



Housing rights enhanced by neighbours from hell?

The experiences of Epsom and Ewell's nearby Surrey Borough Councils help to enhance public understanding of the rights and responsibilities of local residents and our Council. This report of **Chris Caulfield** from our BBC LDRS partner is the subject of today's editorial.

A woman whose mental health suffered at the hands of "intimidating" anti-social neighbours was refused higher priority status by a council's housing team, a local government watchdog said.

The woman, named only as Ms B, raised the complaint about how **Reigate and Banstead Borough Council** dealt with her housing application – even after she provided medical evidence from her doctor about the impact of her neighbours' actions.

It would also emerge that the council's housing team failed to pass her case on to its medical advisor – despite claiming the decision was based on their feedback.

Ms B first contacted the council in 2021 seeking a larger housing association home and was placed in band c – medium priority. In June 2022, she then submitted a letter from her GP saying she "would greatly benefit from a house move away from disruptive neighbours" and that the "situation had affected her mental health and she needed high intensity psychotherapy".

On September 26, 2022, she then submitted a fitness for work note from her GP, documents relating to her therapy, three police incident letters, and a letter from social prescribing. On 26 October 2022, the council reviewed her status and ruled she "did not have any medical priority and sent her a decision by email".

The council said this was based on advice from its own medical adviser – however it later admitted that it "erroneously said the case was passed to the Medical Adviser when it was not".

The decision read: "Following careful assessment, we have concluded that your application should not be awarded any additional priority on medical grounds."

Finally on November 23, 2022, on advice from her ward councillor, Ms B sent a statement explaining the anti-social behaviour and harassment experienced. It detailed incidents from 2017 but said problems escalated in December 2021, "mainly involving damage to her car but also some intimidating behaviour".

Eventually the council reviewed her case and, at the beginning of January 2023, increased her priority to band b – and backdated it to November 23 the 2022.

The ombudsman found the council to be at fault, with the authority now agreeing to backdate her new priority to September 26 2022, as well as pay her £150 for her time and trouble – and to improve its procedures for the future.

The council now has three months to review its housing allocation review procedures to ensure decisions are accurate, contain reasons, and provide a right of review where appropriate. They must also remind staff that they should make further enquiries when they receive information about changes in circumstance.

A spokesperson for Reigate and Banstead Borough Council said: "We accept the Ombudsman's findings and we have worked with them to resolve the complaint and have fully complied with the mutually agreed actions."

Woking Council has the worst debt in Britain!

Woking Borough Council has crumbled under the sheer weight of its crippling £2billion debt as Government appointed commissioners have been sent in.

The borough council had amassed the billions in debt as part of a failing investment strategy that has spiralled out of control leading to the situation it is in now – its annual interest repayments are more than it brings in from council tax.

Today, the Department of Levelling Up, Housing and Communities (DLHUC) has sent in three commissioners over the "serious concerns that have been raised regarding the exceptional level of financial and commercial risk" the authority exposed itself to, "as well as its approach to strategic financial decision making and debt management".

The council might also switch to full all-out elections every four years as that "can facilitate stable, strategic local leadership,



delivering a clear programme for which it can be held to account by the electorate, and having the time to tackle some of the longer-term issues its communities might face”.

“The absence of such elections is often a consistent feature of under-performing councils and a common thread through many council interventions”, letters from DLUHC to the council read.

In a letter to the borough’s chief executive, DLUHC also criticised its “failure” to provide assurance “on the adequacy of the actions that it is taking to address the issues or provide assurance of its capacity to take the necessary action, considering the scale and pace of the response required.”

A Government report titled ‘Woking Borough Council: External assurances review’ published today (May 25) said: “In conclusion, as a result of past investment decisions, the Council has failed its best value duty leaving an unprecedented legacy for the current Leadership Team, which they have not been able to address to prevent financial failure. It is evident that the Council does not have the capacity and expertise to address the scale and complexity of these issues, and so it will continue to fail its best value duty.

“Resolving the issues and moving the Council back to a place of financial stability and value-for-money for the taxpayer will require significant support, including statutory oversight. There is a need for commercial and financial support including capital, legal and forensic accounting specialists. The Council will also need additional leadership capacity to help deliver this swiftly.....

“There are critical decisions that need to be taken in the next 2-3 months, for which immediate expert support is required.”

Within six months, the council must now prepare and agree a credibly resourced “Improvement and Recovery Plan” to the satisfaction of appointed commissioners.

