

Rowhills Residents Association

AGM

13th November 2025

Nature Reserve Field Centre

Presenting: John Barnett, Michael Chapman,
Katrina Duddridge, Dave Everitt, Dean Harvey, John Lewis

Today's meeting



The meeting is expected to last 1½ hours.

Refreshments available from the Nature Reserve
(donations, please).

Annual General Meeting

- **Need for transparency** – Where is your money being spent? Why do you contribute to RRA?
- **Democracy** – Committee should be elected. Vote in the new committee.
- **Openness** – Need to be inclusive and give everyone an opportunity to get involved.
- **Reporting** – Update on activities of RRA including road repairs, finance, liaison with the Council, abandoned cars, football parking, etc
- **Resources** – Website, WhatsApp
- **Community** – Working parties
- **Have your say** – Any other business

Agenda

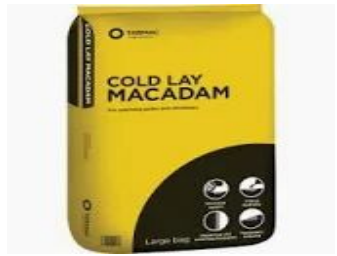
1	Introductions	JB
2	Introduction to the activities of the Rowhills Residents Association	JB
3	Apologies for absence	All
4	Agree minutes of the previous meeting	JB
5	Treasurer's report and agree the accounts	KD
6	Report on the recent and current activities of the association	
6a	Road Repairs – Running repairs, Tidey and Webb	DE, MC
6b	Yellow Lines and Football Parking	DH
6c	Removal of abandoned vehicles	JB
6d	Toob – Fast Internet	MC
7	Annual Subscriptions	JB
8	Nomination and voting for the 2025/6 committee	JB
9	Any other business	JB
10	Proposed next AGM date	JB

Introductions

Position	Name	House
Chair	John Barnett	Wentwood
Treasurer	Katrina Duddridge	Linden
Secretary	Michael Chapman	The Coppice
Members	Dave Everitt Dean Harvey John Lewis	Pinecroft Magnolias Chilton

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Aims of the Association



- To maintain the road, a privately maintained public highway (primary aim) with the help of your contributions
 - Unmade road
 - Excluding “The Warren” and “Acorn Keep”
- To facilitate communication between residents (Whatsapp, Website)
- Organise working parties to clear overgrowth as and when required
- To work on behalf of residents
 - Liaising with the local authorities (Waverley and Surrey CC)
 - Liaising with football parking
 - Facilitate the removal of abandoned vehicles



Previous AGM Photos



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Apologies for absence

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Agree Minutes

Notes taken at the Annual General Meeting
held

13 November 2024

at Rowhill Nature Reserve Field Centre

This 3-page document was sent out (on the WhatsApp) to the residents of Rowhills on 1st November by John Barnett

Rowhills Residents Association

Notes taken at the Annual General Meeting held 13 November 2024 at Rowhill Nature Reserve Field Centre

Item	Subject
	Michael Chapman opened the meeting at 7.00pm
1	Introduction Michael Chapman informed the meeting of the reasons for holding the meeting was to inform members of how the Association funds were spent and measures taken in keeping the road in good state. Michael then introduced the current committee, with himself as Chair, Katrina Duddridge Treasurer, John Barnett Secretary and John Lewis and David Everitt Members. Michael reminded members that the aims of the Association are to keep the road, known as Rowhills, in good order, but not including The Warren or Acorn Keep. In addition, the Association works to keep hedgerows trimmed where possible, to liaise with the Local Authorities, the local football clubs using the Recreation Ground and the landlord of the Royal Arms. The Association makes strenuous efforts to have fly tipping including vehicles removed once they have been identified.
2	Apologies Apologies for absence were received from: Vicky Ponsonby, Gareth Sully, Wendy Winfield, Shane Warden, Ros Croft, Di Cathcart and Olly Robinson. Subsequent to the meeting from Hannah Sandison.
3	Minutes of the previous AGM dated 26 April 2023 The minutes, distributed on the Association Website, were agreed.
4	Treasurer's Report Katrina Duddridge informed the meeting of the income and expenditure of the Association using a spreadsheet shown on the screen (copy attached). Katrina informed of four Rowhills residents who have currently not provided annual subscriptions to the Association, although one is paying off backdated payments on a monthly basis. Katrina reminded members that upon selling a property, solicitors will question membership and payments to the Association. Katrina indicated that the majority of expenditure was to road upkeep although a sum this current year went to the purchase and installation of the two Road Map signs.

