

The Orchard (Banstead) Residents Association Meeting Minutes

Date: 7th August 2026

Time: 6.00pm

Venue: Banstead Community Centre

Chairman: Keith Harrison

Treasurer: Jane Goffin

Secretary: Diana Green

1. Chairman to welcome attendees

Keith Harrison opened the meeting and welcomed everyone.

1.1 Apologies for absence

Residents 6, 7, 14, 15 and 17 apologised for their absence.

1.2 Welcome and thanks

The Chairman thanked residents for their support of the Committee during the first year as a formal Residents Association.

1.3 Adoption of Minutes from previous AGM & any matters arising

Elizabeth Harrison motioned to approve the minutes of the meeting held on 28th August 2025 and Arthur Churchward seconded this motion. The Secretary noted the final approval.

The only matter arising from the previous minutes was the implementation of disabled access at the entrance to The Orchard. It was agreed to remove the middle section of the granite setts, approximately 90cm in width, and lay a hard tarmac surface to create a smoother surface for wheelchairs, mobility aids and pushchairs. The current estimate for this cost is £500.00, which was agreed by everyone at the meeting and will be shared amongst 18 households.

1.4 Chairman's report and statement

The Chairman concluded his report and statement, thanking George Seaborn for watering the rockery at the entrance to The Orchard. He then handed the floor to Jane Goffin to present the Treasurer's Report.

2. Treasurer's Report

Jane Goffin thanked everyone for their payment of fees for 2026 and reported that 100% had been received from all 18 households.

2.1 Current Financial Status

At the start of 2026, there was £1,602.33 in the account. Resident fees collected £1,800, together with a small refund from the solicitor of £19.46 provided a total balance of £3,421.79

2.2 Recent expenditure and income

The expenditure and estimated costs for 2026 are £2,932.73. The estimated balance for the start of 2027 is £489.06. This includes unexpected gardening fees from January to May 2025.

2.3 Future Membership fees

Annual expenditure for 2027 is estimated to be around £2,916.68, resulting in residents' fees for 2027 being £170 plus £30 for the installation of disabled access, totalling £200 per household for 2027, due in January to cover the cost of trees and gardening. Last year the fees were reduced to minimise any profit when filing accounts to Companies House and HMRC.

The Treasurer concluded the financial report by saying that HSBC charges had been kept to a minimum and were currently £5.00, and Internet Banking is being set up.

3. Secretary's Report

Diana was pleased to see so many residents at the meeting and thanked everyone for attending.

3.1 Community website

A list of recommended Trades People has been added to the website. These businesses have carried out work to a high standard and have been recommended by the residents who have used them. The current list can be found at the bottom of the Maintenance page on our website. We welcome any new recommendations, especially for an electrician and roofer.

<https://www.theorchardbansteadra.com/maintenance>

3.2 Distribution of meeting minutes

The Minutes from the meeting will be available to view on our website. A copy will also be emailed to residents and paper copies to those who have requested. *Just a reminder that the Information page and financial statements on our website are password protected for confidentiality. The password should not be shared and is for the sole use of residents.*

4. Community News and Updates

4.1 Maintenance; including communal gardening

Tom Wyatt of Lawns and More has mentioned that hedge cutting may take place in December 2026, instead of the scheduled February 2027, due to family commitments. He will also attempt to provide us with invoices more promptly. There was also a discussion at the meeting about removing the convex mirror, situated on the corner of The Orchard (at the end of the driveway to properties 1 & 2). The majority vote was to remove the damaged mirror from the post but keep the 5 mile per hour speed sign in place.

4.2 New car parking facilities on Garton Field

Proposals are being considered for the provision of more parking for cars on Garton Field in respect of Banstead Village Football Club. Discussion with the Club, Garton trustees and the Council are ongoing and a resolution to the parking issues is being sought. Whilst discussing Garton Field, many residents expressed their frustrations that the brambles around the parameter of the field were becoming a problem and asked if this could be addressed. It was suggested that perhaps a working party could come together to cut back the worst areas.

4.3 Change of operator - The Horseshoe car park

The land remains under Surrey County Council ownership, however, the operators have changed from Reigate and Banstead Borough Council to APCOA. This has resulted in local backlash due to the increased charges and the removal of short-term grace periods, which affects parents who utilised this for school runs. It was mentioned that this may cause parking issues within The Horseshoe and may impact The Orchard.

4.4 Closure of Marks and Spencer, Banstead

Everyone expressed their sadness and disappointment at the closure but hoped that a similar business would take up the premises.

5. Any Other Business (AOB)

5.1 The floor was opened for residents to raise any questions:

5.2 Suggestions, proposals and general discussion

5.2 Following on from the discussion on the closure of M&S, it was also noted that several other businesses in Banstead, such as Coughlan's, had closed. Since the meeting, it has been reported that 25 of the 31 Coughlan's Bakeries (Banstead being one of them) have been acquired by Jane's Bakery Limited. We welcome the return of a bakery to the village.

6. Date of Next Meeting Confirm next meeting date and venue

6.1 The date of the next meeting will be arranged for August 2027. Exact date to be confirmed nearer to the time.