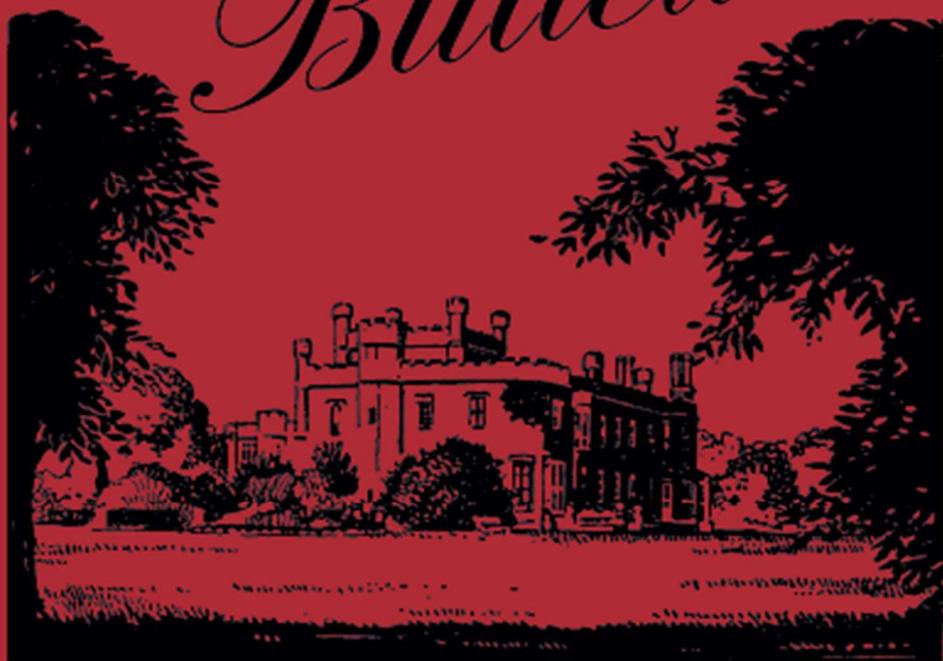


**NONSUCH
RESIDENTS'
ASSOCIATION**

Bulletin



SPRING 2026

Best Foot Forward

Foot Health Clinic Worcester Park



**Patient
Parking**



**Accredited
Professionals**



**Great Prices &
Availability**

General foot MOT & maintenance
Cut, file and maintain toenails
Thickened nails
Callus and dry skin
Corns and cracked heels
Athlete's foot
Fungal nail infection
Verruca
Diabetic foot care
Ingrown toenails
Nail reconstruction



bestfootforward.live



bestfootforward2019@yahoo.com



07805 437 468

88th Annual General Meeting of Nonsuch Residents' Association

Thursday 19th March 2026

8.00pm

at

Sutton & Epsom Rugby Football Club

Cuddington Court, Rugby Lane, Cheam, Sutton SM2 7NF

AGENDA

1. Introduction by Chair, David Triggs
2. Apologies for Absence
3. Minutes of last AGM 17th April 2025
4. Matters Arising
5. Statements of Candidates for Election 2026
6. Councillors' Reports
7. Treasurer's Report and Adoption of Accounts
8. Election of Officers
9. Open Forum

The Officers and Committee look forward to seeing residents at the AGM

OFFICERS



Chairman: David Triggs, 63 Holmwood Road, Cheam
Tel: 020 8393 3526



Secretary: Linda Lau, 4 Castlemaine Avenue, Ewell
Tel: 020 8393 6728



Treasurer: Innes Tarran, 9a Beverley Close, Ewell
Tel: 07557 109289

Email for all officers: info@nonsuchra.org

Website: www.nonsuchra.org



find us at [facebook.com/NonsuchRA](https://www.facebook.com/NonsuchRA)

RESIDENTS' ASSOCIATION COUNCILLORS

County Councillor



John Beckett, 7 Walsingham Gardens, Stoneleigh.
Tel: 07483 194182
Email: jbeckett@epsom-ewell.gov.uk

Borough Councillors



Christine Howells, 7 Nonsuch Walk, Cheam.
Tel: 020 8393 8555
Email: chowells@epsom-ewell.gov.uk



Robert Leach, 19 Chestnut Avenue
Tel: 020 8224 5695
Email: rleach@epsom-ewell.gov.uk

Chairman's Report – David Triggs

Welcome to the Spring edition of our Bulletin ahead of our Annual General Meeting on Thursday 19th March. It comes at a time when the provision and management of public services in our area is about to undergo the biggest change in the lives of most Nonsuch residents. Sadly, even though much needed, these changes are **not** being introduced to improve public services. Instead, they are being introduced in the mistaken belief they will save money and reduce public spending. In turn, the perceived need to reduce public spending is based on another mistaken assumption: that the UK can no longer afford to provide good public services for all its citizens. As one of the wealthiest nations on earth this assumption is clearly ridiculous. However, it arises from the long established, ignorant and antisocial way our governments continue to try and fund public services by taxing people for working, producing wealth and serving each other.

People, firms, councils and public sector organisations are penalised if they: (i) improve residential or business premises [Council Tax & Business Rates], (ii) earn by working to produce wealth or render a service to others, [Income Tax, National Insurance Contributions (NIC), Corporation Tax], (iii) buy or sell goods or services [VAT], (iv) Employ people [NIC]. At the same time neither business owners nor residents are compensated or charged if, as a result of public land use permissions, made in the whole community's interests, their own property suffers a loss or increase in annual rental value. Taxes levied on the earnings and purchases of Nonsuch residents reduce their ability to pay for both privately and publicly provided goods and services. Meanwhile the taxes levied on council and other public sector employers and employees increase net employment costs and thus the charges and taxes they are obliged to levy on Nonsuch residents.