The plan should set out “measures to be undertaken, together with milestones and delivery targets against which to measure performance, in order to deliver rapid and sustainable improvements in governance, finance and commercial functions”.

DLUHC said it had been closely monitoring the concerns around Woking Borough Council’s commercial activity and financial situation.

Relative to its size, Woking is “the most indebted local authority” in the UK according to DLUHC.

DLUHC documents show that, as of December 2022, it had £1.9bn in borrowing compared to a core spending power of £14m.

It has two main companies, ThamesWey Group and Victoria Square Woking Ltd, that generated the majority of its debt – through associated housing and regeneration schemes.

In January 2023, DLUHC commissioned an External Assurance Review, covering governance, finance and commercial issues, stating that it was “in the territory” of issuing a section 114 notice as part of setting its 2023/24 budget.

In a letter to Julie Fisher, chief executive of Woking Borough Council, Suzanne Clarke, deputy director at the Local Government Finance Stewardship, said: “After careful consideration of the evidence provided by the reviewers and officials, the Secretary of State considers that there is a pressing case for urgent government action to protect the interests of the residents and taxpayers of Woking, as well as national taxpayers.

“The financial challenge is acute, and the Secretary of State is concerned that key decisions need to be taken in the coming weeks and months to secure Woking’s financial position, as well as provide assurance that your authority is taking all steps necessary to comply with its best value duty.”

Councillor **Ann-Marie Barker**, Leader of Woking Borough Council, said: “I am committed to openness and transparency and will continue to keep residents up to date on progress as we deal with the council’s finances. I welcome the letter I have received today from the Minister and the recommendations being proposed by the team that undertook this review.

“I am pleased that there is acknowledgement of the strong collaboration between officers of the council and the review team on the progress that has been made to address the council’s financial resilience. My administration is very clear about the huge challenges facing the council due to the legacy of both the extraordinarily high and disproportionate levels of debt that we have inherited from the previous administration. We are also very clear and focused on the significant risks that the council is now facing up to as a result of that debt.

“We also recognise that these challenges are so significant that the council and its officers cannot deal with these on its own. We therefore fully acknowledge and accept the findings of the report and welcome the support set out by the Minister in his letter.

“I know that councillors and officers will work at pace alongside the government-appointed commissioners to address the issues identified in the report and achieve best value for the public purse through the preparation and delivery of an action plan.



"When my administration gained control of the council last May, I pledged to take on the challenge of major change and embed affordable, responsible and sustainable principles into how the council conducts its future business and this remains my priority. As part of this pledge, we have taken steps to control borrowing, made changes to the governance of our commercial investments and I have instigated independent reviews of all the council's borrowing and investments.

"I recognise we need to deliver our plans for recovery of the council's finances with greater pace and urgency and we face difficult decisions in the months ahead. I will work with my officers to ensure, with the support of the commissioning team, we have the capacity and experience to deliver the improvements needed.

"I remain committed to keeping residents, businesses, and community partners fully informed as we progress through this process and develop the detailed plans for recovery with support and oversight from the commissioning team."

Related reports:

Woking £490m write down sparks 'worst fears'

Waking to Woking's woeful debt

Would you want to live in Woking?

Woking up to a very big debt problem

Epsom and Ewell's Satisfying Film Festival begins

Led by Epsom resident and professional producer **Chris Hastings**, this years **Satisfied Eye International Film Festival** is hosted in the iconic flying saucer shaped **Bourne Hall** in **Ewell**. The Festival is sponsored by The Epsom and Ewell Times.

Starts tomorrow (Friday 26th May) through to Sunday. There is something for everyone. Here is a synopsis of the main action:

List of events ...

Friday 26th May: 7.30 People's Choice (our best films as selected by local judges) (already sold out)

Saturday 27th May

12.30 Amazing Animations (our best animated shorts)

1.45 All Blood Runs Red (selection of shorts celebrating diversity)

3.15 Stranger than Fiction (selection of documentary shorts)

4.30 Still Working 9 to 5 (full length documentary that looks at the cultural impact of the 80s movie starring Dolly Parton, Jane Fonda and Lily Tomlin)

