

# ANNUAL GENERAL MEETING

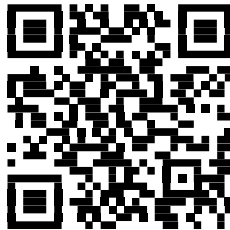
St Paul's Church, Ruislip Manor  
Wednesday 25th March 2026

## Annual General Meeting

7.45pm, Wednesday  
25th March 2026  
St Paul's Church,  
Thurlston Road,  
Ruislip Manor

### AGENDA

1. Welcome and Apologies
2. Talk and Questions - Danny Beales MP
3. Minutes of the Annual General Meeting 2025
4. Chair's Report
5. Treasurer's Report and Annual Accounts
6. Election of Chair and Committee 2025-27
7. Open Forum – questions to a panel of RRA representatives
8. Any Other Business



### REGISTER OF ATTENDEES

Thank you for joining us this evening. Please use this QR code or visit [ruislipresidents.org.uk/agm](https://ruislipresidents.org.uk/agm) using your mobile phone to register your attendance this evening, or write your name and address on one of the clipboards circulating around the room

You can also opt-in to receiving our email newsletter and receive copies of any follow-up answers or information following tonight's meeting by giving your email address

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- Pages 2-5: Minutes of the Annual General Meeting 2025  
Pages 6-7: Annual Accounts 2025  
Pages 8-13: Questions submitted in advance



### DIGITAL COPY OF DOCUMENTS

To view these documents on your mobile device, visit [www.ruislipresidents.org.uk/agm2025](https://www.ruislipresidents.org.uk/agm2025) (or scan this QR code)

The next issue of the Town Crier will be delivered to all homes in Ruislip and Ruislip Manor in the second and third week of September

Our next public meeting will be on 6th October, back at Winston Churchill Hall

## Minutes of the Ruislip Residents' Association Annual General Meeting

19:40 on 9th April 2025 at Winston Churchill Hall

### 1. Welcome and apologies:

Vice Chairman Graeme Shaw opened the meeting and welcomed all present, stepping in for Chairman Graham Bartram, who sent his apologies due to ongoing health issues. Housekeeping and fire safety rules were announced.

### 2. Guest speaker: Cllr Ian Edwards, Leader of the Council

Cllr Edwards addressed the significant financial and operational challenges currently facing the local authority. Key items covered included:

- **Budget Pressures & Economic Factors:** The Council faced an unexpected funding gap when the central government did not fully compensate for National Insurance increases. Furthermore, Bank of England forecasts indicating prolonged higher inflation and interest rates required immediate additional budget provisions.
- **Pension Fund Impacts:** The Council had anticipated utilizing a surplus in the employee pension fund to ease budget pressures in 2026/2027. However, Cllr Edwards noted that recent global market volatility—attributing recent market hits to Donald Trump—has negatively impacted these holdings, effectively eliminating this expected "pension holiday."
- **Social Care & Statutory Wage Pressures:** Increases to the National Minimum Wage and National Insurance contributions are significantly driving up the costs of commissioned services, particularly adult social care. Additionally, the Council was notified on the day of the meeting of a 50% funding cut to the Integrated Care Board, necessitating an additional £1.5 million in savings over the next six months.
- **Homelessness & The Private Rental Sector:** A contraction in the private rental sector is driving a severe increase in general homelessness, pushing more residents to seek Council assistance.
- **Home Office & Asylum Seekers:** Hillingdon is shouldering a disproportionate national burden due to its proximity to Heathrow. The Council is currently in a £5 million dispute with the government, demanding this national issue, along with the £1.2 million cost of supporting Chagos Islanders, be funded by general taxation.
- **Green Waste & Service Delivery:** The introduction of charges for green waste collection was a necessary measure to balance the budget and protect core services, like weekly bin collections, from government intervention. To further manage finances, the Council is shifting towards commissioning services. Examples include transferring the Beck Theatre, council-run nurseries, and golf courses to private operators to eliminate public subsidies. The Council has also acquired a care home to directly provide nursing care, aiming to save £1 million annually.
- **Core Services:** Despite financial constraints, the Council remains committed to high-standard core services, noting that children's services are rated outstanding, adult social care is among the best in the country, and £12 million is being invested in road maintenance.