One local significance of these issues is illustrated in a separate article in this bulletin about the recent decision by Epsom and Ewell Planning Committee to approve the conversion of 139 Holmwood Road into a children's residential home.

The planned dissolution of the Borough of Epsom and Ewell marks the latest step in transferring control of the property and services of the local community to remote and/or privatised interests. When formed in 1937 the Borough Council was directly responsible for a much wider range of public services than now, including roads, street lights, water supply, sewerage and sewage treatment, council housing, the fire brigade and more. All these were funded by locally collected rates under the direction of the Borough's Treasurer, Accountant and Chief Rating and Valuation Officer, his deputy and staff. The essential assets associated with these services were then owned by the council on behalf of the Borough's Burgesses i.e. the inhabitants of the borough with full rights of citizenship. Residents then had good reason to vote in local government elections.

Compare that with the relative impotency of the current borough council and it is easy to see why only 34% of the electorate chose to vote in the 2023 local election compared with around 60% in 1937. As we move toward the East Surrey Unitary Authority in 2027, there is a clear risk that personal connection and the influence of local councillors will be further reduced and that even fewer of the electorate will be motivated to vote or indeed show much interest in local government activities.

I think this is a pity and it contrasts with the sentiment expressed by The Charter Mayor, J. Chuter Ede's 'Message to the Burgesses of Epsom and Ewell' and published in the Charter Souvenir booklet celebrating the founding of the borough in September 1937 when he wrote:

"The Inhabitants, and not the Council, let us always remember, have been incorporated. The Corporation acts through the Council. Therefore the individual Burgesses, who comprise the Corporation, should make it a point of honour to follow closely all the proposals and doings of the Council, which cannot be more than the expression of the will of those who elect it."

This sentiment reminds me of the famous claim that 'people get the government they deserve' since it reflects the character and choices of its people. In his message J. Chuter Edes wrote further:

"A Vote is not merely a hardly-won right. Each individual Burgess has no heavier responsibility than the effective use of the franchise. Merely to vote responsibly and pay rates promptly, highly admirable civic virtues as they are, do not completely cover the whole duty of a Burgess. To them must be added continuous interest in the life of the Corporation, constructive criticism of suggestions for its expansion and improvement, and watchful pride and personal participation in its growing achievements."

As an individual Burgess (inhabitant of a town or borough with full rights of citizenship) I hope those who are elected to office in the May elections will not only seek to **spend** the public revenue they are entrusted with wisely but also seek to improve the way **all** public revenue is **collected**. This will require them to actively seek to influence central government. In this we are fortunate that Hannah Dalton and Clive Woodbridge have been selected as Resident Associations candidates for our division, that also includes Ewell Village and Stoneleigh wards.

Stoneleigh councillor Hannah Dalton is currently Leader of the Council; Chair of RA (Majority Group) in the Council and Vice-Chair of Strategy and Resources Committee. Importantly she is also Vice Chair of the national membership body for local authorities - the Local Government Association (LGA) and Leader of the LGA's Independent Group.

Ewell Village councillor Clive Woodbridge is currently Chair of Community and Wellbeing Committee and Vice-Chair of Planning Committee. He was Mayor of Epsom & Ewell in 2022/23, stood as an Independent Parliamentary Candidate in the 2019 General Election, held senior roles within the LGA and is past Chairman of the RA group of Epsom & Ewell Borough councillors.

The declared purpose of the LGA is "to strengthen local government so communities thrive" so I have reason to hope that, if elected, Hannah and Clive will use their involvement and experience to promote nationwide fiscal reform. Reform that would reduce the negative impact that central government's tax policies currently have on local government and the communities they serve.

I believe the conspicuous strength of Hannah and Clive as prospective Unitary Authority Councillors has had one unfortunate consequence as it has meant that the only Nonsuch Ward councillor that was hoping to stand as an RA candidate in May has now left the RA Group in the borough council. In the hope that it will enable her to continue to serve residents politically Councillor Shanice Goldman has joined the Conservative Group where she believes lies her best chance of being able to continue to serve residents. I take this opportunity to thank her for the service she has rendered as a Residents' Association councillor and to wish her well.

David Triggs

Treasurer's Report – Innes Tarran

A big thank you to all residents who paid their membership in 2025, especially those who paid more than the £3 minimum.



In 2025 we had a surplus of £1,059.

This was £400 lower than 2024 as a result of increased Bulletin costs due to the Extra Bulletin in September, additional pages in both the Spring and Autumn Bulletins and increased printing costs.

Subscriptions for the year were up slightly at £2,493, with membership having stabilised over the last couple of years.

With the new East Surrey Council elections in May, our 2026 costs will include Election Expenses and so will be considerably higher this year. We would therefore be most grateful if you could renew your membership of the Residents' Association for 2026, or become a

member if you are not one already, by paying £3 (or more if you prefer) by one of the below methods:

1. If you are already set up to pay by Direct Debit through GoCardless, this will continue for 2026. Please do not set up another Direct Debit if you already have one set up and active – payments will continue to be taken on your existing payment date for the coming year. New Direct Debits can also be set up through the link on our website (www.nonsuchra.org), although our preferred approach for new payments is for a Standing Order as below.



2. Set up an annual Standing Order. Bank details are as below:

Account Name: Nonsuch Residents Association
Sort Code: 20-84-17
Account Number: 20668907
Amount: £3 (or more if you prefer)
Reference: Your post code and house number/start of house name E.G. KT17 3XX 101
Repeat: Yearly

3. By making a one-off payment via online banking – using the same payment details as above.
4. By putting your subscription in the envelope provided and returning it to your Area Representative or a nearby Rep if your road is currently showing as a “Vacancy”.

If you have any queries, or would like to cancel your direct debit, please email us at payments@nonsuchra.org

Thank you in advance for supporting your Residents’ Association and your councillors.

