

Worth Parish Council

Minutes of the Amenities & Assets Committee Meeting held on Monday 22nd September 2025 at 7.30pm in the South Room, Parish Hub

Present:	Cllr Casella (Chairman)	Cllr Wilson (Vice Chairman)
	Cllr Coote	Cllr Dymond
	Cllr King	Cllr Phillips
	Cllr Stewart	Cllr Williams
	Mrs L Bannister (Chief Officer)	Cllr Hodsdon as a non-member of the Committee
		1 member of the public

17 Public Question Time

Cllr Hodsdon spoke on behalf of the member of the community who asked for these points to be raised regarding the Crawley Down Village Hall:

- They believe the CDVHA have not satisfied the MSDC Community and Asset transfer Policy, including not confirming the turnkey arrangement with Abode Homes and are blaming MSDC for the stalemate.
- Companies House records confirm that Abode Homes Crawley Down Ltd, the acquirer of the Village Hall site in Jan 2024 was dissolved on 20.5.2025 as a dormant company and not filing statutory returns.
- Searches on the arm's length owners of this company, Mr Justin Pitman and the Elkharoui family reveals a pattern of poor statutory filings involving similar type company vehicles and an assignment of debts within the group to Insolvency and Law Limited visible before the acquisition, since August 2023.
- By 20.05.24 the Village Hall site had been transferred out of the Crawley Down Company ownership to another group company, seemingly now no longer active, named Abode Land Limited and was then mortgaged for an unknown sum to 365 Mortgages Limited by way of a fixed charge and a debenture. The agreement was signed by K Elkahaadroui one of the owners of the dissolved CD company. That debt was registered as satisfied by removal of the said charge on 19.09.25.
- During this period a company with interests in the Kingston, Leatherhead and Surrey areas applied to amend the planning permission granted for development of the site to Abode. There is no evidence of any common interests between the Abode Group or Platinum, it appears to be a commercial sale, despite there being no evidence of a market offering. The company Platinum Surrey Homes applied to MSDC as the landowner in early 2025, evidencing that by this time the site had been sold by Abode Land Limited and leaving it unclear as to who if anybody remains with both a legal and feasible responsibility to build out a new hall on the site subject to the MSDC policy referred to in the first bullet point.

The questions the resident raised were:

1. With the demise of the legal entity being Abode Homes Crawley Down Limited, is there still a binding legal contract in existence between an Abode Group company or Platinum Homes the current developer and if so, what does it contain and when and who will build out the hall?
2. What happened to the monies raised by mortgage on the site and the sale proceeds? The only site remaining visible on the Companies House register as active in the Abode Group is Abode Homes (Maresfield Park) Limited. Incorporated in 2022 but only active it appears since monies were released from the Village Hall. Mr Justin Pitman became a director of this company in June 2024. This company is also overdue regarding statutory filing requirements. Are the Village Hall rebuilding prospects tied up in a successful build out of this site now? Did the trustees know this was the case?

A representative of Fun Village was in attendance to request that the hire fees for the field

are not raised too high.

18 Apologies

Apologies were received from Cllrs Cruickshank and Dorey.

Absent – Cllrs Bingle and Scott.

19 Declarations of Interest

Cllr Phillips declared an interest in the rent of the Copthorne Pavilion as chairman of the Committee.

Cllrs Casella, King and Stewart declared an interest in the correspondence received regarding the Copthorne Carnival, as they are all members of the Copthorne Carnival committee.

Cllr Williams declared an interest in the use of the car park by the CDRA, as a member of the CDRA committee.

20 Minutes

It was RESOLVED to approve the Minutes of the meeting held on 16th June 2025.

