

Laleham Residents Association

DRAFT, SUBJECT TO APPROVAL AT AGM 2027

Annual General Meeting – Wednesday 20th May 2026 at the Lucan Pavilion

Present

Committee – Steve Bartlett, Mike Garrett, Ken Saunders, John Thesiger, Roger Lynch, Rod Stamford.

Apologies – Jo Bartlett, Laurence Curtis, Michelle Purnell, Nick Wood-Dow.

Membership attendees – approx. 36

1. Welcome and Introduction.

Steve welcomed members and thanked them for attending the AGM tonight. He then introduced himself (as Chair & Treasurer & Trustee) and then the Committee: Ken Saunders (Deputy Chairman); Mike Garrett – (Membership Secretary, IT & Trustee); Rod Stamford– (Secretary & Trustee); Roger Lynch and John Thesiger (arriving later);

Steve then outlined the Agenda for the evening stating that we would complete the AGM necessary processes and then close the Meeting. After a short break, we will then have discussions on all subjects.

2. 2025 AGM Minutes and matters arising plus approval

Rod summarised the 2025 Minutes and then asked for any matters arising – there were none. He then asked for approval of the Minutes. This was proposed by Gerry Morris and seconded by Dominic O'Malley and they were approved with no votes against.

3. Annual Review - given by different members of the Committee followed by Reception of Trustees Report

Chairman's Statement

Good evening. It's really encouraging to see such a strong turnout, and it reflects the continued pride and interest we all share in our village of Laleham. It's my pleasure to present a brief overview of the past year on behalf of the Association.

Looking back, it's been a year that has combined community spirit with some very real challenges. What stands out most, however, is how well our community continues to come together whether to celebrate, to support one another, or to respond to concerns.

I'm pleased to say we've had some genuine successes this year.

- Our **village fair** last year was well attended. It was wonderful to see so many people of all ages coming together, enjoying themselves, and reinforcing that sense of community. Despite the wind and rain, those that came enjoyed the many stalls, food, doggie agility, kids' games and tug of war competition, whilst being entertained with wonderful music from locals Ukulaleham and the Staines Brass Band. Financially it was also a success, adding £1700 to LRA funds. We are currently planning the Fair for this year on Saturday the 4th July, with even more activities and shows to see. Please do come along and support us. We also need more help on the day.
- We had a **very successful quiz night**, which was great fun and very well attended. Events like these may seem simple, but they play a crucial role in strengthening community bonds. We will be hosting the quiz night again this Autumn.
- After several years away, the **much-loved Laleham Gardens Open Day** is finally returning this summer - with an exciting new addition. Last held in 2019 before Covid and the inevitable loss of momentum that followed, the event has been revived by the LRA with the addition of a Heritage Trail, which transforms the event into a broader celebration of the village itself, encouraging everyone to explore Laleham's fascinating history, character and hidden corners alongside the beautiful gardens taking part. Proceeds from the event will support village planting and hanging basket funds, helping keep Laleham colourful and welcoming for everyone.

Of course, it hasn't all been straightforward.

- Ongoing **roadworks** in and around the village continue to be a source of frustration for many residents. We know the disruption they cause, and we will continue to engage with the authorities to ensure that works are completed as efficiently as possible and that residents' concerns are properly represented.
- More seriously, many of you will be aware of the **recent arrest of an individual allegedly from the new HMO (Home of Multiple Occupancy) in Laleham**. This has understandably caused concern within the community. While this is a matter for the police, we remain in contact with local authorities and will keep you updated as information is made available.
- Another area of focus this year has been the River Thames Scheme. Given our location, this is an issue of real importance to Laleham, and we continue to monitor developments closely, keep engaged and will keep you informed of developments.
- We have also continued to monitor and keep pressure on the progress of the **Littleton Lane Quarry Restoration**, which remains an important project for improving the local environment and amenities.

It's also worth noting how important communication has become in keeping everyone informed and involved. We will continue share information via our main communication channels namely email updates, social media and local publications- Village Matters and Thames Life, that provide us a page in their publications free of charge, for which we very grateful.