Innes Tarran

Nonsuch Residents' Association

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

Income and Expenditure Account

2024 £	INCOME	2025 £	2024 £	EXPENDITURE	2025 £
2,472.57	Subscriptions Received	2,493.50	986.00	Newsletters	1,794.55
350.00	Advertisements	600.00	0.00	Election Expenses	0.00
38.56	Bank Interest	51.05	180.00	Website	180.00
0.00	Donations Received	0.00	86.00	Subscriptions Paid	61.00
			50.00	Donations Made	50.00
			100.00	Social Expenses	0.00
			<u>1,459.13</u>	Surplus For Year	<u>1,059.00</u>
£2,861.13	TOTAL	£3,144.55	£2,861.13	TOTAL	£3,144.55

Balance Sheet as at 31 December 2024

2024 £	FUNDS	2025 £	2024 £	ASSETS	2025 £
2,298.23	Surplus at 1 January	3,757.36	357.36	Barclays Current Account	316.36
<u>1,459.13</u>	Surplus/(Deficit) for Year	<u>1,059.00</u>	3,400.00	Barclays Deposit Account	4,500.00
£3,757.36		£4,816.36	£3,757.36		£4,816.36

Signed *Innes Tarran* (Hon Treasurer)

I have compared the above Accounts and Balance Sheet with the books and vouchers of the Nonsuch Residents' Association and such Balance Sheet gives a true and fair view of the state of the finances of the Association.

Signed *Sujit Patel* (Hon Examiner)

County Councillor John Beckett



Surrey residents to be hit hard

In recent weeks, the full cost of the government's plans for Local Government Reform (LGR) in Surrey and the changes to the finances of local government announced in the Budget have become much clearer and it is not good news for residents in Surrey.

Surrey County Council Budget 2026/27

At February's county council Budget Meeting, the Conservative ruling group put forward a Budget that requires a 4.99% council tax rise. Normally these Budgets are passed without amendment. However, the Conservatives no longer hold a majority on the council and this year amendments proposed by the Residents' Association and Independent Group were included in the agreed Budget. These include:

- Additional support in the form of grants for Foster Carers who care for the children with the most complex needs or larger sibling groups.
- Funding to accelerate the increase in the number of Autism Friendly Schools in Surrey
- A review of school places across Surrey to show where additional SEN places are urgently needed
- Increased funding to voluntary groups that provide short breaks, play and leisure services to families with children with special needs.
- A fundamental review of transport, including the expense of the scheme known as Dynamic Demand Responsive Transport (DDRT) that is currently subsidising some individual return passenger journeys by as much as £76 per traveller.
- A commitment to entering into longer leases with local charities for buildings currently being used to provide Youth Services so as to ensure their long-term future and enable them to apply for grant funding.

For a typical Band D property, the 4.99% increase equals £1.77 per week or approximately £92.07 per year. The majority of the budget—roughly 67%—goes to support the county's most vulnerable residents.

These changes and reviews, which will improve the lives of many children and their families, will be funded by savings suggested by the RA and Independent Group. They show that your Residents' Association councillors can influence for the better, key funding decisions at the county council and the future unitary authority.

In contrast, the Liberal Democrat group didn't even bother to engage with the budget process and submitted no amendments to the overall budget, instead just voting against a balanced budget.

This is the last-ever county council budget before it is dissolved in 2027. Surrey faces a reduction of over £50 million in government funding next year - the largest cut for any council in the country.

Local Government Reform

Preparations for the handover of powers, services and finances to the new East Surrey and West Surrey unitary authorities continue. However, the county council has confirmed that the final cost of preparing the transfer and creating those unitary authorities could now be up to £94million. This will be paid by Surrey residents through increased council tax and service cuts.

Fair Funding Review

The government has announced the outcome of its Fair Funding Review which sets out a new formula for future grant funding to local councils. Whilst retaining an element that recognises a local area's economic and social needs, a major adjustment to grant distribution is the ability of a local authority to raise a higher level of council tax.

Few people expected a "Fair" Funding Review would be favourable to Surrey and because of the council tax criterion, it is estimated that the county's local authorities will lose £180 million in government grant over the next three years requiring council tax to rise every year at the

maximum level of 4.99% in order to provide services to residents. Surrey is an outlier in this Fair Funding Review and by 2028/29 the new unitary authorities will be funding 92% of their costs by council tax.

Business Rate Income

Business rates are paid and collected locally but passed to the national government which redistributes the income across English local authorities. Traditionally, Surrey businesses have contributed one of the highest tax amounts to the national economy but the county has seen a relatively small amount handed back to local councils as grant funding. Unfortunately, the government's recently announced new regulations will reduce the amount refunded to Surrey even further.

New Council Tax Surcharge

The government has announced a new High Value Council Tax Surcharge (HVCTS) which will be administered by local authorities and consist of an additional tax on higher valued properties. However, although the council tax surcharge will be collected by the local council it is anticipated that the full value of the surcharge will be passed to central government to spend. This is another tax on Surrey residents that will be funding services in other parts of the country.

Government Cash Cow

The above are major financial burdens on Surrey residents and businesses and are the consequence of national politicians failing to cut their own costs and using Surrey as a county that can just keep adding to the government's coffers.

Locally, Surrey's ruling Conservative group set the county on an early path to unitary status without any guarantees of government financial support and has continued to waste money on IT contract overruns, a large, high salaried officer structure and vanity projects.

Along with all the Epsom & Ewell Residents' Association county councillors, I will continue to challenge unnecessary expenditure at the county council and support options such as passing community assets to local communities to save them from sale or development.



Elections for the East Surrey Unitary Authority

Thursday 7th May 2026

In May, residents in Nonsuch Ward will be able to vote for **two** councillors to represent them on a new East Surrey

Unitary Authority which will replace both Surrey County Council and Epsom & Ewell Borough Council in April 2027.

