

BVRA newsheet

from the Banstead Village Residents' Association

Vol:19 No. 2 May 2003

Notice of Annual General Meeting

The Executive Committee extends to all members of the Association a warm invitation to the 56th Annual General Meeting to be held at:

**THE CIVIC CENTRE, THE HORSESHOE, BANSTEAD,
on THURSDAY 22nd MAY 2003, at 8.00pm**

AGENDA

1. Presentation by Mr David Lancaster, Governor, HM Prison Downview in Banstead who will talk about issues and problems associated with the rehabilitation of women held in prison.
2. Minutes of 55th Annual General Meeting held on 23 May 2002 will not be read, but a summary will be distributed to members in the hall.
3. Chairman's report -2002/2003.
4. Presentation of audited accounts for the year ended 31 January 2003 included in this NewsSheet.
5. Election of Officers, Executive Committee and Auditor for the year 2003/2004.
6. Open Forum debate of local issues with our Councillors.
7. Any other business.

Please bring this invitation with you to the meeting.

May 2003

John Nicolson,
Hon. Secretary

45 Wilmot Way, Banstead
Tel. BH (01737) 353038

BANSTEAD VILLAGE RESIDENTS ASSOCIATION

ANNUAL GENERAL MEETING

We look forward to meeting you at our AGM in May. Many of you will remember the contribution made by inmates of HMP Downview who regularly worked in and around the Village as part of their rehabilitation into the community. Now that Downview is part of the women's prison estate it has a different role and ethos - hence our invitation to David Lancaster, the Governor, to speak to us at the AGM about his vision for the education and rehabilitation of women offenders and what he endeavours to achieve, a theme which should interest us all. David will be pleased to answer your questions.

Chairman

CHAIRMAN'S NOTES

Those members who generously contributed to our fund-raising for the Golden Jubilee project (£233.01 is shown in the attached accounts), will wish to know this has not yet been spent for reasons Dennis Woolmer explained in his comprehensive article in the January 2003 NewsSheet. In this issue Dennis is able to report that very belatedly, some progress has recently been made, but we have not yet overcome all the obstacles.

In case you missed the recent announcement about the 166 bus service I can confirm that London Buses, Transport for London, has decided to maintain operating the service every 20 minutes between Croydon and Banstead, and then continue hourly to Epsom hospital as at present. The existing accessible single deck vehicles will be used on this service. The timetable will be available in August; telephone London Bus Travel Information on 020 7222 1234. We thank all those who wrote to the County Council or who signed the petition adding to BVRA's representations - it just shows the power of public opinion!

The Banstead Village Fair will be held on Saturday July 12th in The Orchard. BVRA will be there as usual - I hope you will come along and support good causes.

As you will see from a variety of articles in this NewsSheet, which I hope you will find interesting, 2002/03 has been a hectic year for the Association.

Your Committee has worked very hard to make sure our voice has been heard. On your behalf I thank them for their dedication and perseverance. May I also express my thanks

to our Borough Councillors who regularly attend our meetings, for their patience and helpful advice.

Peter McLaren BH.357463

BRIGHTON ROAD / GARRATTS LANE JUNCTION

When we published a short article in the January NewsSheet about the forthcoming changes to the junction of the A217 and Garratts Lane, we only knew half the story. To recap, the Highway Authority (Surrey County Council) proposed to alter the road layout to change the position of the pedestrian crossing and to install traffic lights to control the flow of vehicles into and out of Garratts Lane. What was not apparent at that time was that to do this work the Authority needed to close Garratts Lane for a period that was planned to be six weeks.