	It is proposed that further major expenditure to road repairs would not be made until receipt of the subscriptions in July 2025, to ensure sufficient funds are available. Katrina proposed that the Associations Financial year end should be amended to June in 2025 to enable reporting of that year in the AGM for 2025. This motion was accepted. The Committee was asked as to the reason for taking out insurance, to which Michael Chapman informed of a number of past instances where works carried out by the Association had resulted in additional works due to rain water runoff with possible litigation. Katrina informed that subscriptions for July 2025 would remain at £95.00 for that financial year.
5	Report on the recent and current activities of the Association
5a	Road Repairs – Tidey and Webb
	Dave Everitt informed the meeting of the works undertaken by our contractors Tidey and Webb at the top end of Rowhills last year. Dave commented that Tidey and Webb, who have undertaken previous works for us, guaranteed their installations, as was demonstrated by their return to replace a split curb stone once notified. Dave also informed of the works undertaken directly by himself and others on the Committee in filling potholes on the unsurfaced areas of the road using Type 1 gravel, one ton at the bottom end of the road and two tons at the top end, all at about £60.00 per bag. Dave proposed that existing speed humps will be repainted in the near future in an effort to try to persuade, especially delivery drivers, to reduce speed thus reducing the further excavation of potholes. It was believed by the Committee that the provision of the Rowhills Road Map signs was a success.
5b	Communications
	Michael Chapman reminded the meeting of the two methods used by the Association to inform members. The first is the highly successful WhatsApp group utilised by a majority of members, although there still exist a few not using it. The second is the Rowhills Residents Association Website. Although available to all members, this is irregularly used although AGM minutes are available from this source. The major use of the website is Susan Barnett's History of Rowhills that continues to be updated and is accessed by a large number of readers.
5c	Yellow Lines
	Michael Chapman explained that the Committee had been in regular contact with the Local Authority in an effort to persuade them to install double yellow lines at the entrance to Rowhills from Upper Weybourne Lane to deter drives from parking there thus blocking visibility. This has succeeded at last and it would appear parking has eased. Michael read from the minutes of the Committee from 39 years ago where the same was raised, but now we have succeeded.

5d	Abandoned Vehicles
	John Barnett commented on the current situation where three abandoned vehicles had been identified in Rowhills adjacent the Hillcrest flats area. All three had been reported by the Committee to the Local Authority and one had already been removed. Waverley have informed that the other two would be removed imminently. A question was raised as to why such action was deemed necessary. John's response was that Rowhills has suffered a history of abandoned vehicles. People appear under the misapprehension that since Rowhills is a private road, abandoning vehicles would go unchallenged. In fact, Rowhills is listed by Surrey Highways as a Public Highway and as such, all vehicles on the road whether being driven or parked must be taxed, insured and have an MOT.
5e	Toob
	Michael; Chapman explained that Shane Warden had offered his expertise in dealing with Toob as the installer of fibre-optics in the road. Shane unfortunately, due to work commitments, was unable to attend the meeting and report directly. In his absence Shane has informed Michael of the current situation. Shane has been corresponding on our behalf with Toob, and currently Wayleave notices have been sent to some residents. These are incorrect and further notices are due to be sent. Michael advised recipients not to return these to Toob but await the replacement.
5f	Royal Arms
	Michael Chapman informed of his regular contact on behalf of residents, with Mr JP Stubbings, the landlord of the Royal Arms. Residents in Acorn Keep have also been involved due to problems with noise both from customers and from music played in and around the Royal Arms. A partial solution has been in place with loudspeakers being relocated and use of the external areas stopped after 7.00pm. Michael stated his belief that the landlord was trying to be a good neighbour. This however was trialed when a large bonfire was built in the pub carpark containing old mattresses, that subsequently were set alight in a deliberate arson attack.
6	Nomination of Committee Members
	Michael Chapman to become Secretary, Katrina Duddridge to remain as Treasurer, John Barnett to become Chair, John Lewis and Dave Everitt to remain as members and Dean Harvey to join as member. All were unanimously voted by the meeting.
7	Any Other Business
	Potential subsidence of the road adjacent to Silver Birches was raised possibly due to water company works. Michael Chapman agreed to take photos of the current state of the road in this location and make contact with the water company. It was agreed that when works commence in the rebuilding of Silver Birches the WhatsApp be utilised to inform residents of any obstructions and timescales in sufficient advance to allow alternatives to be discussed and agreed.
8	Date of Next Meeting
	As per the Constitution, the next meeting will be held in November 2025 at a date to be agreed.