6.15 The Darker Side (a selection of twisted shorts)

Sunday 28th May

12.30 Best of British (a selection of our best home grown films)

1.45 The Lighter Side (a selection of comedy shorts)

3.15 Sobs, Sniffles & Smiles (a selection of shorts focusing on the human condition)

4.30 Wonder Women (a selection of our best shorts directed by women filmmakers)

6.00 Finding Her Beat (full length documentary about the attempt to put on the world's first all female taiko concert)

There are also a number of additional events:

Saturday and Sunday 12.30-4.30 Free Kids Animation

All weekend, several photo ops including The Iron Throne, Back to the Future DeLorean, a working Johnny 5 from Short Circuit



Sunday 7.30 a live taiko drumming performance and workshop (Finding Her Beat ticket holders only)

See

www.satisfiedeye.com

The Satisfied Eye International Film Festival (SEIFF) returns to Epsom for its 4th season this May.

SEIFF, which rated in the top 100 festivals in the world within its first year, returns with a selection of the best independent features, shorts, documentaries and animation from around the world; as well as free animation screenings for children.

With a high-quality programme including Oscar and BAFTA nominees and winners, premieres, familiar faces ranging from Hollywood legend Jane Fonda to A list regular Oscar Isaac, comedies and cartoons, horror and sci fi, world cinema to the best of British, there is guaranteed to be something for everybody.

Tickets are £5 per screening or a full festival pass costs £25 allowing full access to the entire festival (festival passes at the Early Bird price of £20 until the end of April).

Full event details and tickets at www.satisfiedeye.com/tickets

Related reports:

Spotlight on Epsom's Film Festival

The Times to award film festival passes has come (tickets already won).

Epsom and Ewell's 7th Labour Mayor?

Labour Councillor **Rob Geleit** for Court Ward has been officially recognised as the new Mayor of Epsom and Ewell at the council's annual Mayor Making ceremony at the Town Hall on Tuesday 23 May.

The Mayor is the first citizen of the Borough of Epsom & Ewell and has several specific roles during their one-year term of office. These include representing the council and the local community at formal and ceremonial occasions, both within the borough and elsewhere, and chairing full meetings of the Council.



Image provided by EEBC with no headroom for front page.

[The Epsom and Ewell Times adds to this Council press release: The founding Mayor of Epsom was Chuter Ede who later became Home Secretary in the post-war Labour Government. Despite the dominance of the Residents Association in the Council the ruling group have not been ungenerous in voting in opposition Councillors to the top ceremonial post. Labour's Laura Woodcock, Bill Carpenter, Joyce Storer, Alan Carlson and Sheila Berry all taking a turn and the Liberal Democrat's Colin Taylor.]

During the mayoral year the Mayor is strictly politically neutral. As Mayor for 2023/2024, Rob will have a full diary of civic events planned throughout the year, including visits to residents, community and sports groups.

On becoming Mayor, Rob said, "It is a great privilege to be appointed Mayor of Epsom and Ewell. It is a wonderful opportunity to give back to and highlight the community I love and the place I've called home for many years.

"I look forward to meeting as many residents and organisations as possible throughout my tenure as Mayor and showcase their work in our community."

Rob first moved to Epsom in 1977 when he was 5 years old and has lived here, on and off, since then. He attended Pound Lane School, Bishopsmead Church of England School and finally Epsom High School, where he was Head Boy.

After he left school, Rob suffered an episode of mental ill health, a challenging time for him. He recovered well and was first elected as a Labour Councillor in Court Ward in 2011.

Rob has served on several committees during his time as a Councillor at Epsom & Ewell, most recently serving as Deputy Mayor.

In his professional life, Rob works as a computer programmer in Leatherhead. During his career, he has written code for the European Space Agency, as well as working on Smart Metering and at the Crown Prosecution Service.

Rob is passionate about the environment. He has had a zero-carbon footprint for over seven years. He doesn't own a car, instead choosing to cycle and use public transport. At home, he uses sustainably sourced electricity and offsets his gas usage.

During his Mayoral year, Rob will raise awareness of and funds for three charities. These are:

Age Concern Epsom & Ewell

A local community charity focusing on empowering older people in the Borough of Epsom & Ewell by providing information, advice, medical transport, social support and befriending services.

Citizen Advice Epsom & Ewell

A free advice service to people that live, work or study within the Epsom and Ewell area.

Love Me, Love My Mind

A small registered charity based in Epsom, which aims to promote better understanding of mental health and to support the wellbeing of everyone in the community.