I'd like to take a moment to recognise the hard work of our committee members, who give their time and energy voluntarily throughout the year.

- **Mike**, for his excellent work on the association website, ensuring residents have access to clear and up-to-date information, managing the LRA Membership and Membership System, as well as being our man on point for the River Thames Scheme, organising the Open Gardens Day, and managing council bureaucracy for our Village Fair.
- **Ken**, for his ongoing commitment to monitoring all the Planning matters in the surrounding area- especially the Littleton Lane Industrial Estate; monitoring the Studios activities as well as his help with organising the Village Fair.
- **Rod**, for organising the Village Fair, and his sterling work as Association Secretary, running the meeting agendas and minutes.
- **Jo**, for her outstanding efforts managing communications, creating posters for LRA events as well as writing articles for local publications -Thames Life and Village Matters, as well as keeping our Facebook page regulated, active and informative.
- **And finally, to Michelle, John and Roger** for their ongoing support and help with all Association matters. Special thanks go to Michelle, who for very good reasons will be stepping away from the committee this year, for all her hard work and huge contribution to the LRA for many years.

Their contributions, along with those of the wider committee, are invaluable.

As we look to the year ahead, our priorities remain clear:

- Continuing to represent residents' concerns effectively
- Supporting community events that bring people together
- Monitoring key issues such as flood prevention and local infrastructure

Upcoming LRA events

- Village Fair 4th July 2026

- Quiz Night -late 2026- date TBC
- Open gardens – 6th June 2026
- Film Night – 18th September

Finally, I'd like to thank all of you, not just for attending tonight, but for your continued support of the Residents' Association and our Village

Annual Review – Mike Garrett

River Thames Scheme

The River Thames Scheme (RTS) is aimed at reducing the risk of flooding in Spelthorne and Runnymede, following floods in 2014 that affected thousands of homes and businesses. I will not describe the scheme further – there is information is available on the LRA and RTS websites.

Prior to May 2025 there was a lot of consultation and design work over several years, with the application for a Development Consent Order scheduled to be made in late 2025. Since then, there has been no news whatsoever from the RTS team.

Both the Spelthorne and Runnymede MPs have raised questions in the House of Commons. The Ministers have avoided answering in concrete terms, but deferred to the Environment Agency.

BBC News extracted a statement from the EA including the words “made significant progress” but not giving dates.

Further, at the February meeting of the Spelthorne Partnership, the EA made a statement including such words as “moving at pace”, but again not giving any dates.

Meanwhile the LRA has seen a report suggesting that the application for a Development Consent Order will be made in summer 2028. This has not been confirmed, but if true represents a delay of two and a half years to the scheme. No realistic explanation has been seen by the LRA to justify this.

Further, Surrey County Council (who are a part funder, supported by your council taxes) gives no information on their website, except for a reference to the RTS update from May 2025.

If you live or have a business in flood risk zone 3, this is not good news. Similarly, if you are having difficulty in getting flood risk insurance. I have spoken to MP Lincoln Jopp, and he is not optimistic.

Littleton Lane Quarry Restoration

Littleton Lane Quarry, or gravel pit, lies to the west of Littleton Lane, but is not visible from the road. This is distinct from Littleton Lane Industrial Estate.

Gravel extraction ceased long ago. The earliest plan for restoration is dated May 2009. 17 years have passed and restoration is yet to begin. SCC as planning authority has failed to exert control. The LRA has been heavily involved in the past. The relationship between the LRA and Bretts (the site owners) was not a love affair.

A new planning application is being decided, that seeks to extend the restoration deadline from 2022 to 31 August 2027, and to amend the former restoration plan in various ways. It confirms that no further mineral extraction will take place.

The restoration plan covers the whole site, not just the lake. Much of the planning application relates to the lake's surrounds. For example, it proposes a public access footpath around the lake, with access from Laleham Park – something of potential benefit to Laleham residents.

The LRA submitted a detailed response to the planning application in February. A decision is still awaited.

Laleham Village Fair 2026 To add to what Steve has already said. This year the amount of bureaucracy associated with the fair has doubled as compared with 2025. This bureaucracy relates to Spelthorne Borough Council and obtaining the necessary permissions from them.