### Questions submitted for the Leader of the Council:

- **Defibrillators at Ruislip Lido:** Acknowledging a recent tragic incident at the Lido, the Council will review risk assessments for open spaces to ensure adequate defibrillator provision. Residents and community groups were

encouraged to apply for British Heart Foundation grants, and it was noted that Ward Budgets could also be utilized.

- **Derelict CAB Site (9 Eastcote Road):** Cllr Edwards apologized for the prolonged delay, attributing it to capacity issues and a focus on larger housing developments. A design for a housing development is being finalized, with a target to reach the Planning Committee by November and a projected completion in 2027.
- **Lido Vehicle Pound:** The £49k vehicle pound was recognized as an operational error, as it is economically unviable to run a localized pound. The Council is exploring shared solutions with Harrow, but will currently rely on repositioning vehicles rather than impounding them.
- **The Orchard:** Cabinet is expected to approve local listing for The Orchard, establishing a high bar to protect the landmark from inappropriate development.
- **Citizens Advice Bureau (CAB):** The CAB was unsuccessful in a recent funding tender process. Services will transition to the Hillingdon Advice Partnership, maintaining support for residents at a lower cost.
- **Police Visibility:** The Metropolitan Police Commissioner has assured London Councils that neighborhood and response policing numbers are protected. Schools-based officers will be merged into local neighborhood community teams rather than being eliminated.
- **Pavements and Roads:** To improve transparency, the schedule and findings of pavement and road inspections will be published on the Council's website alongside the £12 million budget release.
- **Grant Maximization:** The Council actively pursues external funding, securing £80m for housing and £15.75m for reducing emissions, among other grants.
- **Council Tax Policy:** While a historically low tax base creates challenges under current government caps, the Council remains committed to taking only the minimum tax necessary from residents.

### 3. Tribute to Mike Hodge

Honorary President Brian Cowley led a moment of reflection to honor Mike Hodge, a former Vice Chairman and Life Vice President of the Association, who recently passed away after a long illness. His nearly two decades of dedicated service to the planning committee were formally recognized.

### 4. Chairman's Report

Vice Chairman Graeme Shaw delivered a brief report noting that the Association has organized online events regarding The Barn Hotel development and the potential Lidl development at The Orchard. It was also highlighted that funding for the new Hillingdon Hospital has been officially agreed upon by the Secretary of State for Health.

### 5. Treasurer's Report and Annual Accounts for 2024: Nick Potter

Residents were thanked for their sub payments and donations. We would particularly wish to thank Chimsons Chemist, Ruislip Manor for collecting over 100 envelopes containing subscriptions. The subscriptions and donations are slightly down, consideration to be given to introducing a Direct Debit Scheme, also to consider whether more collection points might be helpful. Currently the split on payments made on line and through the collection points is 60/40

The accounts for 2024 are before you and have been certified by an independent Auditor and checked by John Hawley, the previous Treasurer of the RRA

The accounts were proposed and seconded by Residents present at the meeting and agreed without dissent.

## 6. Minutes of the Annual General Meeting 2024

A minor dating error on the previous minutes was noted and corrected. The minutes were then accepted as a correct record without dissent.

## 7. Election of Officers and Executive Committee Members

Vice Chairman Graeme Shaw reported that no nominations had been received for any of the officers, apart for those for the existing officers. The officers, etc. for 2025-26 are: President Brian Cowley, Vice-Presidents Peter Lansdown, John Williams, Chairman Graham Bartram, Secretary Patricia Wardle, Treasurer Nick Potter, Vice Chair and Woodland Graeme Shaw, Chief Road Steward Daniel O'Neal and Deputy Chief Road Steward Alan Wenman.

The following Committee Members were elected en bloc unopposed: Vivien Alcorn, Sue Brown, Mark Eidem, John Hawley, Susan Midgley, John Swindells, Syeda Malik and Phil Taylor.

Graeme Shaw thanked the executive members for their service to the RRA over the last year and proposed a vote of thanks to all the members of the Executive, seconded by Sue Midgely, which was carried.

Graeme Shaw asked if anyone was interested in joining the Executive, especially to cover the vacancies: Planning. If anyone is interested please contact the chairman, or any member of the Executive.