These two councillors will represent the **Ewell Village, Stoneleigh and Nonsuch Division**, a combination of the Ewell Village, Stoneleigh and Nonsuch wards. Currently the Ewell Village and Stoneleigh wards each elect two councillors to the borough council and Nonsuch elects three borough councillors. In addition, the combined division elects one councillor to the county council.

Hence there will be a reduction from seven borough and one county councillor to just two new unitary authority councillors to represent the people of Ewell Village, Stoneleigh and Nonsuch.

The East Surrey Unitary Authority will serve a population of 546,000 residents and it is therefore even more important that our residents voices are heard by ensuring that the division of **Ewell Village, Stoneleigh and Nonsuch** continues to elect Residents' Association councillors to serve the community and make sure local voices are still heard.

The three Residents' Associations covering this division, Ewell Village, Stoneleigh & Auriol and Nonsuch recently held a selection process and are pleased to confirm that **Councillors Hannah Dalton and Clive Woodbridge** will be their candidates for the division. Both are currently serving Residents' Association councillors. They know our areas, our streets and our local issues and have a proven track record of improving our local environment and being active and responding quickly and effectively to residents' enquiries.

For more information on Clive and Hannah please see their article in this Bulletin. We hope you will give them your support in the upcoming election on 7th May. **Keep Local Politics Local!**

What will happen after the Local Election in May 2026?

Following the election, from May 2026 to March 2027, councillors elected to East Surrey Unitary Authority will undertake the work to set up the new authority as a 'Shadow Authority'. This will involve agreeing policies and strategies, preparing a budget, allocating resources and appointing key members of staff, including a Chief Executive.

Meanwhile, Surrey and Epsom & Ewell councils will continue to operate as your councils for one further year; John Beckett will still be your RA Surrey County Councillor and Robert Leach and Christine Howells your RA Borough Councillors. You should continue to contact them if you need advice or assistance about the services provided by Surrey and the borough council up until the end of March 2027.

On 1st April 2027, the East Surrey Unitary Authority will take over the delivery of all council services, and Surrey County Council and Epsom & Ewell Borough Council will no longer exist. Your two elected unitary authority councillors will then be the people to contact for support and advice.

Cllr John Beckett



Epsom Derby - Changes for 2026

The Derby meeting is Friday 5th June and Saturday 6th June, with the big race on the Saturday afternoon. The Jockey Club is making changes this year to boost attendances. To make it more affordable for families, U-18s will get free entry. There will also be free car parking at the course. The Hill enclosure offers free entry to all and will include a brand new DerbyFest area to drive engagement with the local community. If successful, the changes will increase crowds and traffic in the area, so please be aware and keep this in mind in early June.



Your Residents' Association candidates for the new East Surrey Unitary Authority



As set out elsewhere in this bulletin, this May will see elections to the new East Surrey Unitary Authority that is to be formed from the amalgamation of Epsom and Ewell Borough Council and the councils of Mole Valley, Reigate and Banstead, Tandridge, Elmbridge plus Surrey County Council.

There will be two Residents' Association candidates - Cllr Hannah Dalton and Cllr Clive Woodbridge - on the ballot paper for the Ewell Village, Stoneleigh and Nonsuch division and we hope they will be able to count on your support. Both are very experienced local councillors with a strong track record of community engagement and getting things done.

Cllr Hannah Dalton, who is currently the Leader of Epsom & Ewell Borough Council, is an RA councillor in Stoneleigh ward, which she has

represented for almost 11 years. Additionally, Hannah is the leader of the Independent group of councillors at the Local Government Association (LGA), giving her a deep insight into the current issues facing local government.

Hannah says, "I am really honoured to have been chosen to be one of the candidates for the Residents Associations of Epsom and Ewell in this division, and to have the chance to represent the residents of Ewell, Stoneleigh and Nonsuch on the new unitary authority. I am passionate about empowering communities and strengthening the independent voice in local government. We need to keep national party politics out of local government and voting RA is the best way to do that. If elected I will continue to focus on delivering sustainable, inclusive policies that make a real difference to our communities."

Cllr Clive Woodbridge has represented Ewell Village ward on the borough council for almost 20 years, playing an active role in bringing increased investment to the area, including the forthcoming Ewell Village High Street improvement works, the development of the Epsom Sports Club facilities at Old Schools Lane and major upgrades to Bourne Hall, among others. During his time on the council, Clive has served on most committees and is currently Chair of the Community and Wellbeing Committee and Vice Chair of Planning.

Clive says, "It is really important that we have a resident-focused voice to shape the initial structure and direction of the new East Surrey Council and ensure that local values and priorities are at the table. We don't want the new unitary to be a clone of Surrey County Council but an amalgamation of the best of what district and borough councils, including Epsom & Ewell, do and the strengths of the county council. If elected I would ensure the voices of residents in Ewell Village, Stoneleigh and Nonsuch are heard and the important local things that matter to residents don't get forgotten."

Both Hannah and Clive will be attending the Nonsuch Residents' Association AGM on Thursday March 19th at 8pm. Please do come along and ask them any questions you may have.

Nonsuch Ward Update

Councillor Robert Leach



On 10th February councillors approved Epsom & Ewell Borough Council's budget for 2026/27. This will be the final budget prior to the council dissolving.

It was agreed to raise borough council tax by 2.98%, which equates to an additional £6.93 per year or 13.3p per week for a Band D equivalent property. This is in addition to the larger county council increase of £92.07 per year.

Councillor Christine Howells



There are currently many pressing issues that are occupying Cllr Howells and the Nonsuch Residents' Association.

The forthcoming election, planning issues and the AGM all take up space in this issue. As a result, fuller councillor reports will be carried next time.

A "Thank You" and an appeal for help

After 53 years Brian Kibble has retired from his role as an Area Representative. The Residents' Association extends a big thank you to Brian. His vast experience will be missed at Nonsuch RA meetings.