Surrey takes European lead on Hong Kong

Europe's first research hub dedicated to Hong Kong Studies will be launched at the University of Surrey on Thursday 25 May 2023. Surrey's Hong Kong Studies Hub will look to shape policy debates and the wider question of the role of Hong Kong communities in International Relations.

The hub will also host the Hong Kong Studies Association Secretariat and a new Hong Kong Studies Library.

The hub's upcoming launch will bring together a prestigious expert panel of academics and practitioners, led by Dr Malte Kaeding from the University of Surrey, to investigate the latest research and policy developments, followed by a keynote conversation on Hong Kong's current role in international relations, and the work and impact of local Hong Kong communities.

The launch event is free to attend and will take place from 5pm to 8pm in the Wates House Green Room, on the University of Surrey's Stag Hill campus, with an opportunity to network from 8pm onwards.

Dr Malte Kaeding, Senior Lecturer in International Politics at the University of Surrey, and the Director of the new Hub, said:

"The launch of the Hong Kong Studies Hub at the University of Surrey is a milestone for Hong Kong Studies in Europe.

"Surrey is a leading academic hub for Hong Kong Studies, having hosted two Hong Kong Studies Association conferences in 2021 and 2022. With over 15-years of my own research on Hong Kong politics, supported by a REF Impact Case, and my role as co-founder of the Hong Kong Studies Association, I believe Surrey is at the forefront of this field.



"The hub's multidisciplinary perspective and its focus on methodological innovation, combined with a strong emphasis on engagement with the fast-growing Hong Konger community, positions the University at the cutting-edge of this important and exciting development."

Professor Amelia Hadfield, Head of Department and Dean International at the University of Surrey, contributed her own views, saying:

"The Department of Politics is a perfect location in which to situate the new Hong Kong Studies Hub. We are proud of our track record on interdisciplinary approaches and providing cross-scholarly support, and the hub will help us engage authentically in this highly relevant area."

Surrey University Press Office.

Esher & Walton up for GRaabs

Dominic Raab, former Deputy Prime Minister and Conservative MP for Esher and Walton, will step down at the next general election due to the "increasing concerns over the last few years about the pressure the job has placed" on his young family.

His decision was confirmed in a letter sent on Friday, May 19, to the local party's group chairperson Peter Szanto. The announcement comes a month after he stood down as Deputy PM after the results of a bullying investigation into his conduct were handed to Prime Minister Rishi Sunak.

Mr Raab was first elected in May 2010 with an 18,593 majority, although this was cut to just 2,743 in the May 2019 election.

As MP, he served as Deputy Prime Minister, Lord Chancellor, and Secretary of State for Justice.

He was also the Secretary of State for Exiting the European Union from July to November 2018. He is married with two children.

His resignation letter, which the Local Democracy Service has seen, read:

Dear Peter,

I am writing to let you know of my decision to step down at the next General Election.

It has been a huge honour to represent the Conservatives, since 2010, in this wonderful constituency.

Thank you for your steadfast support and tireless efforts, alongside all the teamwork and hard graft put in by our superb officers, Councillors and members.

As we have discussed, I have become increasingly concerned over the last few years about the pressure the job has placed on my young family.

I will continue to carry out all my responsibilities to my constituents, and provide every support in campaigning, so that we may win here next year - which I am confident we can do under this Prime Minister's leadership.

Yours Sincerely,

Dominic Raab.

In April this year, Mr Raab quit as Deputy Prime Minister after a report looking into bullying allegations was delivered to Downing Street.

The Esher and Walton MP announced his resignation via a statement and said he would keep his word if any findings of bullying were found.

The inquiry, conducted by lawyer Adam Tolley KC, upheld two of the allegations against Mr Raab.

His decision now to not stand as an MP was greeted with "deep regret" by the group chair who said Mr Raab had "the full support of the Association to continue as our candidate".

Mr Szanto said that "on a personal level" he knew of the sacrifices Mr Raab and his family had made but that his commitment to the residents of Esher and Walton had "always been outstanding".

The Esher and Walton Conservative Association has since been in touch with Conservative campaign headquarters about the selection of a new parliamentary candidate although at this stage no timetable has been given.



Future of the Planet in Surrey hands?

A Cumbrian coal mining firm is intervening in a landmark legal hearing to determine whether oil drilling should be allowed in **Surrey**. **The Horse Hill** drilling case is set for the **Supreme Court** in June with protesters hoping for a ruling that could severely restrict fossil fuel exploration in the UK.