Alarm bells rang very loudly! Garratts Lane is very heavily used. The official diversionary route was via Bolters Lane and Winkworth Road to the A217. It was clear that a large number of motorists would be likely to ignore the diversionary route and instead to cut through via Shrubland Road and Diceland Road or Chipstead Road. What was worse, it seemed that the Authority had failed to recognise that this could create problems on those roads. They had no contingency plans to do anything in the event of serious traffic problems if large numbers of drivers chose to ignore the diversion. Moreover, the circular letter that the Authority sent out giving two week's notice of the closure was sent only to residents of Garratts Lane. We took it upon ourselves to circulate all the residents in the roads within the Shrubland Road / Diceland Road / Chipstead Road area (a total of more than 500 households) to at least let residents know the situation.

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The closure started on Monday 6th February, happily coinciding with the start of the half term period. On that day, it seems that the traffic flows into Shrubland Road were lower than normal. But the next day was very different. It had not taken the regular users of Garratts Lane long to discover that the diversionary route was jammed and that there was a neat little cut through they could use instead.

Of course the effects of this closure were felt across Banstead. The queues on the A217 were worse than normal. The residents of Winkworth Road, who already suffer from traffic queues from the A217 lights, found that these queues lasted for much longer periods of the day. Conversely, the High Street was somewhat less heavily trafficked than normal.

The Authority, together with the Police, reviewed the situation early in the second week. There were significant safety problems on the A217 caused by traffic backing up on the northbound carriageway waiting to turn right into Chipstead Road. During that week, the Police coned off the gap in the central reservation. Chipstead Road residents were delighted - that road became quieter than normal! But elsewhere it was a different story. A regular stream of traffic (vans and lorries as well as cars) continued up Garratts Lane, turned into Shrubland Road and then Diceland Road to get to the A217. What is more, some traffic also used this route in the opposite direction, turning left off the A217 at Diceland Road instead of at Winkworth Road. At times, there was considerable congestion in Diceland Road, and a particular safety concern in Shrubland Road where vehicles were mounting the footway to pass each other. At other times, drivers were observed speeding along Diceland Road so as to make maximum use of the short-cut.

Many residents were so concerned at the situation that they contacted the Highway Authority, by phone and letter. The Association was also in regular contact with the Authority, trying to persuade them to take some action to alleviate the problems. But this was to no avail. The Authority's response was that these are

public roads and that there was nothing that they could or should do to restrict people's right to use them. In other words, grin and bear it, whilst the Authority concentrated on finishing the roadworks so that Garratts Lane could be reopened. But that didn't work out either. The planned six weeks of closure proved to be woefully inadequate and it was not until the end of week nine that Garratts Lane was reopened. As this is written, the second stage of the roadworks is still underway (on the west side of the crossing) with the right turn slip road off the A217 into Garratts Lane due to remain closed until early May.

Attention has now turned to the longer term situation when the new traffic lights are operational. The Highway Authority have justified this scheme on the grounds that it will be safer for pedestrians crossing the A217 and for drivers travelling through the junction. It is normal practice for the Authority to undertake monitoring to check that these safety benefits are achieved. However, many drivers now know the easy route to avoid the junction, so there is a risk that, faced with a delay at a red light, they will chose instead to take the short-cut. This could happen in both directions, for example drivers coming into Banstead from the south may be tempted to turn right into Chipstead Road rather than wait at the lights, a manoeuvre which will be aided by the large gaps in the opposing flow created when the lights are in operation.

We have asked the Highway Authority to ensure that measurement of traffic flows in these roads is done after the scheme is opened. And we have asked them to consider what the options might be if there is a significant increase in traffic on these roads. The residents of Shrubland Road, Diceland Road and the other roads in that area have seen their quality of life deteriorate in the period that Garratts Lane has been closed. It seems only fair to consider contingency plans now in anticipation of possible longer term disadvantages of the new traffic light scheme.

Tony Ford BH.354757

PLANNING MATTERS

Sunrise Homes. We were too sanguine in hoping, as we did in January, that Sunrise would not go to appeal on this application. It is for an 84-bed care home at the Banstead end of Croydon Lane and it would mean pulling down four detached houses on the north side of the road.