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Treasurer's Report

	18m ended 30/06/25	12m ended 31/12/23
<i>Income:</i>		
<i>Number of contributions from residents</i>	27	28
	£	£
Residents contributions received	2,565	2,660
Contributions received (due from previous years)	380	0
Less amounts irrecoverable	-20	(115)
Net amount received	2,925	2,545

	18m ended	12m ended
<i>Expenditure:</i>	30/06/25	31/12/23
Road repairs	295	4,982
Insurance	516	483
Signs	960	0
Sundry	60	56
Website	100	50
Bank charges	17	0
Total expenditure	1,948	5,571

Balance

	18m ended 30/06/25	12m ended 31/12/23
Excess income/(expenditure)	977	(3,026)
Bank Balance	£3,433	£2,401

SUMMARY

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Annual Membership Fee



Rowhills Residents Association is a volunteer organisation that collects an annual subscription, which goes towards maintaining and improving Rowhills from the Upper Weybourne Road entrance through to the A325 entrance, excluding The Warren and Acorn Keep and the Hillcrest flats.

Each household on Rowhills is asked to contribute £95.00 on 1st July each year to help maintain the road. Please pay by standing order to :-

Bank	Lloyds Bank PLC
Account Name	Rowhills Residents Association
Account Number	01824507
Sort Code	30-93-20

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Road Repairs



- Our road contractor is Tidey and Webb of Horsham.
- We have been using them for 12 years.
- Guarantee work. Fix any problems at no additional charge.
- Assess roadworks to manage rainfall runoff.
- No affiliation with any Committee member.
- Specialise in private road maintenance

Application of Type 1 filling to potholes



2025 Running road repairs

White hatched lines added to all speed bumps



4 November 2025 Tidey & Webb bi-annual works



Before



4 November 2025 Tidey & Webb bi-annual works



T&W
TIDEY AND WEBB LTD

After



2025 work overview

Major works carried out in 2025 were:

- Mainly pothole filling by committee members and others!
 - 1 Tonne of Type 1 at the lower end of Rowhills
 - 2 Tonnes of Type 1 at the upper end of Rowhills
- Type 1 costs £60 per Tonne delivered. It was manually laid and tamped
- Running repairs are not permanent but they do maintain the current surface
- The road humps were painted with white lines.



Reminder - Rowhills Roadmaps installed in 2024



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Recreation ground use and Parking close to Upper Weybourne Lane Junction



Broken post allowing vehicle
access to Recreation ground
Was reported to Waverley



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Abandoned Vehicles 2024 & 2025