West Cumbria Mining Ltd, the company behind Britain's first new prospective coal mine for decades has been given permission to intervene in the case over plans for oil drilling at Horse Hill, Surrey according to a Supreme Court order published earlier this month.

In law, an intervention is when a non-party joins ongoing litigation, as the case may affect their rights and they should have the right to be heard. The other intervening parties are Friends of the Earth, the Office for Environmental Protection (OEP) and Greenpeace.

The case is being brought by Redhill resident **Sarah Finch** on behalf of the **Weald Action Group**, which represents communities opposing onshore oil and gas projects.

Ms Finch is challenging **Surrey County Council's** 2019 decision to grant **UK Oil and Gas** (UKOG) planning permission for drilling – on the grounds that environmental impact assessments must take into account downstream emissions caused by burning extracted oil.



Horse Hill protest outside Surrey County Hall when planning application was being considered in September 2019. Credit Rebecca Curley.

Her fight has now reached the country's highest court after three judges were split over the lawfulness of the county council's decision to grant permission for 25 years of oil drilling and production – in the same year the county declared a climate emergency.

Carbon emissions from burning the extracted fossil fuels were not included in either the Horse Hill or Cumbrian coal mine's environmental impact assessments.

Ms Finch said: "The fact that **West Cumbria Mining** wants to have its say in a case about a small onshore oil development 370 miles from their proposed coal mine shows the national importance of this case. I hope that the **Supreme Court** will confirm that no fossil fuel development – coal, oil or gas – should be allowed without consideration of its full climate impact."

According to UKOG the Horse Hill site in **Reigate and Banstead** has so far produced about 185,000 barrels of oil. Approximately 1.362 million remain.

Friends of the Earth campaigner, **Tony Bosworth**, said: "The biggest climate impact from gas, coal and oil projects occurs when the fuel they produce is eventually burned – it's unbelievable that this is effectively ignored when planning decisions are made. This landmark legal challenge could have huge implications for fossil fuel developments across the country, including the new



coal mine in West Cumbria. West Cumbria Mining are clearly concerned, which is why they have intervened.

“West Cumbria Mining boast that they will build the world’s first zero carbon mine, which is a complete contradiction in terms. Their calculations also ignore emissions from when the coal produced is actually used – that’s like saying that we should ignore the health impacts of smoking cigarettes and just look at how they are produced.

“We need to stop burying our heads in the sand. Sarah Finch’s legal case could play a huge role in building a net zero future.”

OEP general counsel, **Peter Ashford**, said: “Environmental impact assessment is so important for integrating the environment into planning decision-making. We are interested in this case because of the opportunity to clarify the law here to ensure proper decision-making that enhances environmental protection. We hope that the Supreme Court will take this opportunity, and will develop principles for determining the proper approach to the assessment of indirect effects under the EIA legislation.”

The hearing is scheduled for **June 21**.

The coal firm is now battling on two legal fronts after a judge ruled on Friday May 19 to grant Friends of the Earth and South Lakes Action on Climate Change a hearing to challenge the UK Government’s decision to approve West Cumbria Mining’s deep coal plans.

That hearing is expected to last for three days when it is heard later this year.

A spokesperson for West Cumbria Mining Limited said it would be inappropriate to comment on a live legal case. UKOG have been approached for comment.

Related Reports:

A Surrey Borough funds legal fight to stop oil drilling

The Hills Are Alive With the Sound of Drilling... ?

Surrey MPs oppose each other on drills in the hills

Oiling the wheels of justice on Surrey Hills

Image credits: NASA’s Earth Observatory and Rainer Lesniewski Getty Images

Council pays £3,900 to mother of SEND child

Surrey County Council failed to provide suitable full-time education to an SEND primary school child, causing the youngster to miss valuable learning time and creating undue stress for his mother, a local government watchdog has ruled.

The county council was ordered to pay £3,900 and apologise to the boy and his mother to acknowledge the injustice caused after the Local Government and Social Care Ombudsman completed its investigation into the matter.

The council must pay £2,900 for the lack of education provided over a six-month period and a further £1,000 for the inconvenience, distress, time and trouble caused to his mother – including the impact on her employment. It must also provide updated guidance clarifying the legal position on complaints and appeals as well as evidence it has complied with the ruling.