This year we need to make two separate online applications, and in addition submit 11 documents and attend a one-hour meeting to discuss the impact that the fair will have on local road traffic flows.

One required document needs to explain the diversion that motorists need to take to avoid the public roads that the LRA are NOT closing. Another required document is the letter that the LRA needs to send to local residents, informing them that the LRA is NOT closing any public roads. No, I am not making this up.

One wonders why it is so difficult nowadays to get things done quickly in this country. Perhaps bureaucracy is part of the problem. You may wonder why a small part of the council tax you pay is funding Spelthorne Borough Council officials in connection with this bureaucracy. And the LRA's unpaid volunteers are spending time on all this stuff.

For 2027, with West Surrey, this bureaucratic regime may change, and the LRA will have to navigate a new system.

Roadworks – firstly thanks to Cllr Attewell for the supplying the information now on the LRA website. the 3rd phase of the work at the new roundabout is due with finalisation of speed humps on approaches. Future work includes: - Traffic calming measures along Shepperton, Ashford & Staines roads for 20 mph Zone.

Annual review - Ken Saunders

Planning matters

- The Feathers – it is expected that planning permission will be requested to change of use to a residence.
- Manor Farm – planning permission had been requested for a number of changes but has been withdrawn
- Shepperton Studios – the Studios are developing areas towards our Village (backlots). They have the type of planning consent which allows them to do as they wish – in theory for any 12-month period.
- The Spelthorne Local Plan- this has finally been approved after years of discussion and modifications. The benefit to us is that it gives us some protection against property developers.

Annual review - Dominic O'Malley (Heritage Centre, Curator)

The Centre is open every first Saturday of the month from 1000 to 1400 and all are welcome to browse the good selection of photos and documents covering much of the history of our Village.

The contents of the Centre have been mostly donated by families, past and present. We also have documents donated to us from outside the Village – for example a wages ledger related to the Lucan Farm workers in the 1850's 1900's; and artifacts and documents regarding famous past residents.

The Centre has made presentations to local organisations such as Spelthorne K2 in Staines and Ashford.

Trustees Annual Report.

The Trustees have a duty to submit an Annual Trustees Report to the Charity Commission and this had previously been emailed to all Members. The Meeting was asked to receive the Trustees Annual Report. This was proposed by Dominic O'Malley and seconded by Matthew Calvert and accepted unanimously

4. Treasurer's report and Accounts to 31 March 2026.

Steve presented his Report and Accounts. These documents had previously been emailed to all Members.

A summary follows: -The LRA ended the financial year (31st March 2026) with net assets of £8,778.33– making a net deficit of £1,702.47. for the year This compares with a net deficit of £2,595.77 last year.

Our revenue for this year was £6,098.80 Memberships: £1,350.00 – last year was £1,311

Events income; £2,501.47 net

Hanging Baskets – donations received: £1,181.00

Expenditure was £7,801.27

- Costs to host 2 events were £598.96
- £3,408 on hanging baskets
- £200 for Light-up Laleham
- £200 contribution to costs of running the Heritage Centre – electricity etc.
- £415.83 in Village upkeep included planters at the War Memorial and flowers for Remembrance Sunday
- £1,622 donations - £200 Surrey Canoe Club; £1,122 Heritage Centre; £100 Ukulaleham; £200 Staines Band

- Storage Container- £100
- LRA costs (bank & insurance) were £1,256.48

The Treasurer and the Chair believe that more of the reserves should be allocated to projects within the Village.

The Meeting was asked to receive the Accounts. This was proposed by Gerry Morris and seconded by Dominic O'Malley

5. Subscriptions for 2026/5 and Membership – Mike Garrett - reporting as Membership Secretary

LRA Membership remains fairly stable, with 132 currently paid-up households. However, we do have records of about 75 households that are not paid up.

We would welcome more members, so please encourage friends and neighbours to join.

The proportion of households joining or renewing online is gradually increasing. This is welcome, since it reduces the work of the Treasurer and Membership Secretary.