The Council refused the application on the single ground that it would "constitute a gross over-development that would be detrimental to the character and appearance of the area". Sunrise appealed in December but they will not be heard until **17 June** at a two-day public inquiry in our **Banstead Civic Centre**. The inspectors, who are appointed by the government, are evidently very busy - hence the six-month delay - but the Council chose the place and we are very pleased that this time they have been persuaded to hold the inquiry in Banstead.

At the appeal, the Council will be constrained by the above terms of their refusal of the application. We support that refusal of course, but our objections at the inquiry will be much wider, as we reported in January.

We are also objecting that the 100 or so residents and catering and nursing staff would overload our local foul sewerage system. The pipe behind Commonfield Road and the main pipe across Banstead Downs, which carries the sewage from the greater part of the Village, have not been enlarged since the Second World War although more than 600 new houses have been built in that time - i.e. over 900 new residents. Consequently the residents in Commonfield, Follyfield and Palmersfield Roads have suffered from stinking leakages for the last 30 years and recently from some disgusting flooding of raw foul sewage, mixed with storm water which cannot be kept out. Thames Water say they cannot prevent further such incidents in the future and OFWAT are not requiring them to repair the admitted "under investment over many years" or do more than "alleviate" the worst effects of such flooding.

In our view, the Council could oppose further developments, such as this, under the Local Plan (Policy UT 3) but they and the other two parties just keep passing the buck. So we shall request the inspector either to dismiss this appeal or delay it until the sewerage system is adequately reinforced. Peter McLaren will present a report at the inquiry, not as our chairman but because he lives in Commonfield Road and is well acquainted with the suffering of residents there. Peter will probably present his report and face questioning in the afternoon of 17 June.

6-12 Bolters Lane. The Council's planning committee confirmed their refusal of Pegasus's application for a block of 29 sheltered apartments on this site in January, as expected, and Pegasus went to appeal immediately. No doubt they hope the planning officer's recommendation to grant this application will help their case. Pegasus will be heard at another two-day public inquiry on **1 July**, again at the **Banstead Civic Centre**.

The Council are again relying on just one ground for refusing this application and opposing this appeal. It is that the proposal would "introduce an unacceptably large building onto the site, eroding the present distinction between the shopping centre [that is the High Street] and residential housing."

We are combining forces with the Banstead Society, as we did to oppose the McCarthy Stone appeal in 2001. Again we have wider grounds, as we reported in January, and with the additional ground now that the block of apartments would overload our local sewerage system. Curiously the planning officer for the McCarthy & Stone application noted that that block of apartments might overload the sewerage system but the Council did not include that point in their refusal. We had the mistaken impression that the sewage from that site does not flow into the main pipe across Banstead Downs but we have found (with some difficulty) that it does.

So we shall use Peter McLaren's report again for this inquiry, with the same request to the

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inspector. Unfortunately Peter will be on holiday during the two days of the inquiry, but Mike Sawyer (our other vice-chairman) has written some of the letters in our file on the long-running residents' battle against sewage leaks and flooding and he has offered to present Peter's report.

Belvedere House Our January article was mistaken in saying that County and Metropolitan Homes had applied to renew the permission, granted in 1999 to the Royal Alfred Seafarers Society, for a 60-bed care home on this site at the bottom of Holly Lane. We should have said that, having claimed in their applications for dwelling houses that "there is no effective demand for a new care home in this location", County and Metropolitan sold the site on to Barratt Homes, who now claim that there is such a demand. It would have been too implausible for County and Metropolitan just to change their minds on that point without any new evidence, but it is evidently OK for Barratt Homes to claim (with no new evidence) that there is a demand for a care home after all. So the Council have renewed the 1999 permission on the nod.

