Welcome to the Wentworth Estate Roads Committee annual Chairman’s Report, I am delighted to inform you 2013 has been another productive and progressive year.

2013 Highlights
After nearly four years of trialling, negotiating and organising I am pleased to report the Automatic Number Plate Recognition Cameras are now installed at every entrance and part of Station Approach. These 19 cameras feed directly to Surrey Police to provide a ‘live’ monitoring service of all vehicle movements. In conjunction with Runnymede Borough Council’s Safer Runnymede Control Centre and Knights Security we can respond immediately to any suspicious vehicle registered on the Police National Computer database that enters the Estate.

As previously reported, this year we installed the remaining 10 cameras at the remaining entrances at a cost of about £150,000. We understand we are the first private estate in the country to have this relationship with the Police and the Local Authority.

Other highlights include:

• Income levels at a new unprecedented level of over £800,000. (14% up on last year)

• Financial payments from the buildings sites also at a record high of £260,000 (18% up on last year)

• The continuation of the resurfacing and widening or certain Estate roads spending a new high of over £250,000.

• The continuation of restoring areas where the verges had been overgrown by laurel and rhododendron. In particular the reclaiming of a swath along Portnall Drive hill and an area along West Drive by the bridge – see images overleaf.

• As result of the installation of the cameras crime from building sites and petty crime was significantly down. I am sorry to report for the first time in a few years there were 3 burglaries from within the private areas of the Estate. That said, the consensus was a couple of these were isolated cases relying on insider information.

• The commencement of the fibre optic upgrade to the Estate in partnership with BT Openreach – see more detail overleaf.

• Increased frequency of road sweeping

• New road signs to a number of entrances with the aim to complete the remaining entrances in 2014.

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2013 Finances
It is projected that 2013 income will exceed £800,000, representing a 40% increase over budget. As with previous years the additional income came from the financial contributions all the buildings sites paid for the additional wear and tear the construction traffic inflicts on the Estate roads. It is difficult to budget for this as it is uncertain which properties are to be redeveloped and when. The Developer’s Contribution of circa £260,000 equals nearly a third of the overall income and without it would most certainly lead to a significant increase in the Road Rates. Due to the rate of progress with the installation of the ANPR cameras and the road resurfacing as with last year we will again finish the year with a deficit. Last year we finished with a deficit of £25,000, this year we have budgeted for a deficit of about £90,000. I am pleased to report the deficit will be settled from reserves and the Road Rate for 2014 has not been increased significantly.

Expenditure will be a record circa £900,000. Setting aside the reoccurring costs of administration and maintenance we will have spent a total of nearly £450,000 on the resurfacing and the ANPR camera programme. These are examples of how we are improving and elevating the Estate.

Construction Sites
As previously mentioned the number of sites has increase significantly rising from about 45 last year to around 60 this year. This is the fifth consecutive year the number of sites has increased. We acknowledge disruption, damage and disturbance is inevitable and we seek your patience and understanding. James is on hand at the Estate Office should you have any issues and Knight Security patrol them daily. It is difficult to predict what will happen next year; personally I don’t think the number of building site will continue to rise at the same rate.

Plans for 2014
I am pleased to announce we have budgeted for next year and we have limited the Road Rate to a modest 3% increase - in line with inflation. This has been possible by factoring in the financial contributions from the building sites paid for the additional wear and tear the construction traffic inflicts on the Estate roads. It is difficult to budget for this as it is uncertain which properties are to be redeveloped and when. The Developer’s Contribution of circa £260,000 equals nearly a third of the overall income and without it would most certainly lead to a significant increase in the Road Rates. Due to the rate of progress with the installation of the ANPR cameras and the road resurfacing as with last year we will again finish the year with a deficit. Last year we finished with a deficit of £25,000, this year we have budgeted for a deficit of about £90,000. I am pleased to report the deficit will be settled from reserves and the Road Rate for 2014 has not been increased significantly.

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Estate Appearance
The maintenance team continues to be headed up by Estate Foreman Andrew Stevens who recently passed 27 years of service. His knowledge of the Estate is unrivalled and I am grateful to Andrew, and his team; Steve, Chris, Tom and our litter picker Steve for their continued efforts.

The most notable job was the clearance of the verge along Portnall Drive (pictured below). We introduced new road signs to the junctions with the main roads and the plan is to complete this in 2014. We continued to introduce and replace areas with post and rail, of particular note all the post and rail at the entrance to Gorse Hill Road. We continued with our programme of planting daffodils, bluebell and narcissus and for the third year running planted about 7,000 bulbs. We continued to open up and reinstate the Estate verges that over time had been engulfed by laurel and rhododendron. All the Estate soakaways were cleaned to improve the surface water run-off and we have increased the use of HGV road sweepers.

May I encourage you to settle the Road Rate demand as soon as possible and commend to you having a Direct Debit, please contact Sharon for details.

We will continue with the resurfacing programme of widening and edging certain roads. Meadow Road is in need of this and when the two main building
sites have finished in 2014 the road will be resurfaced. The roads south of the shops are in good condition but we are aware to the north Gorse Hill Road is beginning to wear and we will investigate the possibility of resurfacing. In addition we aim to replace the ride on mower with a new Kubota mower at a cost of circa £15,000 and we have already purchased a new salt hopper and front plough in preparation for any pending snow.