When joining or renewing online you can at the same time donate to Laleham's Hanging Flower Baskets. Such donations are much appreciated since the cost of these baskets is the largest item of the LRA's expenditure.

As you may know, when your membership is coming up for renewal, you will receive a reminder automatically by email. There is no penalty in then renewing at once, since your membership will renew as from the "due date", not the date paid (assuming you did not renew late!).

The LRA Committee has agreed that the membership subscription should remain unchanged at £10 per household. This covers 12 month's membership. Any excess payment over £10 will be recorded as a Donation

6. Amendments to our Constitution

Introduction – In early 2025, in discussion with the Heritage Centre Curator (Dominic O'Malley), the Committee decided to, once again, take responsibility for Management of the Heritage Centre. This was agreed by the Laleham Village Trustees. Thus, at the 2025 AGM, the Meeting was asked to approve a small change to our Charity's objectives, namely the addition of the words 'management and' (see page 2 of this AGM Agenda), thus making the LRA responsible for the management of the Laleham Heritage Centre. This was approved at the 2025 AGM without opposition. However, any change to a charity's objectives requires the approval of the Charity Commission. Furthermore, in this case the change involves a third party -the change would transfer management from the Laleham Village Trustees to the LRA.

Following the 2025 AGM, the LRA sought the Charity Commission's formal approval which was obtained. However we are now advised that:

- A majority of the Trustees must pass a resolution approving the change. This has been done (unanimously)
- The Charity's members must pass a resolution by a least 75%, approving the change (the vote at the 2025 AGM was not effective). Hence we are now seeking members' approval of the change at this 2026 AGM

This change was then put to this AGM Meeting. It was proposed by Dominic O'Malley and seconded by Linda Paige and was approved by well in excess of 75% of this Meeting and without any voting in opposition.

7. Committee Election. Steve stated that he continues to operate as the temporary Treasurer as there have been no offers to fill the role, prior to or at this Meeting. Thus, Steve will continue in this role.

Similarly, there have been no volunteers to join the Committee so the current Committee (less Michelle Purnell) is proposed.

Steve asked if a global resolution was acceptable to the Meeting and it was agreed. This was followed by the Meeting seconding re-appointment of the current Committee which is:

- Steve Bartlett
- Jo Bartlett

- Mike Garrett
- Roger Lynch
- Ken Saunders
- Rod Stamford
- John Thesiger

8. Election of Officers. – proposed by the Committee

- Steve Bartlett (Chair)
- Ken Saunders (Vice Chair)
- Mike Garrett (Membership Secretary)
- Steve Bartlett (Treasurer)
- Rod Stamford (Secretary)

Steve asked if a global resolution was acceptable to the Meeting and it was agreed. This was followed by a Proposal of the Resolution by Linda Paige and Seconding by Gerry Morris and acceptance by the Meeting with no objections.

9. Seconding of Trustees

Trustees are nominated/proposed by the LRA Committee and are seconded by the Association's AGM. Trustees are responsible in law for ensuring that the Association operates in accordance with The Charities Act and the LRA Constitution. Our Constitution spells out the Associations Objectives, Powers, Membership and other Rules.

Our existing Trustees are Steve Bartlett, Mike Garrett and Rod Stamford

The Committee proposed Trustees for this coming year are as existing.

A seconder from the floor were then requested. This was Paul ***** of Ferry Lane

The Meeting voted to accept these proposed Trustees without opposition.

The Constitution requires that Trustees are appointed annually by the AGM. Repeat appointments as a Trustee are permitted up to a maximum of four years after which a minimum break of one years is required

10. Any other business

From the floor, the subject was raised by Viv Auster about HMO (Homes of Multiple Occupancy) in Church Cottages and what was LRA doing to safeguard the Village from further HMOs. Steve replied that the LRA was only made aware of this when Viv emailed the LRA. At that time, it appeared that the relevant legislation had been enacted.

Since then, the Council have been contacted and are checking the legality of the house conversion.

Note- HMOs are occurring where small or larger developers are buying up properties and then extending them (sometimes excessively) to then subdivide them into small homes without any regard for quality of living space, parking and the pressure on local services.

Steve then closed the formal part of the meeting.