Nobody except us seems to be interested in whether there is really a need for such a care home or not. So the game goes on: need - permission - sell - no need - sell - need - permission - what next? The two applications for dwelling houses are still unresolved after eighteen months, and our guess is that Barratt Homes - or perhaps yet another developer - will try and persuade the Council to give permission for either houses or flats for sale on the commercial market in the end. We are ready to apologize if anyone actually builds a care home to cater for people with modest incomes in this location, but dwelling houses for open sale would clearly violate the protection of the Green Belt and we shall continue to fight against them.

Whether or not the Belvedere House situation erupts again, we are going to be busier than we have ever been before this summer in preparing for and giving evidence at the above two public inquiries. So now is the time for our members to rally to the support of our association and come

to one or both of those inquiries. Inspectors are affected by the number of people in the public seats and they will want them to be counted. Our **Civic Centre in the Horseshoe** is very convenient and even just one short look-in will be better than none. We cannot remind you again because our next NewsSheet will not be until September - so perhaps you will pencil in the dates in your diary - **17-18 June** and **1-2 July**.

Meanwhile, if you feel like quizzing your councillors about these issues - or ourselves - why not let rip at the AGM?

David Rudd BH.356427

PS Just before going to press, we have been notified of a new planning application from County and Metropolitan for 24 apartments on the Belvedere House site. It appears to be similar to the first of their two previous applications in November 2001, but it seems they do not now own the site and we have not yet seen their "statement of support" for the application. If we can get hold of a copy in time, we'll say something about it at our AGM.

D. R.

SURREY STRUCTURE PLAN

Last December Surrey County Council issued its review of its proposed replacement of the Structure Plan. This is a very important document as it provides one of the main frameworks within which our local council's Borough Plan operates and guides all their decisions on Planning applications. 39 new policies are proposed. The timing of the publication just before Christmas meant that the 6-week consultation period was hard to achieve, and no extra time could be given. This meant in turn that the team of your committee members who undertook the mammoth task of studying the proposals, and their implications, had to concentrate their efforts on the 9 policies perceived to be most significant for our area.

The most important issues were:

to reinforce the need for adequate infrastructure before new development is permitted;

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to resist the wholesale application of the government's policy of higher residential densities, particularly on sites under two hectares;

to resist the application in Banstead Village of the even higher densities for residential development proposed for town centres;

to reinforce the need to rigorously enforce the protection of the green belt;

to resist major new large-scale housing developments in and around our village.

It remains to be seen if our views will be listened to.

Mike Sawyer BH. 355454

WINKWORTH ROAD

For some time there has been concern about the problems caused when traffic queues form in Winkworth Road due to blocking back from the junction with Sutton Lane, and from the junction with Bolters Lane / Brighton Road. Cars and vans turn out of the main queue to "short-cut" either along the access roads that are parallel to the main carriageway, or via Salisbury Road / Lambert Road / Wilmot Way and back to Winkworth Road. These drivers are frequently frustrated at the queue and impatient to make the most of their short-cut. They often travel at speeds entirely inappropriate to these roads and if delayed (for example by delivery vehicles, the milk float or residents moving out of their own driveways into the access roads) some of the drivers become abusive.

The situation is made worse by other (quite legitimate) movements of vehicles into and out of the complex junctions at Salisbury Road and Commonfield Road. Visibility at these junctions is poor and the marking and signing leaves much to be desired. As a result, damage and personal injury accidents have occurred at these locations.

Additionally, when Winkworth Road is not blocked by queues, some traffic travels at speeds considerably in excess of the 40mph limit. The undulating profile of the road means visibility is poor in places and, again, accidents have occurred. As a direct result of one accident, the traffic refuge near to the Wilmot Way junction

was constructed by Surrey County Council.

The Association has explored various options to overcome the problems in the access roads, including speed humps, closing some of the entries, or making them one way. However, all of these have drawbacks and would have adverse effects upon residents. So, as there does not appear to be an obvious "solution", we have suggested to the Council that they make a few basic changes in an effort to bring about some small improvement in the situation.

