



**Minutes for Wentworth Residents Association
Executive Committee
13th October 2020**

Present: Nigel Moss (Chairman) NM
 John Pyle JP
 Andrea Tenconi AT
 John Tenconi JT
 Phil Andrews PA
 Liz Copping LC
 Peter Lomas PL

Apologies: Ian Cox (Club) IC

Minutes: Helene Parsons HP

Welcome and Absences	<ul style="list-style-type: none"> – NM opened the meeting via video conference at 16:00, outlined the agenda and reported that IC had informed that he would join later.
Extraordinary General Meeting	<ul style="list-style-type: none"> – ExCom held a post-mortem of the EGM as learning for the next AGM. It reviewed the voting results and agreed unanimously to share the Mi-Voice election report with WERC, via Alex Howard, in the interests of continuing transparency. – ExCom agreed to have the EGM minutes loaded onto the website, along with the video link to the webinar recording and the Mi-Voice Results. – Shortly after the EGM voting period had finished, NM sent Alex Howard a request to follow up on the passed resolutions with a face-to-face meeting (limited to 6 under COVID restrictions) in order to run through the execution of the resolutions in a collaborative manner. NM has offered dates and is waiting for Mr Howard’s response. – NM to request from the WERC Chairman and Estate Manager to share the missing email addresses for the WRA members in anticipation of the AGM in January. – PA to liaise with a branding expert who could give the WRA a estimated cost to roll out a campaign to connect with residents who are not road rate payers to get them involved and explain to them the role of the WRA.

	<p>This exercise to incorporate the year-end message that should be distributed to all 1,200 households, highlighting the benefits of WRA membership and why every resident should be a member. Also, there should be a slightly adapted letter to the existing members to stipulate they supply a primary email address in order to receive news on a much more frequent basis.</p> <ul style="list-style-type: none"> - It was suggested maybe a future option would be to look at the possibility of creating a WRA App.
<p>Code of Conduct/ Governance</p> <p><i>John Tenconi</i></p>	<ul style="list-style-type: none"> • Resolution 6 <p>ExCom discussed the approach to executing Resolution 6 which was that the Executive Committee commissions an independent and reputable law firm to review with the WRA and WERC ways of working more collaboratively and effectively in the interest of the home owners and land owners of the Wentworth Estate prior to the next AGM.</p> <ul style="list-style-type: none"> - The intention is to approach relevant property lawyers to request them to review the amendments, and to give their advice from a constitutional and legal point of view, so far this has been done informally with lawyers. Initial discussions have been held with Clyde & Co which have provided a quote of £3k. JT to discuss with the lawyer that will be undertaking the work. - An uncertainty is what should happen with capital receipts in the WERC accounts. It is currently clear what happens with road rate monies; however, unclear what should happen with payments in respect of covenant disposals such as the Methodist Church, PGA payments and similar items that cannot directly be linked to road maintenance. JT has tried to address the circumstances as to when there are surpluses which appear not to be captured by road rate maintenance requirements. There should be a discussion between the two committees on useful community purposes. <ul style="list-style-type: none"> • Code of Conduct <p>JT confirmed that NM had circulated the draft Code of Conduct and Governance & Covenants documents. The Code of Conduct draft is based on the document shared by Aiden Heavey last November (2019). ExCom fed back and there remain outstanding issues particularly on oversight. Mr Heavey informed that Alex Howard would engage with ExCom to discuss but Mr Howard claims not to be aware of this commitment.</p>

In January, NM asked Mr Howard for his engagement and then a Liaison Mtg was held in Feb when a resolution was passed requiring WERC to engage with WRA on these matters. WERC has not executed this or any other resolution to-date.

It is felt that due to the amount of money collected by the WERC, it needs to have published policies and transparency so residents can understand how the committee functions. Also, there is the outstanding issue of oversight: the WERC's proposal was it should be the Estate Manager, which will not work as this is an employed role conducting oversight with the people the Estate Manager takes the authority from. This is an issue which still needs to be resolved.

- **Covenants**

These issues had not been previously dealt with. JT and NM have made some amendments to the Covenant document to make it stronger and more effective, in particular where development periods are not given, where they overrun, where there appears to be very little in respect of sanctions when they are overrunning, etc.