PGA Tournament
Following the successful trial of ‘park and ride’ at this year’s tournament it is the intention to continue with this scheme. This is of huge benefit to us as residents as the traffic movement on the Estate during the tournament is significantly reduced. It is still the intention to have BMW parking on site. This year’s tournament was again a huge success with record number of spectators over the weekend which goes to show park and ride works. We will continue to work closely with the European PGA Tour and the Club to ensure the interests of the residents are represented. The 2014 Tournament is scheduled for the 22nd – 25th May, as residents you will be offered preferential rates and tickets these will be available from the Club’s Ticket Office in May. For further information go to www.europeantour.com. For the duration of the tournament and in the interest of safety from about 7am – 7pm Wentworth Drive will be closed to vehicle access please use alternative routes. Access to the Tennis and Health Club will be via Portnall Rise and we are grateful for your cooperation.

Telecommunication
I am pleased to inform you fibre optic/BT infinity is coming to the Estate to provide faster Broadband speeds. The aim is by Spring 2014 it will be available to certain parts of the Estate. If you are interested in receiving this upgrade please contact BT Openreach direct, email; lindsey.edwards@openreach.co.uk for further information.

DERA
Our fellow committee the Wentworth Residents Association (WRA) is representing the Estate in this matter with obvious objections. In late Autumn Crest Nicholson announced their intentions to not only develop the north side of the DERA site but also the south side (the former tank test track) with 1,500 new homes. This is clearly of key concern and will be a whole new town in the Green Belt on our doorstep. Runnymede Borough Council have proposed the removal of the south side from the Green Belt which clearly shows support to the proposal. This will have an obvious impact on the local infrastructure in particular roads and local amenities.

The WRA is a separate committee to us and the Road Rate payment does not include membership. They represent the interest of residents for matters surrounding the Estate. This is a voluntary £25 annual payment and if you are not already a member may I recommend you join.

Please email the Chairman of the WRA, Eric Leon at wentworthresidentassociation@gmail.com if you are interested in joining and/or would like further information regarding the DERA proposal.

And Finally
It is with sadness that I report Bruce Rice and Paul Brockman both passed away earlier in the year, both gentlemen had been suffering from respective bouts of cancer and on behalf of the Committee we will miss their support. Bruce supported the Committee as both member and sub-Committee Chairman and Paul acted as the Estate’s surveyor for over 15years.

We welcome Dr Chris Mason to both the Statutory and Planning Committees to replace Syvia Lady Dhenin who had to stepped down. I also thank continued on page 4
Mark Houghton-Berry who has kindly agreed to stand again as member for both Statutory and Planning Committees.

On behalf of the Committee members I would like to thank James Periton and Sharon Jones for managing the Estate Office and dealing with day to day enquiries from residents. As there has been a significant increase in the building sites it has been a difficult year in overseeing them. I am very grateful to both of them for trying to keep the building sites under control. Also, Sharon has again done an excellent job in the administration of the Road Rates. The Estate Office is located at the rear of the clubhouse and is open Monday to Friday 9.00am – 5.30pm.

The Wentworth Resident Association AGM is to be held in the Club Ballroom towards the end of January, please see the website for details or call the Estate Office.

Finally, I would like to thank all the Committee members, Marge Hanley, Syvia Lady Dhenin, Mark Houghton-Berry, John Pyle, Chris Mason and Julian Small for their input and contribution to the running of this Estate. May I wish you all a Happy Christmas and a pleasant New Year.

- Tony Ashfield, Chairman

**Dog Fouling**

By far and away the biggest complaint received this year has been the amount of dog fouling on the Estate verges. In particular south of the shops in the Abbots Drive, Brock Way, Badgers Hill and Virginia Ave/Drive areas. We cannot stress strongly enough if you allow your dog to foul on the verge or road please pick it up. And once collected please do not just discard the bag into the bushes. Dogs should be kept on a lead at all times or under tight control.

**Bonfires**

Whilst bonfires are permitted on the Estate we would request you and your gardeners respect your neighbours for smoke pollution. This year Runnymede Borough Council assisted with us in dealing with a persistent bonfire problem from one house. May I commend Runnymede Borough Council’s excellent Green Waste Collection Service from as little as £27p.a. If this is of interest please contact them on 0800 052 0067.

**Refuse and Recycling Bins**

Since the introduction of the blue lid recycling bin we have encountered problems with residents leaving bins out on the road for prolonged periods. This is both unsightly and unneighbourly, all Estate collections are on Mondays, please go to Runnymede’s website for the Collection Calendar as to whether it is blue bin or refuse.

**Leaflet/Literature Distribution**

Canvassing of this nature is prohibited on the private roads. We would be inundated with Taxis, pizzas, gardeners and Estate Agent literature if we allowed this. If you see any leaflet dropper please contact Knights Security patrol car who will escort them off the Estate, please telephone 07825 807995.

**Planning**

If you intend extending or redeveloping your property then under the Estate covenants your will need to submit plans to the Estate Office for approval. For those of you living in the Green Belt you may be interest to know of recent changes to Runnymede Planning criteria which potentially allows you to enlarge your property. For further information please contact James.

**Trees**

All trees on the Estate that are over 9 inches in diameter are governed by Estate covenants. If you wish to remove any such tree you will need prior written approval from the Estate Office.

**Golf Buggies**

The use of golf buggies on the Estate roads is restricted to 16years+ and they must be insured.

**Filming**

We do not encourage the use of the houses for filming as in theory it is a breach of covenant. If you are considering using your property please contact James at the Estate Office.

**SPEED!**

A habitual and reoccurring problem, please drive slowly; not only are the roads not fit for excessive speed but we have pedestrians, golfers and golf buggies. The speed limit is 20mph.