The suggested changes are:

a.. Prominent "Stop" lines where the access roads cross Salisbury Road and Commonfield Road (instead of the faded dashed lines that are there now)

b.. Signs saying "No Entry Except for Residents Access" at the entries to the access roads

c.. Double white lines in the centre of Winkworth Road for its full length (to reduce risks due to overtaking)

We anticipate further discussions with the Council and hope to be able to report some progress in future NewsSheets.

Tony Ford BH.354757

YOUR RUBBISH ISN'T GOING TO WASTE!

Some of you may not have realised that although you carefully separated your garden rubbish into the special green sacks, these were in fact being collected with the ordinary household rubbish. Consequently garden rubbish has *until now* been sent to landfill sites with other domestic rubbish.

Reigate & Banstead Council has recently commenced a trial for the responsible disposal of our garden waste. If you are in the initial target area your garden waste will now be collected separately and composted, instead of simply being thrown away.

We should all actively support this trial and we look forward to the scheme being extended to the whole Reigate & Banstead area in the near future.

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- **Your sack can include:** grass cuttings, hedge trimmings, weeds, prunings, dead plants, other organic garden material.
- **DO NOT include:** kitchen waste – this is because of Government legislation following the recent foot & mouth outbreak. Also DO NOT put in flower pots, plastic bags and polystyrene trays, hardcore, stones, earth.

For further information or to purchase garden sacks please contact the Help Shop in The Horseshoe, (near the Library), telephone 01737 276262. **Sally Hull BH.370050**

DECRIMINALISATION OF PARKING IN BANSTEAD

An awful title, but something that we may come to love! Throughout Banstead High Street and the surrounding roads there is widespread abuse of parking restrictions (such as parking on double yellow lines, parking in bus bays, staying over time in designated bays). Efforts to control this illegal parking are hampered by the almost total lack of interest of Surrey Police in enforcing restrictions. Given the other pressures on police resources, this situation is understandable. But the present situation has the perception of increased danger, it leads to a lower quality of life for residents, and diminishes the attractiveness of the Village for shoppers and visitors.

Surrey County Council in conjunction with Reigate & Banstead Borough Council are planning to introduce "Decriminalisation of Parking" within the Borough, in which the Police relinquish control of parking enforcement and it is taken up instead by the local authority. We fully support this change.

We hope that the scheme, which becomes effective in April 2004, will result in a big reduction in parking on yellow lines and on pavements. But, additionally, the High Street has many designated bays where parking is positively encouraged as a necessary part of the activities of the Village. In these bays there is a "1 hour, no return within 2 hours" arrangement. However, because there is no enforcement, that restriction is largely ignored. Hence, many of the kerbside

spaces are occupied all day by vehicles which don't move. This must impact on the profitability of the local traders.

The Association is keen to ensure that the scheme introduced into Banstead recognises the particular circumstances of the Village, providing more effective control, but not to the extent of deterring customers to Banstead's shops and businesses. In our view, the introduction of charges for parking at the kerbside would be a mistake in Banstead, even though it may be a very appropriate thing to do in other parts of the Borough (Redhill for example). We do not think that a "one-size-fits-all" policy for the Borough is the right thing to do.

For Banstead, we are proposing that a disc based scheme be introduced for enforcement of on-street parking, with continuation of the one hour free parking period, penalty charges to be applied thereafter. In the off-street car parks, the existing pay and display arrangements should continue.

The parking disc comprises a cardboard or plastic "clockface", on which the time of arrival at the parking space is set by the driver, and the disc clearly displayed in the windscreen. The time at which that car should then vacate the space can be readily monitored by a Parking Attendant. The disc is retained with the car for future use. This system is in use in a number of other urban areas across the country.

Of course some recognition needs to be given to those long stay drivers who will be displaced from the High Street. Alternative public transport is sparse. We are advocating an arrangement whereby "contract rates" for car park season tickets can be obtained by shop and office workers.