Previously discussed with previous members was the idea whether the WRA might be able to work with the WERC with some of their surplus capital receipts in terms of community projects. This is an outstanding and difficult constitutional issue regarding capital receipts as acknowledged by WERC in previous discussions

NM suggested to put these issues to the WERC, as raised previously in the Liaison meeting of 26th Feb, and if the two committees are unable to agree terms, including oversight, to bring in a mediator in order to resolve these issues.

- JT requested that all ExCom give feedback on any of the changes that have been made in the tracked Code of Conduct/ Governance Review documents. All feedback to be passed to JT by Tuesday 20th October. NM to recirculate.
- Once received, JT to go to the property lawyer to gain the understanding what the WRA are looking for.
- It was agreed the way forward is to go ahead with the strategic changes that are needed and do the anachronisms that have been updated at a future suitable time.

<p>Forthcoming AGM Planning</p>	<ul style="list-style-type: none"> - It is looking very likely due to the COVID restrictions that the 2020 AGM in Jan will need to be performed via Webinar. <p>Points that were taken from the EGM webinar for application to a virtual AGM are;</p> <ul style="list-style-type: none"> - Plan the agenda to start with WRA news, updates and issues. - WERC Committee to be included as panellists to have video access in the relevant section. - Obtain residents' questions prior to the AGM. - It was discussed to insist on WERC being more representative of the constituencies. Currently, the WERC is comprised on 4 members only – whilst the Act requires 6, the 3 residents all reside in Lower Wentworth and the Club is conflicted on a number of issues. Depending on the WERC's execution of EGM Resolution 5 (ie, all WERC members stand down for re-election if they wish), 4-6 vacancies are expected. ExCom discussed to encourage residents to stand for election.
<p>Local Planning Issues</p> <p><i>John Pyle</i></p>	<p>Objection to Energy Recovery Facility (Kitsmead Lane)</p> <ul style="list-style-type: none"> - The current understanding is that the application has a series of issues, and receiving objections from the Council, Councillors and c.40 objections from residents, it is understood that the application is due to be heard by Surrey County Council in the early part of next year. <p>Update on Longcross</p> <ul style="list-style-type: none"> - A planning application has been submitted where comments and objections have been requested for the 40 car parking spaces, which is now going to be a car parking allocation for the railway station. - Carol Manduca and JP are in the process of writing a letter of objection. JP requested if JT could also write a letter giving his comments as a resident. <p>CEMEX – Intended Application – Gravel Extraction</p> <ul style="list-style-type: none"> - This is planned for Whitehall Farm ("The Pig Farm"), off Stroud Road. It's c.40 acres of land and has apparently a million and a half tonnes of cement quality gravel within it. It appeared in the gravel extraction of Surrey County Council back in the 1990s and, for 20+ years, no companies seemed interested in extracting gravel. It is understood if you have gravel which is to be extracted you cannot get a planning permission to build on top of it unless the gravel extracting company agrees.

<p>Neighbourhood Plan Update</p>	<p>This would mean gravel lorries turning out onto Stroud Road, although it has been agreed they will turn towards Egham and not come through the village.</p> <ul style="list-style-type: none"> • UPDATE ON NEIGHBOURHOOD PLAN <ul style="list-style-type: none"> – Making good progress on formulating a Policy document. JP has been asked by the Council via Cllr Hulley if we would get involved in the issue of Hurst Lane and Padd Farm. JP currently in the process of liaising with a company called David Lock Associates.
<p>Financial Report</p> <p><i>Andrea Tenconi</i></p>	<ul style="list-style-type: none"> – It was agreed for the fourth year running the WRA membership for 2021 to remain at £100. – Current balance is £64,000 with a few minor invoices due before year-end.
<p>Events & Membership Pack</p> <p><i>Liz Copping</i></p>	<ul style="list-style-type: none"> • 2021 Membership Pack <ul style="list-style-type: none"> • Continuing to liaise with local businesses to receive incentives and compelling offers to be incorporated into the 2021 membership pack. • 8 companies have now confirmed their participation to advertise. • Welcome letter from the Chairman is now approved.
<p>Any Other Business</p>	<ul style="list-style-type: none"> • No additional items were raised.
<p>Date of Next Meeting</p>	<ul style="list-style-type: none"> • 16:00hrs, Tuesday, 10th November via Zoom