns. We’re all here to help.”

Ward councillors’ details can be found here – https://democracy.epsom-ewell.gov.uk/mgMemberIndex.aspx

The webpage covers the following:

- What we’re doing in Epsom & Ewell
- Applying for benefits and paying your council tax
- Difficulty paying your rent or mortgage
- Employments, skills and training support
- Help for families with children
- Help with food
- Help with health costs
- Help for older residents
- Help with your broadband and phone packages
- Independent advice
- Paying for your gas, electricity and water
- Warm Hubs

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Epsom and Ewell Borough Council Communications.

Alcohol reading on duty very non-PC

6 January 2023

A former Surrey Police Constable has been barred from the profession after turning up to work still smelling of alcohol from the night before. The force's chief constable found that the former officer had committed gross misconduct and would have been dismissed from the force, had he still been serving.

An accelerated hearing held on November 7 found that former Police Constable Jurgen Lovbakke, who was based in Guildford, turned up for duty smelling of alcohol, which he had drunk the night before.

An outcome notice from Surrey Police said the breath readings were over the "prescribed limit of fitness for duty of 13mg of alcohol per 100ml of breath". The force's Chief Constable Gavin Stephens found that the PC Lovbakke's actions amounted to gross misconduct. It was also found he had breached the standards of professional behaviour in relation to fitness for duty and discreditable conduct.

A Surrey Police statement said: "Had the officer still been serving, they would have been dismissed without notice and so they were placed on the College of Policing Barred list to prevent future employment in law enforcement or similar."

Fight fires in Surrey from home

6 January 2023



Marking the retirement of Surrey's first female firefighter the Fire and Rescue Service is recruiting firefighters who can respond from home.

Paula Hartwell joined Surrey Fire and Rescue Service in January 1993 as the services first female firefighter, and after 30 years she's hanging up her helmet.

Since joining the service as a firefighter at Chertsey Fire Station, Paula went on to become a Leading Firefighter, followed by a Watch Commander in fire stations as well as fire safety and prevention departments. She then became a Station Commander at Woking Fire Station. After a short time within the Operations Assurance Team followed by Community Intelligence, Paula returned to Woking to finish her career.

Paula spoke of her career, she said: "I have enjoyed being part of the Surrey Fire and Rescue Service team – helping the communities which we serve and every day trying to make a difference.

"It has been both challenging and rewarding, I have learned many skills over the years and have great memories. I have loved my career immensely and hope that many more women take on the role.

Since joining the service, Paula has also welcomed three daughters with her other half Tony.

Dan Quin, Chief Fire Officer, said: "What a fantastic legacy Paula leaves behind here in Surrey – our first female firefighter paving the way for many more females after her, showing fire and rescue as being a successful career option. I am privileged to have worked with Paula for over 20 years and I know she will be greatly missed. Thank you, Paula."

Surrey Fire and Rescue Service is currently recruiting on-call firefighters and Joint Fire Control operators. On-call

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firefighters respond via pager from their home or work. Joint Fire Control operators take emergency calls and mobilising for Surrey, West and East Sussex – the first person residents speak to in an emergency. Join a life-saving service and find out more by visiting www.surreycc.gov.uk/firecareers.

Surrey County Council News

Timeo Danaos et dona ferentes..?*

6 January 2023



Battle for school gets classical with fears of a Trojan Horse. **Kingswood House School** in **Epsom** is asking local people to join hundreds of residents in opposing plans to evict the School from its site and replace it with a small school and housing estate. With objections numbering over 400, local people have risen up in opposition to developer **Steve Curwen**'s plans to evict the 102 year old, 245 pupil school from its site in West Hill, Epsom. **Curwen Grou**p are working with the landowners, the **Aczel brothers**, with the scheme involving the construction of a small school of only 60 pupils with acute special needs.

It is anticipated that the school would be privately operated on a "for-profit" basis. In what has been described by MP **Chris Grayling** as: "an example of the worst form of business practice", the Aczel brothers have confirmed that the planning application for the new school will be followed by a second application to build a housing estate on the current school's playing field.