Rowhills is a Public Highway.
Abandoning vehicles
on a Public Highway
is ILLEGAL



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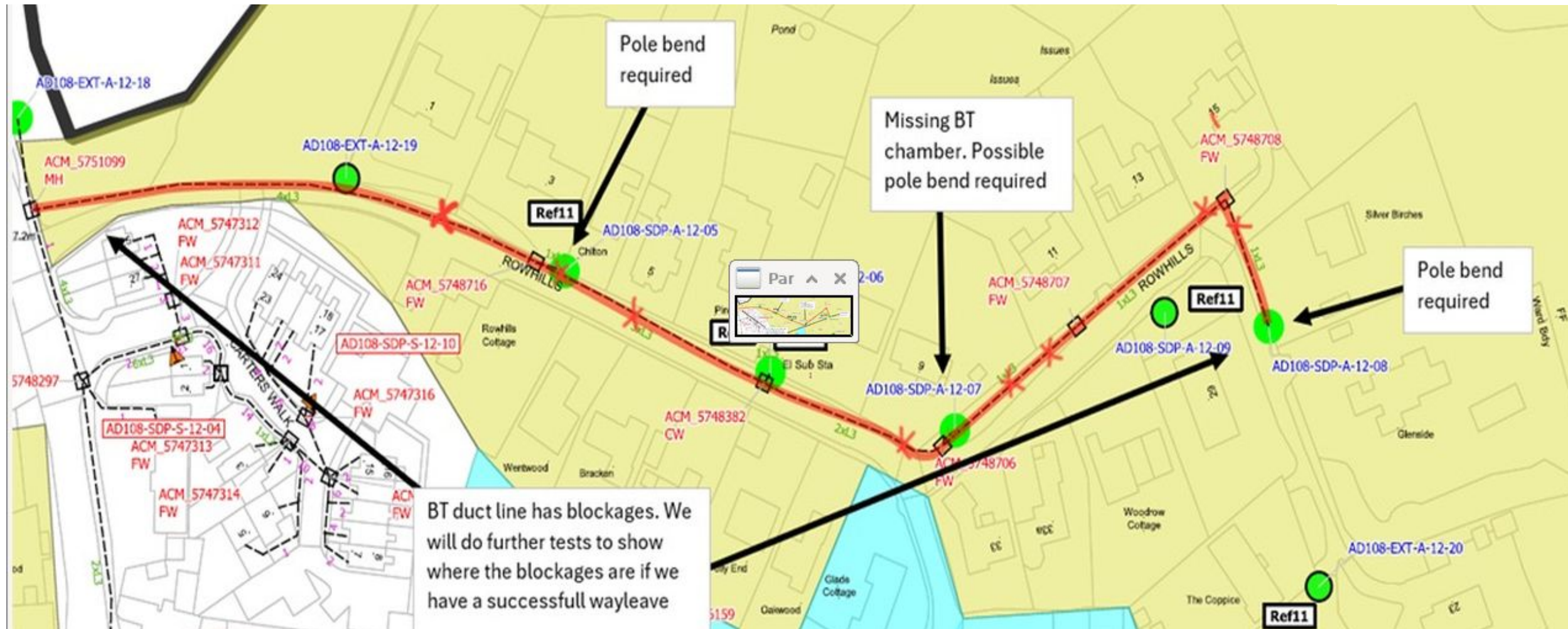
Toob Fast Internet



Toob plan to install fibre to provide fast internet access at a reasonable price.

Blockages in our underground duct work preventing installation for well over a year.

- ✓ 900 Mbps download & upload speed
- ✓ £29 a month (18 or 24 month contract)
- ✓ free installation
- ✓ no in-contract price rises
- ✓ UK-based customer service
- ✓ voted 'best value broadband provider'





Toob Liaison



We thank **Shane Warden** of Badger Lodge for liaising with Toob to get our Toob fibre installation moving forward. This has been a long and laborious effort

All five people in Rowhills who needed to sign wayleaves, have signed them and Shane acted as a proxy and sent them to Toob. Shane was then contacted by Toob and told that each person had to respond individually. When this happens, we should be able to get work started.

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Annual Subscriptions

- Current annual subscription of £95 has been maintained for about 8 years.
- Costs have risen significantly over this period and the purchasing power of the RRA has diminished.
- This current year, the RRA have been forced to reduce the planned works to maintain the road, due to lack of sufficient funding.
- RRA needs to review the annual subscription.

Proposed new Annual Subscription, commencing July 1st 2026

Either

1. £110 per annum but may have to increase again for the following year
2. £125 per annum – this may be sufficient to be maintained for a number of years

Vote by a show of hands

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Election of 2025/6 committee

Nominations received

Position	Nomination
Chair	John Barnett
Treasurer	Katrina Duddridge
Secretary	Michael Chapman
Member	Dave Everitt
Member	Dean Harvey
Member	John Lewis

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Any Other Business

- Will we lose our contacts with Surrey County Council and Waverley when Surrey is split into two?
- Newsletter?



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Proposed future AGM

Probably November 2026 but will be announced by WhatsApp.

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					