Finally, many residents live in the High Street. It is important to ensure that they are not unduly disadvantaged by the new arrangements, so the concept of Residents' Parking Permits is one to be explored. However, in practical terms it is likely to be some time after April 2004 before a Residents' scheme could be introduced.

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The Borough Council are currently undertaking their initial consultation on the concept of the local authority taking over enforcement of parking. The Association has submitted a comprehensive response which we hope will be influential in tailoring the scheme to suit the Village.

Tony Ford BH.354757

POST OFFICE

Many of us remember the uncertainty and dismay that followed the decision to close the old High Street Post Office building several years ago. The replacement was a counter in Dillons (owned by T&S Stores). When Dillons closed for the Linden Homes redevelopment and re-opened as One Stop the Post Office counter moved with them. Now that T&S have been bought by Tesco the future of the Post Office may again be in doubt. We have attempted to find out the intentions of the new owners, but have only learnt that the future of the store, and the Post Office, is "being carefully considered", but that we will be "kept fully informed of all changes".

Mike Sawyer BH. 355454

BANSTEAD VILLAGE SIGNS

Following the "sorry tale" given in the last NewsSheet, progress can now be reported.

The Surrey County Council have given permission to erect the signs, and will install them for the BVRA.

More importantly, the Royal Golden Jubilee Grant, awarded last May, has now been paid into the BVRA bank account. So we can go ahead to place the order for the signs, and all being well they will be in position during the 50th year since the Coronation of H.M. The Queen.

Dennis Woolmer BH.361769

BANSTEAD HISTORY CENTRE

Surrey County Council are proposing to create a History Centre at Banstead Library in the Horseshoe. The space for this will be made available by incorporating the redundant garage into the ground floor plan of the Library.

The purpose of the Centre is to promote interest in local and family history in the area. It will join a number of other History Centres in libraries at Caterham, Cranleigh, Ewell, Horley, Lingfield and Redhill. There will be a range of resources available including microfilm and microfiche readers, access to the internet via library computer terminals, maps and photographs. In addition, at times listed, volunteers will be on hand to assist with the use of such resources. Under supervision, children will be encouraged to use this facility to learn about local history and research the histories of their own families.

The target date for the opening of the Banstead History Centre is 14th February 2004, but prior to that, an Open Day will be held in September this year.

Dennis Woolmer BH.361769

PARKS AND OPEN SPACES

The last issue referred to a questionnaire that was about to be distributed to all members who had a direct interest in the Lambert Road and Holly Lane allotment sites.

The response was excellent with 30 replies from around Holly Lane and 31 from Lambert Road. Not surprisingly, the overwhelming desire was to keep these areas green and open. Set out below is a composite analysis of the replies in answer to the question "these areas are suitable for -"

	Strongly Agree or Agree	Strongly Disagree or Disagree
<u>Holly Lane</u>		
Outdoor/Indoor Activities	8.5%	80%
Green activities	83%	2.5%
<u>Lambert Road</u>		
Outdoor/Indoor Activities	13%	74%
Green activities	84%	5%

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The balance of replies between the figures above and 100% were either neutral or expressed no opinion. Most responses fell into the "strongly" category! Most popular on both sites was "wildlife area" whilst least popular was "indoor built facility" at Holly Lane and "mountain bike track" at Lambert Road.

A set of general questions was then asked. The most significant responses were to those relating to :- vandalism to any facilities -

81% thought this would be an ongoing problem at Holly Lane, 97% at Lambert Road;

and to :- traffic -

96% were against increased parking/traffic in the Holly Lane area and 87% at Lambert Road.

Further comments were added to 20 replies from Lambert Rd and 24 from Holly Lane - many thanks for these. In general they backed up the concerns of vandalism and increased traffic.

The next step is to arrange another meeting with Council officials to present the replies and explore one or two of the more interesting ideas.

There will be a further follow up in the next issue.