Brian's retirement is a further vacancy on our Area Reps list. With the forthcoming elections to the new East Surrey Council ahead, together with potential planning battles, your Residents' Association needs to maximise its strength. Please consider helping the effort by becoming an Area Representative or volunteering to deliver bulletins and leaflets or by offering your skills in another capacity.

The Priest Hill Issue - Background and Context

The history of Priest Hill in Ewell is a classic illustration of how "privatisation of the value of a resource that is naturally communal" has given rise to widespread socio-economic and environmental problems. Implications of the current development proposals for the site at Priest Hill represents the latest local example of a malign economic process that began centuries ago with the Norman Conquest. Critical steps in its development include: the Magna Carta, the Tudor Enclosures, the 18th and 19th Century Parliamentary Enclosures and the consequent development of antisocial taxes. The latter include those levied on the production and exchange of goods and services, employment, and the earnings of labour and the products of labour - capital.

Priest Hill and St Mary's Church Ewell

Before the Conquest the Anglo-Saxon "strip system, also known as open-field farming, was the backbone of the English economy and communal life for over two centuries (c,800 - 1066). It was a sophisticated, albeit labour-intensive, method of ensuring survival and social cohesion in a subsistence economy. In a village such as Ewell its arable land was typically divided into two or three large "open" fields. These were not fenced off but were subdivided into long, narrow strips called selions. A smallholder's strips would not be held as a single block but, to ensure a fair distribution of both good and poorer soil among the village community, they were scattered across the field. In Ewell's case the part of "Southfield" that contained the strips held by the Rector of St Mary's Church came to be known as Priest Hill.

Following the Norman Conquest in 1066 the Anglo-Saxon "strip" system of communal land tenure began to change as the Norman Kings imposed more control through the Manorial System. After a further century and half the Magna Carta and the Charter of the Forest provided an early step in land's privatisation enabling a Baron to develop land at will - without the King's permission. Fast forward a further two and half centuries and the Tudor enclosures marked a fundamental shift from subsistence communal farming to capitalist agriculture. The capital/head here being sheep, this era was defined by the "Great Sheep Land-Grab, driven by a booming international wool

market. The acquisition of monastic lands during this period marked an enormous socioeconomic change as nearly a quarter of England's landed wealth changed hands. It moved first from the Church to the Crown and then, as Henry VIII sold land to fund foreign wars, into the hands of the nobility, courtiers, the rising gentry, lawyers and merchants. Church lands thus moved: from supporting religious life and charity, to the production of sheep and profit; from open field farming to enclosure for sheep; from a source of local stability to instability and the frequent displacement of tenants. An important local example of the latter was Henry VIII's taking and destroying the village parish of Cuddington in order to build his vanity project Nonsuch Palace and establish the adjacent sporting/hunting 'Parks'. These would have included Worcester Park, Motspur Park and Raynes Park

Parliamentary Enclosures (18th - 19th Century)

The Parliamentary Enclosures of the 18th and 19th centuries were a response to Improved agricultural methods, most notably the Norfolk Four-Course Crop Rotation, selective breeding, and improved drainage, known collectively as the Agricultural Revolution. This revolution meant more food could be produced on the same land by less people and led to both huge rural unemployment and huge fortunes for landowners. Later, further technological advances, this time in the way goods could be mass produced (much for export) gave rise to a huge demand for industrial labour. Together these caused masses of people to migrate from country villages to towns and cities to fuel Britain's Industrial Revolution.

The Parliamentary Enclosures thus marked a major shift in the conditions of interaction between land and labour i.e. the 'Primary Factors of Production'. Free men and women could no longer freely access the gifts of nature in order to live and work to earn a living. They were now obliged to seek an employer and pay rent to a land 'owner' who enjoyed duty free rights (freehold) over the land. The value of these freeholds became increasingly important in the evolution of the British banking system and international trade as land value became the ultimate collateral for credit. This is where Priest Hill and its 18th and 19th century owners, the Glyn family, may be seen as players of historical and international significance.

In the pre-Enclosure era, the Priest Hill strips of land were part of the "South Field," one of the great open fields of Ewell held by the Lord of the Manor of Ewell. In 1755 Sir Richard Glyn purchased the Manor of Ewell along with the Rectory and tithes from the Lewen family. Over the following two decades, he bought up "copyhold" land and smaller parcels surrounding the main manor that included the elevated ground known as Priest Hill. As an MP for the City of London (1758–1768), Sir Richard sat at the very heart of the global trade network while Parliament was passing thousands of private acts—not just for Enclosures, but for "Turnpike Trusts" (roads) and canals. The Bank of England was now becoming the lender of last resort and Sir Richard's position allowed him to observe, and influence the laws that regulated credit and the circulation of currency as well as enabling land enclosure. He understood that while "Trade" was a volatile source of wealth, "Land Title", backed by the state was the ultimate secure asset. Sir Richard Glyn, 1st Baronet of Ewell, died in 1773 and was succeeded by his barrister son, Sir George Glyn. In 1801 as Lord of the Manor of Ewell, Sir George Glyn was the lead petitioner to Parliament for the 'Act for Dividing, Allotting and Enclosing the Open Town Fields, Common Pastures and Commonable Lands within the Parish of Ewell'. When the enclosure was finalised in 1802–03, the Commissioners awarded Sir George the largest single share of land - including Priest Hill

The Glyn family's history thus includes the story of the merger of two interests - Land and Money. Sir Richard (the MP) brought the Monied Interest (the bank). Sir George (the non-MP) secured the Landed Interest (the Ewell/Priest Hill Enclosure). Their descendants (the Barons Wolverton) took both into the House of Lords. By the time the railways arrived in Ewell, the family was so well-entrenched in both Parliament and the Bank that they exemplified "the system" itself. They held the land that people needed to live and earn a living on and they held the the asset based credit/capital (land value) that the people needed to fund building.