Amongst its 245 pupils, Kingswood House School is home to 172 local children with special needs and has the highest concentration of special needs pupils at any school in Surrey. The School has been made an Asset of Community Value by Epsom and Ewell BC in recognition of its contribution to the local community.

The School has now filed a detailed objection to the proposed development including reports by independent experts. These documents which are publicly available on the Council's website include a report by educational expert **Neil Roskill**y, a former member of the General Teaching Council for England and adviser to the Department for Education. Roskilly notes that "…none of the pupils at Kingswood House School would qualify for a place at the proposed new school because their special needs would not be considered sufficiently severe: and the need in Surrey is for schools catering for milder special needs (such as Kingswood House) not acute special needs and therefore the new school would be marketed by its owners towards pupils from outside Epsom."

Roskilly says that **Department of Education** design guidelines for schools accommodating pupils with acute special needs have been ignored, resulting in classrooms and common areas being too small and that: "… as designed the proposed school would have to operate with a limited curriculum". As such, Roskilly believes that: "…it is highly doubtful that the proposed school would receive permission to open from **Ofsted** at a post-registration inspection. This is because it would be potentially discriminatory and in breach of the: "Special Education Needs and Disability Code of Practice: 0 to 25Years (2015)", which states that all SEND pupils should have access to a broad and balanced curriculum".

Access for the proposed new school would be via West Hill Avenue, currently a quiet residential road to the rear of the Kingswood House School. Transport consultants **Markides** note that the proposed access and parking arrangements are inadequate given the width of West Hill Avenue, its use for residential parking and the presence of trees restricting visibility. When combined with the intended housing estate and inadequate staff and visitor parking for the proposed new school, Markides conclude that: "… the proposed access and internal layout are regarded as seriously deficient and unsupportable."The problems identified don't stop with those spotted by Markides and Roskilly.

Officers employed by **Surrey County Council** and **Epsom and Ewell Borough Council** have identified problems relating to both flood risk and ecology. The Surrey County Council Flood Risk, Planning and Consenting Team have reported that they are: "…not satisfied that the proposed drainage scheme meets the requirements…" of the relevant planning legislation and that development should not commence: "….until details of a surface water drainage scheme have been submitted to and approved in writing by the planning authority".

Curwen's own ecology reports recommended further reports, not yet done, to establish the presence or otherwise of protected species, Great Crested Newts and Bats. Surrey's Ecology Officer notes that these reports are still not done and that: "These surveys are required and cannot now be done until spring/summer next year" .

A common concern amongst the hundreds of objections filed so far is that Curwen's scheme is in reality a sham and a "**Trojan horse**" for the construction of a housing estate. This concern is only likely to have been intensified given the fundamental flaws in the scheme's design exposed by experts for Kingswood House School's and the shortcomings noted by Surrey County Council's Flood Risk team and Epsom and Ewell Borough Council's Ecology Officer.

A **Spokesperson** for The Curwen Group said to **Epsom and Ewell Times**:

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"We are committed to providing a specialist SEND school at the Kingswood House site, and are currently working though technical responses to our application in consultation with the surrounding community. ".

Those wishing to support or object should do so via the Council's website tinyurl.com/epsomewellplanning and entering the reference number 22/01653/FUL or by email to the case officer, Gemma Patterson at gpatterson@epsom-ewell.gov.uk (ref 22/01653/FUL)

*The Trojan priest Laocoön guessed the plot and warns the Trojans "*I fear Greeks, even those bearing gifts*".

Banding against Surrey's top value homes?

6 January 2023



"Very expensive" houses on private estates in Surrey should be added to new council tax bands to make the collection process fairer, according to one councillor. As part of the Autumn Statement, **Jeremy Hunt** announced more "flexibilities" for local authorities to increase council tax by 5 per cent per year without a referendum from April next year. The rise could mean average council tax bills look increase to more than £2,000 for a Band D home as councils look to fill holes in their budgets.

Councillor **Nick Darby**, (The Dittons, Dittons and Weston Green Residents), the Residents' Association and Independent group leader on **Surrey County Counci**l, said legislation at central government level could make the system fairer. In what he said would be a "significant change" in the system, Cllr Darby said a threshold could be set on homes worth more than, for example £5million, and two new council tax bands created to get those homes to pay more "as a matter of principle". He added: "I don't mean your average three-bed semi. If you go into areas of Surrey, in the private estates in Esher, Weybridge you've got people with very expensive houses."