David Gradidge BH. 353981

ADULT BEGINNERS SWIMMING LESSONS

Ulsdon Sports and Social Club tell us that they have been providing Adult Beginners Swimming Lessons in the Chipstead Valley Primary School pool since it opened in 1974.

Their Amateur Swimming Association Teachers give their services free. Charges are for pool hire.

They look forward to hearing from ADULTS KEEN TO LEARN TO SWIM.

Gus & Barbara Fernandez 020 8770 7803

MEMBERSHIP AND ROAD STEWARDS

After a lapse of several years we look forward to welcoming residents of Diceland Road to the Association - your Road Steward is now Phillip

Gilmore of Chipstead Road who will call on you.

A volunteer is urgently required to deliver NewsSheets and collect subs. in LAMBERT ROAD. If you can help please give me a call.

Our membership in the year to January 31st 2003 held up well with 1,978 paid-up members. This represents an increase of 2.0% over the previous year. My thanks are due to members for their continued support and encouragement, and to our band of some 80 Road Stewards without whose help and enthusiasm the Association could not function.

Peter McLaren BH.357463

COMMITTEE NEWS

I am pleased to report that 16 members of the present Executive Committee have confirmed they are willing to continue in office in 2003/04 and will offer themselves for re-election at the AGM. This means we will have three vacancies to be filled. A volunteer, Phillip Gilmore, who has been active in liaising with those residents affected by the Garratts Lane roadworks, has offered himself for election.

May I appeal to our High Street business community to consider what contribution they can make to the only forum which exists to represent their interests. Ron Phillips (Maximes) has carried this responsibility on his shoulders for the past year and I think he deserves some support.

The Committee meets once a month on the last Tuesday, starting at 7.30 p.m. to discuss important local issues and our meetings are usually attended by one or more of our Borough Councillors. Please give me a call if you are able to help or require more information.

It is with regret we have bade farewell to Gary Tinsley, who you will recall, was our "chestnut vendor" at the 2001 Christmas Fair. We thank him for his contribution and wish him well for the future.

Peter McLaren BH. 357463

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INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST JANUARY 2003

	2002/2003	2001/2002
INCOME	£	£
Subscriptions received	3,040.76	2,955.74
Interest from bank (net)	6.36	3.25
Interest from Halifax (net)	15.51	22.52
Donations — Golden Jubilee Project	233.01	—
	<u>3,295.64</u>	<u>2,981.51</u>
EXPENDITURE		
Production of NewsSheets	757.60	757.00
Subscriptions paid	22.50	5.00
Printing & stationery	827.33	230.86
Postage & telephone	100.41	88.58
Hire of rooms	364.00	311.00
Annual General Meeting expenses	482.80	477.58
Sundry expenses	54.30	34.44
Excess of income over expenditure	686.70	1,077.05
	<u>3,295.64</u>	<u>2,981.51</u>

BALANCE SHEET AS AT 31 JANUARY 2003

	31.1.2003	31.1.2002
CURRENT ASSETS		
Cash at bank - Treasurer's account	4,103.05	3,431.86
On deposit with Halifax plc	1,088.09	1,072.58
Sundry debtor(s)	—	—
	<u>5,191.14</u>	<u>4,504.44</u>
CURRENT LIABILITIES		
Excess of assets over liabilities	5,191.14	4,504.44
Represented by:		
General fund:		
Credit balance brought forward	4,102.16	3,025.11
Add: surplus income for the year	686.70	1,077.05
	<u>4,788.86</u>	<u>4,102.16</u>
Fund for Preservation of Banstead Amenities:		
Credit balance brought forward	402.28	402.28
	<u>5,191.14</u>	<u>4,504.44</u>

I have audited the above Balance Sheet dated 31st January 2003 and attached Income and Expenditure Account for the year ended on that date and they are in accordance with the books and vouchers submitted to me and in my opinion reflect a true and fair statement of the affairs of the Association.

February 2003

R.N. Bowes
8 Mellow Close
Banstead