21 Chair's Announcements

The Chair reported as follows:

- Minor anti social behaviour was reported at Copthorne Pavilion
- The CDRA will be applying for a road closure for Remembrance. This will be supported by paid stewards. WPC now has a budget for remembrance - £1,000 per village – so WPC can pay for the stewards. Leanne will reach out to the Copthorne Church to see if they need any support.
- The office has received a handful of complaints about flags on street lights, asking for them to be removed. The Copthorne WP has agreed that the flags should remain until they fall into disrepair. They feel that the flags will just be replaced as soon as they are removed and this would not be money well spent.
- We have been contacted by solicitors for Auchinleck Court in Crawley Down. When the property was built it was incorrectly mapped and part of the corner of the building falls into the parish council's title. They want to correct this by means of a transfer, and will be put in touch with our solicitor and asked to cover our legal fees.
- We've had a request to amend the allotment agreements to minimise the times that people can hold bonfires. This is being considered by Hannah and if the agreement needs to be amended it will come forward at a future meeting.
- Fun Village will be leaving the green in the next day, and the ground will be checked for any damage. There were a couple of complaints about noise late at night on the Wednesday. This was reported to the hirer and this was dealt with immediately. Depending on the fees agreed later in the meeting, the funfair may be moving onto the recreation ground in Copthorne this week.
- The roundabout at Crawley Down has broken. This is still under warranty and has been reported to Kompan. They are working to find out if they can replace a part and if it will be covered, and in the meantime the roundabout remains closed.

In future, an item will be added to the agenda so that the committee can be updated about any minor reports like this.

22 Correspondence

The following was noted:

- a. Letter regarding a tree overhanging a private property at Lashmere. Note that this tree is going to be inspected by a surveyor before an action is recommended.
- b. Letter regarding fireworks at Copthorne Carnival.

23 Allotments

It was RESOLVED to set the allotment fees as follows:

2026/27- £0.35 per square metre, this raises an average plot from £32.25 to £37.62
2027/28- £0.40 per square metre, this raised an average plot from £37.62 to £42.99
2028/29- £0.45 per square metre, this raises an average plot from £42.99 to 48.37

Cllr Stewart raised a concern about the bollard at the entrance to the Heathy Wood allotments as seeming inadequate. This will be checked during the site visit.

24 Events on Council Land

- a. It was RESOLVED to close the car park on Burleigh Way to allow the Christmas event to take place on 29th November 2025.
- b. Events taken place during 2025 – it was noted that there was an incident on Bowers Place during the Crawley Down Fayre. A child was struck by a car on Bowers Place. Event organisers followed their emergency procedures which were robust and the Chief Officer was satisfied with how the situation was dealt with.
- c. The use of Crawley Down Green 8th to 22nd September by Fun Village was noted.
- d. The use of Copthorne Recreation Ground 22nd September to 6th October by Fun Village was noted.
- e. It was confirmed to charge Fun Village £500 for the upcoming use of the Copthorne Recreation Ground. Fees for 2026/27 will be reviewed at the next meeting.

25 Youth

The report was noted. Members were updated that although attendance has been low in Crawley Down this term, outreach work is taking place this week to improve this.

26 Crawley Down Village Hall

The report was noted. It was agreed that the Chief Officer would help to facilitate a meeting between the trustees and MSDC.

27 Council and Community Assets

It was NOTED that there is now a system in place of checking on items listed on the asset register at least annually.

28 Council Premises and Land

- a. It was RESOLVED to set the rent for the Copthorne Pavilion at £5,057 p.a. from 1st April 2026, this is an increase of 2.5%.
- b. It was NOTED that the All Fibre wayleave agreement has now been completed.
- c. It was NOTED that the trees on land next to Francis Court have been surveyed, and one dead limb has been removed.
- d. It was RESOLVED to accept the recommendations in the report:
 - Repair the surface under the swings in the Crawley Down Play Area at a cost of £1,557 plus VAT.
 - Make good the surface of the Copthorne Recreation Ground Project if work is not scheduled to start this year.
 - Undertake the play area inspections annually.

29 Budget

The following items were raised as needing a budget:

- New grounds vehicles
- Repairs to storage buildings

30 Matters for Consideration submitted by the Village Working Parties

Items within each village that need a budget.

31 Consideration of items for discussion by the Village Working Parties

None.

32 Date of the next meeting

The next meeting will be held on Monday 15th December at the Glebe Centre, Crawley Down.

Meeting closed at 8.22 pm

Chairman: _____

Date: _____