In 1942 following the death of Sir Arthur Glyn, death duties obliged the family to sell the 245 acres of Priest Hill land to Surrey County Council (SCC) and London County Council (LCC) for £100,000 (£408/acre). This acquisition was intended to secure the site for post-war social infrastructure, specifically for educational purposes and playing fields.

The educational purpose has been fulfilled by the establishment NESCOT who occupy a 139 acre plot that divides the remaining 106 acres into two separate plots, of 85 and 21 acres respectively. Following the abolition of the GLC and as part of 'Privatisation Mania' the remaining 106 acres were sold in 1989 by the London Residuary Board (LRB) to Combined Counties Properties (CCP) for around £575,000 (£5,275/acre). In 1998 CCP sold these acres to Coldunell Ltd for around £1.2million (£113,000/acre). A massive increase in hope value!

In 2013, under an "Enabling Development" deal Coldunell secured permission to build a multi million pound development of 15 detached houses on a small corner of the 85 acre plot (St Normans Way). As a condition of this permission, Coldunell was required to "gift" the rest of this 85 acres to a conservation body and provide a sum of money for its long-term management. The Surrey Wildlife Trust, now manages these acres as the Priest Hill Nature Reserve.

Prior to Coldunell's acquisition the 21 acre plot of sports pitches were let on a 100 year lease. Coldunell now seek planning permission to develop the northern two thirds (14 acres) of this site and build 300 new dwellings on it. If granted, they stand to make more millions of pounds from what was communal land. The 'Public Engagement Event' staged by the developer at Bourne Hall is intended to facilitate this next step in the private acquisition of community created value.

Neither residents nor the Residents' Association led Council welcome private development on this site and this why they deliberately did not include it in their original Local Plan. The challenge now is not **only** to continue to resist but to ensure that if development is desirable, the additional site value it generates goes to the whole community and not to a parasitic private speculator. **If it was clear that they would not benefit financially from development but that the whole community would, their incentive would be removed.**The site could then be reclaimed for the whole community who could then decide what its **best** use might be.

David Triggs

Housing Market Update

The housing market is showing tentative signs it may be turning a corner. The market was hampered at the end of 2025 amid uncertainty about tax rises in the autumn budget, which led to a dip in house prices towards the end of the year.

Recent Halifax and Nationwide house price indices show lower mortgage rates have taken a while to filter through to wider market activity. But January's RICS Residential Market Survey suggests more optimism as several key indicators have continued to improve, recording their least negative readings in months.

New year, new housing market optimism

New buyer enquiries improved in January, up from December and November. Agreed sales followed a similar trend. Hopes for house price growth at a national level are stabilizing, though London, the South East, South West and East Anglia continue to lag behind the national average reflecting ongoing affordability challenges. The RICS chief economist said: "There are early signs that market conditions may be improving after a challenging period, although activity levels are still subdued, meaning any recovery is likely to be gradual."

Will house prices rise in 2026?

There are hopes that lower mortgage rates will boost buyer demand and ultimately push up house prices. However, mortgage costs have been rising in recent weeks after the Bank of England held rates in February amid high inflation. This may dampen activity in the short term with buyers and sellers operating against the unsettling backdrop of a Prime Minister on borrowed time.

If you are considering moving this year, then please contact Mark Anthony Estate Agents for an honest and free valuation of your home.

Mark Jenkins of Mark Anthony Estate Agents

Mark Anthony
Estate Agents

As a resident of the Nonsuch Estate, I would like to offer discounted fees to home owners who are considering moving.



28 High Street, Ewell Village KT17 1RW

0208 393 7275

www.markanthonyestateagents.co.uk

139 Holmwood Road: A Case for Socioeconomic Reform

The recent decision by the Epsom and Ewell Planning Committee on 29 January 2026 to approve the conversion of 139 Holmwood Road into a children's residential home (Ref: 25/01182/FUL) has angered many local residents. While the moral duty to provide care for vulnerable children is beyond reproach, the politics and economics behind this specific development reveal a troubling "extraction" of community wealth for private gain.

The Committee's No Win Dilemma

In reaching their decision, the Planning Committee operated under intense systemic pressure. National policy explicitly mandates that the planning system must not be a barrier to providing homes for vulnerable children. The committee was acutely aware that a refusal based on resident concerns—without substantive technical evidence—would be viewed by the **Planning Inspectorate** as an "unreasonable" decision.

Had the applicant successfully appealed, the Council would likely have been ordered to pay the developer's **full legal costs**, potentially reaching **£50,000**. By approving it locally, the Council at least secured strict **Conditions**, such as a mandatory Management Plan and an occupancy limit of three children, which a national Inspector might have ignored.

For residents of Nonsuch ward, this case is more than a planning dispute; it is a clear example of why our current property tax system is broken and how a better alternative that could protect both our community's character and our residents' pockets is urgently needed.

The Planning Permission Windfall for Private Profit

Under our current system, the grant of "C2" (Institutional) planning status acts as a massive unearned windfall for the property owner of what was a family home. By obtaining

permission to run it as a commercial care facility the landlord will enjoy a massive increase in the property's yield - an unearned gift from the community!

A standard residential property in Cheam might let for around £3,500 per month. However, because local authorities have a statutory duty to house children in need, private providers like **I.M.P.A.C.T.** can charge fees ranging from **£6,000 to over £10,000 per child, per week**. With three children in the home, this property is no longer a "family home"—it is a high-yield commercial asset generating upwards of **£1 million in annual revenue**, largely funded by our taxes.