The Ombudsman said it would not make further recommendations for service improvements to the council’s alternative education provision as these have been covered in “similar findings against the council in other cases in the recent past covering the same period”. Staff are also to be retrained and better records kept to “prevent a recurrence of the same fault in future cases.”

In 2020 the boy was on a waiting list for an autism assessment by the Child and Adolescent Mental Health Services (CAMHS). In November 2021, his mainstream school then placed the youngster on a part-time, mornings only, timetable and by January 2022 it was assessed he should no longer attend school due to mental health concerns.

His mother said he was then given worksheets but no online or face-to-face tuition was offered. His mother, a single parent, said she had to cut her hours at work as her son could not attend school.

In late March 2022, the council offered the family two hours per week teaching assistant (TA) support.

Convinced her son was falling behind, his mother began paying private tutor to help for one hour a week.

Shortly after this the council increased TA time to three hours a week, and then later added one hour tutor time. By late June this was extended to four hours, increasing to seven and a half hours in September, and 14 hours in October 22.



Eventually, the council said the boy should have access to mainstream provision for the remainder of his time at primary school but he would not be in a position to return immediately. Discussions then turned to offering 25 hours educational provision through the county's SEN team from September and a draft plan proposed he stay with his current school but likely to require specialist provision at secondary age.

In July, a meeting was then held with tutors, the school, and CAMHS – and an Education otherwise than at school (EOTAS) programme was suggested. His mother asked for this to be continued on an ongoing basis.

However, Surrey County Council decided he should continue with his current school in Summer 2022 and did not specify EOTAS or interim provision, or details of how he would reintegrate into the school.

His mother complained that the council failed to provide her son with proper education from January 2022 and failed to follow professional advice that he should receive EOTAS until he transferred to secondary school in September 2023 – instead proposing he be sent back to mainstream primary school for the remainder of the school year.

The Ombudsman upheld her complaint and found fault by the council in “failing to provide suitable fulltime education when a child was unable to attend school.” The report said: “This caused the child to miss out on education and caused the parent carer unnecessary inconvenience and distress. The agreed actions set out above are a satisfactory resolution to the complaint.”

A spokesman for Surrey County Council said: “We take the findings from the Ombudsman very seriously and we apologise for any distress the family experienced. We are not able to comment on any individual children specifically, however we know how important access to fulltime education is for all children to support their development and wellbeing, including when this must be provided outside of school.

“We remain committed to improving outcomes for children with additional needs so that they are happy, healthy, safe and confident about their future.”

Image – Emily Coady-Stemp

Related reports:

Surrey County failed SEND boy

Surrey to SEND £40m for special schools

Banking on you and me in Epsom and Ewell

The Epsom and Ewell Time Bank is launching soon and they're having a social gathering early June 2023. If you're interested in registering or have any questions, this is your chance to get involved.

As Benjamin Franklin once said, “time is money. But in truth, it's much more valuable that ... it's Productivity, Freedom, Enjoyment, Friends / Family and giving back to your neighbourhood and building a stronger community,” so says **David West**, Founder of the **Epsom and Ewell Time Bank** who is launching the community project to benefit everyone saying, “It's free to join and use, giving it's members an opportunity to meetup and exchange their skills, experience and time.”

For every hour you help someone, you earn an hours credit, which can be spent on someone helping you. It's a way to meet new people, make friends, and feel more involved in your community.

David told the Times “By sharing your time you are redefining the nature and connections within your community from the bottom up. Working together, building new relationships and creating new opportunities for the common good.” He went on to explain “We are apart of the Time Bank UK charity, using their Internet Time Bank software to match people with the community projects and work.”





The Epsom and Ewell Time Bank was at the weekend's **Festival of Ewell** and is organising a social gathering and Q&A in June 2023. If you're interested in registering for the Time Bank or have any questions, this is your chance to get involved.

The Time Bank community is free to join and all activities are managed by Time Banking UK's web-based software and overseen by a Epsom and Ewell Time Broker.

David West at The Festival of Ewell

To find out more about the social gathering and stay up-to-date, follow the Epsom and Ewell Time Bank on Facebook and Instagram. For more information on Time Banking, see Time Banking UK's website or email the Epsom resident and organiser, David at EpsomTB@gmail.com.