He asked if it was fair that those who have "those very, very expensive houses" pay the same council tax as someone in a house with "very much less value". But he said the plans should not impact on those who were "already struggling". He said for people who were "asset rich and cash poor" the payments could be put off until the house was sold, rather than having to pay immediately or be forced to sell their home.

County council's budget "already under considerable pressure". The Surrey Liberal Democrats said people in Surrey were being asked to pay for Conservative errors to fix the economy and oil and gas giants were being "[let] off the hook". **Will Forster** (Woking South), Leader of Surrey Lib Dems said: "We know that the county council's budget is already under considerable pressure and today's announcements will not make balancing the books any easier. It remains to be seen whether the Tory administration decides to use the extra flexibility they will have to set a much higher level of council tax, to help make up the shortfall. We need a fair deal, including support for people unable to afford skyrocketing mortgage bills and rents, and protecting funding for local health services. This could be paid for by reversing tax cuts for banks and a proper windfall tax, instead of imposing years of stealth taxes on ordinary families."

Surrey County Council's leader, **Tim Oliver** (Conservative, Weybridge) is chairman of the County Council's Network, and praised the Chancellor's decision to delay social care reforms until 2025 as a "brave" one. He said postponing these reforms and putting money into frontline care services was welcomed and would protect the most vulnerable also giving councils "vital time to stabilise the care system".

The county council previously warned of concerns that without a delay, the authority could face bankruptcy. With his county council leader hat on, Cllr Oliver said there was much in the statement local government could be happy about. He said investment in schools, skills and research and development would allow Surrey residents to access new, higher-paid opportunities, a priority for the council.

Cllr Oliver added: "Businesses in Surrey will also be pleased to know that they will not see business rates going up next year, while central government will also be ensuring local authorities are not out of pocket as a result. "We were also pleased to see that capital budgets for the next two years will not be cut, meaning we can continue to develop the world-beating broadband and transport infrastructure companies need to grow and thrive." He said the authority would work closely with government ahead of the local government finance settlement due in December and would continue with its own budget setting, soon to be published for public consultation.

Another councillor looking ahead to December's finance settlement is the Guildford deputy leader, Cllr **Joss Bigmore** (Residents for Guildford and Villages.) He was concerned there was not enough support to help local authorities protect frontline services. With an increase of more than £1.5m in energy costs just at the borough's Spectrum leisure centre, he said: "It's all well and good being allowed to increase council tax but it's nothing compared to inflationary pressures."

End

Epsom and Ewell Times adds: **Tim Oliver** was interviewed on BBC Radio 4's PM programme 18th November and said he hoped the Council would not have to raise Council tax by 5%. He said the position was ameliorated by the promise of central Government of £6 billion to finance adult social care. So, a rise in Council tax "probably not, possibly not…" In a Surrey County Council press release issued later in the day Mr Oliver has added:

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"Today's autumn statement contained much that local government can be happy about, helping us ensure no-one is left behind. I am pleased to see that government has listened to our calls for a postponement of the adult social care reforms and for further support for the service. It is also good that the government will be developing a workforce plan for the sector and the NHS, to ensure we have the capacity to deliver these vital services.

"Businesses in Surrey will also be pleased to know that they will not see business rates going up next year, while central government will also be ensuring local authorities are not out of pocket as a result. We were also pleased to see that capital budgets for the next two years will not be cut, meaning we can continue to develop the world-beating broadband and transport infrastructure companies need to grow and thrive.

"Finally, the new investment in our schools over the next two years, as well as other announcements about skills and research and development, will enable Surrey residents to access new, higher paid opportunities. This is a high priority for us, and will be a key driver to ensuring Surrey continues to lead the country as we seek the growth that will take us through the current economic uncertainty.

"We will be working closely with the government over the coming weeks, particularly as we approach the local government finance settlement due in December, to work out the details attached to these measures. In the meantime, we are also proceeding with our own budget-setting process, which we will be publishing for public consultation shortly."

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