The Financial Paradox: Why the Council and Neighbours Loose

The 235 objections to this application highlighted a legitimate concern of neighbours regarding their anticipated loss of amenity and value - paradoxically that loss will not be reflected in any reduction in their Council Tax bills. One might have expected that such a lucrative child care business would contribute significantly to local coffers, however, it seems the reality is the opposite. As a Band G family home, the council would collect over **£4,000 per year in Council Tax but because all the residents are children (under 18)** the property is likely to qualify for a **Class S exemption**, meaning it pays **Zero Council Tax**. Also, despite being a for-profit operation, such homes rarely pay Business Rates either - because they are classified as "dwellings"! It seems the Council is being forced by central government policies to subsidise a million-pound business venture while losing the tax revenue it previously relied on.. If a sensible alternative were to replace Council Tax and Business Rates the Council could make more rational decisions that would take into account: (i) the loss in value neighbours would suffer, (ii) the increase in value the permitted site would enjoy, and (iii) the net impact on Council finances.

The Holmwood Road case highlights a still wider issue - the negative impact of taxing employment! Eleven 11 full time equivalent staff need to be employed to run a 24-hour care home for three children. The salary of Registered Manager in Surrey is around £60,000 p.a. while each support worker would earn around £31,000 p.a. Under current arrangements, the government will tax employment through Employer National Insurance (NIC) at 15%. This adds a around £54,000 to the child care cost and on a typical profit margin for a private provider Corporation Tax will likely add a further £33,500 . In total, over £87,000 of local tax money "leaks" away to central government solely because the provider is private. If the Council owned 139 Holmwood Road directly and provided the care itself, the Council's financial situation would be transformed. By removing the "landlord's cut," the private profit (typically around 23%), and the NI "tax on jobs" (which the government often compensates for public employers through the 'Employer National Insurance Contributions Grant'), the annual cost could drop from £616,000 to approximately £382,000. With such a saving the Council would likely recover the purchase price of the property in less than five years!

Conclusion

The 139 Holmwood Road case illustrates the need to link land use planning decisions to their socioeconomic impact. It also illustrates the benefits that would attend a fiscal reform that replaced antisocial taxes levied on produced goods and services, employment, exchange and earned income. By linking this need and these benefits it becomes clear that a good replacement would be a Location Value Fee (LVF). Households and businesses would then only pay for the value they enjoy arising from the permissions, protections and services provided by their community.

David Triggs

Community Governance Review

In the Autumn edition Cllr Beckett mentioned the proposal to form two parish/community councils, one each, for Epsom and Ewell. These community councils could be responsible for allotments, parks, playgrounds, community centres and cultural events. They would also be a statutory consultee on planning matters within their area.

The proposal is for two community councils based on the existing borough wards, with Ewell having eight wards and Epsom six. Each ward would return two councillors to its respective community council. The community councils would be elected in May 2027 and would be funded by a precept added to the council tax charge. This is currently estimated at around £45 per annum for a Band D property.

The CGR Phase 2 public consultation closed in February and responses are being analysed. A meeting of the full borough council will be held on 12th March 2026 to consider the outcome of the consultation and to determine whether to take steps to create the new councils.

Unfortunately, due to the need to publicise our forthcoming Nonsuch RA AGM, this Bulletin has had to be produced prior to the full council meeting. Hence we do not yet know whether Ewell Community Council will be formed next year but we should have the answer at the AGM.

Psephology Corner



Bad news: we're out of space to provide a full analysis of May's election. Good news: the proposed postponement of local elections has been halted.

However, while the abandonment of local democracy was proposed by the government and taken up largely by

Labour councils, other parties, like the Conservatives in Sussex and the Lib Dems in Cheltenham were also hoping to avoid their electorates this year. Can we really trust local democracy to any national party?

When you go to vote in May, please remember that the three major parties would all have been happy to forego elections where it suited them. Use your vote for an independent voice for East Surrey.

The new council structure, combined with boundary changes and low polling numbers for the (former) major parties in national opinion polls, make it difficult to predict the result of the forthcoming election.

However, let's not forget that across East Surrey, Resident Associations and Independents currently hold 40% of borough and district council seats. A larger proportion than the Lib Dems and over twice as many as the Conservatives. RAs win local elections and will do so in East Surrey.

With the Conservatives looking a spent force, the Lib Dems are trying to tell you that RAs can't form a majority on the new council - hoping you'll abandon our RA candidates. But as John Beckett's Councillor Report shows - even when no party has a majority, RA councillors can influence decisions, benefitting local people – not national parties.

BRIAN WHITE

Professional Decorating Services



Recently painted house in Nonsuch area

- Interior and Exterior Decorating
- Live and worked locally for 30 years
- High level of service and quality decorating
- Free Estimates
- Fully Insured
- Over eighty 10/10 Check-a-Trade reviews

Telephone: 020 8393 6441

Mobile: 07940 286223

Email: whitebrian1@sky.com

What can you do as resident?

* Ensure you renew your membership of the Residents' Association or to become a member if you are not one already. The annual subscription is only £3 for each household for the year and helps us to operate effectively and sponsor your Residents' Association candidates at local government elections. Please return your subscription to your Area Representative in the envelope provided with the Spring Bulletin or pay online using either our new recurring payment facility or one-off instant payment facility.

* Please attend the Annual General Meeting in March each year. This is the opportunity for you to hear what is going on in your area, what is planned and what needs to be considered.

* At any time, please give us your input. You can contact your Area Representative, or any member of the Committee, or any of the Councillors, on any subject which you think involves us. If you do not tell us things, there is a fair chance we will not know about your particular concern.

* If you contact council officers or the police about something which is of interest or concern to other residents, please let us know so that we can collate input and keep people informed.

* Please continue to give us your support on any matter affecting the residents and the community. The strength of a community rests in the hands of its residents.

*If you are able to help by becoming an Area Representative or by joining the Committee, please let any of the officers or Area Representatives know. The effort involved is not huge but the benefit to yourself and to the other residents can be significant.