Epsom and Ewell Time Bank Registration - <https://tol2.timebanking.org/epsomandewell>

Epsom and Ewell Time Bank Facebook Group - <https://www.facebook.com/groups/831821940256246>

Epsom and Ewell Time Bank Instagram - <https://www.instagram.com/epsomandewelltimebank/>

Time Banking UK - <https://timebanking.org/howitworks/>

How does Time Banking help? Time Bank claim:

- 85% meeting more people.
- 80% felt more part of the community than before.
- 74% made new friends.
- 74% experienced a lift in mood or reduced depression.
- 69% felt they could ask for or receive more help.
- 66% said they experienced reduced loneliness.
- 60% said their quality of life, health and wellbeing had improved.

Woking £490m write down sparks 'worst fears'

Epsom and Ewell Times has been following a nearby Surrey Borough's debt woes. Epsom and Ewell Borough Council, in contrast to Woking, has consistently balanced its budgets. The Woking towers in question are visible from Epsom Downs. Chris Caulfield reports.

"Worst fears" have been confirmed in newly published accounts that exposed a half billion pound "black hole" in Woking Borough Council's finances and plunged the future of many services into doubt.

The figures, released this week on Companies House for 2021, show the council's biggest investment, Victoria Square, has had £490,479,300 wiped off its value.

Construction on the development began in 2017 after the previous administration signed off on £750m of loans to cover the investment.

It was billed as one of "the most ambitious developments in the South East" and included 429 apartments, retail and leisure space, a performing arts academy, a four star hotel, and a medical centre. It means its fair market value is now hugely below its carrying book value but the scale of the figures, though predicted by councillors, still shocked.

Councillor **Adam Kirby** (Lib Dem, Horsell) told the LDRS: "We've been looking at this for a really long time. We've taken control of the council a year ago and can now get a better idea of the council's financial position. This is our worst fears come true. We didn't want to be right about this but in the last few days the Company's House valuation has been eye catching. "We were told for many many years that these investments, if you could call them that, wouldn't impact the budget for council services, but what is likely is it will.

"There are statutory functions we have to provide by law and we could be going into special measures to help us - we are in conversation with a government task force who are working with councillors and the CEO. We are trying to protect things people need. Meals on Wheels, the leisure centre, don't have legal requirements to support them but we do not want to take them



away. Stopping them won't solve the problem."

He added: "It would be irresponsible to speculate on what changes will be made at this stage, its people's jobs and residents who rely on these services. People who were told these investments wouldn't impact them." He said there were two ways to look at the problem, cash flow or valuation, but that it was the same problem.

The council borrowed £750m for the project and, according to the latest valuation report, it is only worth £199m. Cllr Kirby added: "There is a black hole in the balance sheet."

Furthermore the council's total debt is expected to hit £2.5billion by 2024/25, up from its current level of £2.1bn. The council, he said, was firmly in "section 114 territory" where the government takes over the financial running of a local authority that is effectively bankrupt and unable to pay for even basic services.

Woking Borough Council is running on a budget deficit of about £10m on a budget of £45m. There is £11m collected in council tax with the rest coming from sources such as parking or rent rates.

The Companies House report on Victoria Square Woking Limited (VSWL) indicates the company incurred a net loss of £490,479,300 during the year ended December 31, 2021.

VSWL owns the new shopping centre, residential development, and hotel - backed by a longstanding agreement with Woking Council.

The report adds that its current liabilities exceeded its total assets by £501,988,671 indicating a "material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern and, therefore, "that it may be unable to realise its assets and discharge its liabilities in the normal course of business".

Cllr Kirby said: "We are going to find out the impact on the council soon and it's not going to be good."

The council has said the £490 million write down not only "confirms its worst fears" but casts "uncertainty on further funding for Victoria Square project beyond May with imminent reports into financial implications for the council itself."

Cllr **Dale Roberts**, portfolio holder for finance and economic development at Woking Borough Council, said: "Even though we had fully anticipated massive losses and signalled them earlier in the year, this is still devastating news. He added: "As soon as we won last year's elections, we took immediate action to limit the damage. First, we reduced the period for which we would commit working capital to VSWL from ten to five years. Then, we began to put in place the missing systems and processes to properly run a commercial operation - and to protect the long-term interests of all Woking residents.

"Now, these accounts will further inform ongoing work being carried out by public sector finance experts, who we commissioned earlier this year to better understand the sustainability of the council's own annual budget. Looking ahead, it would be irresponsible to speculate on the details and timings of what happens next. However it is responsible to be transparent about the scale of this situation. Only complete transparency will enable our commitment to finding solutions as soon as possible."

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