This Association functions through the efforts of willing volunteers and we are always keen to hear of those who are prepared to help.

Thank you for your support. Thank you for caring.

Nonsuch Residents' Association

Area Representatives

Abinger Avenue	Janet Richards, 39 Abinger Avenue	020 8393 9434
Albury Avenue 1, 3, 5	Catherine Goodall, 35 Buckland Road	020 8394 0083
Albury Avenue 2-4 & 6-25	Colin Quigley, 15 Albury Avenue	07802 821989
Aragon Avenue	Janice Gidley, 34 Howard Avenue	
Arundel Avenue 1-37 & 2-48	Jane King, 48 Arundel Avenue	020 8394 1075
Arundel Avenue 39-77 & 50-108	Fiona Dowle, 50 Arundel Avenue	020 8393 2568
Banstead Road	Innes Tarran, 9a Beverley Close	07557 109289
Barnard Place	Vacancy	
Beverley Close	Innes Tarran, 9a Beverley Close	07557 109289
Birchfield Grove	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Boleyn Avenue	Steven Liu, 18 Aragon Avenue	07988 416798
The Bridle Path	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Bridleway Close	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Bramley Road	John Herbert, 79 Holmwood Road	020 8393 3633
Burford Lane	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Buckland Road	John Herbert, 79 Holmwood Road	020 8393 3633
Castle Avenue 2-37	Keith Henry, 8 Castle Avenue	020 8224 0781
Castle Avenue 38-72	Sue Henry, 86 Castle Avenue	020 8786 7816
Castle Avenue 73 on	Sue Henry, 86 Castle Avenue	020 8786 7816
Castle Way	Keith Henry, 8 Castle Avenue	020 8224 0781
Castlemaine Avenue	Linda Lau, 4 Castlemaine Avenue	020 8393 6728
Chanton Drive	Vacancy	
Cheam Road (E)	Vacancy	
Cheam Road (W)	Vacancy	
Chatsfield	Vacancy	
Cheyham Gardens	Vacancy	
Cleves Ave	Nidhi Sharma, 10 Cleves Avenue	07448 550671
Conaways Close	Monica Butler, 6 St Normans Way	07929 237102
Dormans Court	Vacancy	
Ewhurst Close	Tanya Glynn, 20 Ewhurst Close	020 8224 2015
Fairview	Innes Tarran, 9a Beverley Close	07557 109289
Fairfax Avenue	Roger Smith, 14 Fairfax Avenue	07751 144756
Gomshall Road	Catherine Goodall, 35 Buckland Road	020 8394 0083
Harefield Avenue	Heather Locke, 5 Harefield Avenue	07957 168825
Hays Walk	Vacancy	
Hillside Road	Sandra Malyon, 4 Hillside Road	020 8393 3578

Area Representatives

Holmwood Close	Vacancy	
Holmwood Road 1-79 & 2-58	Sylvia Russell, 54 Holmwood Road	020 8393 4709
Holmwood Road 60-68 & 81-139	Vacancy	
Howard Avenue	Janice Gidley, 34 Howard Avenue	
Howell Hill	Vacancy	
Howell Hill Grove	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Howell Hill Close	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Lodge Close	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Merrow Road	Vacancy	
Mintwater Close	Monica Butler, 6 St Normans Way	07929 237102
Nonsuch Court Avenue	Jane King, 48 Arundel Avenue	020 8394 1075
Nonsuch Walk 1-57a	Christine Howells, 7 Nonsuch Walk	020 8393 8555
Nonsuch Walk 59-101	Vacancy	020 8393 2157
Nonsuch Walk even numbers	Vacancy	020 8393 2157
Northey Avenue 4-54 & 17-51	Vineet Bhati, 48 Northey Avenue	07799 645729
Northey Avenue 56-104 & 53-91	Catherine Reid, 96 Northey Avenue	07751 967870
Parr Avenue	Jane King, 48 Arundel Avenue	020 8394 1075
Queensmead Avenue	Sandra Malyon, 4 Hillside Road	020 8393 3578
Ranmore Road	Vacancy	
Rugby Lane	Vacancy	020 8393 2157
Sandy Croft	Sheila Ivey/Judith White, 4 The Bridle Path	020 8393 8796
Seymour Avenue 1-29,31	Jenny Lloyd, 18 Seymour Avenue	020 8394 0872
Seymour Avenue 30,32-74	Terry Witham, 26 Seymour Avenue	07484 156446
Shere Avenue	Andrew Curran, 14 Shere Avenue	020 8393 2514
Springfield Road/Little Springfield	Vacancy	
St Normans Way	Monica Butler, 6 St Normans Way	07929 237102
Station Approach	Vacancy	
West Drive	Vineet Bhati, 48 Northey Avenue	07799 645729
Westcott Way	Steve Lawes, 8 Westcott Way	020 8224 1910
Wonersh Way	Vacancy	
Wotton Way	Catherine Goodall, 35 Buckland Road	020 8394 0083

If you can help your Residents' Association by becoming an Area Representative, please contact David Triggs on 020 8393 3526.

Mortgage advice and financial protection

*Award-winning mortgage broker helping
clients in Surrey for over 20 years*

We can help with residential mortgages, buy-to-let mortgages for landlords and complex mortgages for contractors and limited companies.

CALL US TODAY



020 8652 5240
info@mbassociates.net
mbassociates.net

Your home may be repossessed if you do not keep up repayments on your mortgage. A fee of up to 1% of the mortgage amount may be charged depending on individual circumstances. A typical fee is £495.

**'Excellent service
provided from
start to finish.'**

Gerry Halls

**'We knew we were
in safe hands.'**

Zoe Withersby

**'Responsive, super
efficient and
amazingly effective.'**

Madeleine Shearer

*We shop around
on your behalf to save
you time and money.*



**Exceptional
Service**
2025

feefo