## 8. Association Rules Update

Proposed updates to the Association's rules, specifically modernizing mandates to remove the requirement of banking exclusively with an institution possessing a local High Street branch, were passed without objection.

## 9. Open Forum

- **Refuse Collection Resilience:** In response to concerns about potential bin collection strikes, it was noted the Council has a resilience officer and contingency plans overseen by the Audit Committee. The refuse workforce is a hybrid of employees and agency staff.
- **The Barn Hotel Development & Station Access:** Rumors regarding the site being used for asylum seekers were dispelled; private independent companies are looking at building homes. It was noted that Community Infrastructure Levy (CIL) money (estimated at £735,000) from such developments could potentially be used as seed funding to advocate for TfL to implement step-free access at Eastcote Station, which serves as a larger transport hub than Ruislip Station.
- **The Orchard / Lidl Development:** A resident expressed frustration at being unable to access a recent online meeting with Lidl developers and raised serious ongoing concerns regarding flood mitigation protections for residents, noting they felt their previous inquiries to the Council had been disregarded.
- **HS2 Mitigation & Traffic:** Severe traffic issues, including altercations between drivers on New Years Green Lane, were reported as a result of the Breakspear Road South closure. It was clarified that this closure is for installing a larger culvert.

- **HS2 Community Funds:** Following a request to compile a list of local beneficiaries of the HS2 Community and Environment Fund, it was noted that the 2nd Ruislip Scouts (new home), Eastcote Hockey Club (new car park), and St Martins Church (new toilets) have successfully secured funding.
- **HOAC Relocation:** It was reported that £20 million in HS2 funding is allocated for the HOAC (Hillingdon Outdoor Activities Centre) relocation. However, the project is delayed due to statutory challenges in meeting a 10% biodiversity net gain requirement on a Site of Special Scientific Interest.
- **Defibrillator Funding:** A resident suggested creating a trust to use the £20 million HS2 fund for community defibrillators; however, it was clarified that those funds are strictly ringfenced for the HOAC relocation project.

## 10. Any Other Business

None.

The meeting closed at approximately 22:00.

**RUISLIP RESIDENTS' ASSOCIATION**

**Income & Expenditure Account**

**For the year ended 31 December 2025**

	2025	2024
	£	£
General Fund		
Income:		
Subscriptions and donations - Mail Boxes	1,406	1,930
Subscriptions and donations - Chimson's	751	902
Subscriptions and donations - Stripe online	3,479	3,526
Subscriptions and donations - Environment Agency	350	-
Donations - Other	50	-
Bank interest received gross	210	266
<b>Total Income</b>	<b><u>6,246</u></b>	<b><u>6,624</u></b>
Expenditure:		
Insurance	147	164
Printing, software, stationery	60	27
Postage, telephone, travel	-	-
Meetings: Members	245	245
Meetings: Committee	152	95
Affiliation fees	25	25
Members' Meeting expenses	232	162
Scrutineer	50	-
Donations, floral tributes, gifts	200	50
Town Crier (RRA Magazine)	4,547	4,240
Website & IT related	200	283
Collection of Subscriptions inc. database	198	162
Transfer to Tree account	-	295
<b>Total Expenditure</b>	<b><u>6,056</u></b>	<b><u>5,748</u></b>
<b>Income less Expenditure</b>	<b><u>190</u></b>	<b><u>876</u></b>
Tree account	2025	2024
	£	£
Transfer from General account	-	295
Planting expenditure	-	(1,376)
<b>Income less Expenditure</b>	<b><u>-</u></b>	<b><u>(1,081)</u></b>
<b>Total Income less Expenditure</b>	<b><u>190</u></b>	<b><u>(205)</u></b>

**RUISLIP RESIDENTS' ASSOCIATION**

**Balance Sheet**

**As at 31 December 2025**

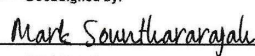
	2025	2024
	£	£
Current assets		
Payments in advance	855	1,045
Accrued income	-	-
Nat West Current account	48	298
Nat West Deposit account	18,517	19,456
Stripe	23	52
Cash in hand	-	-
<b>Total Current assets</b>	<b>19,443</b>	<b>20,851</b>
Current liabilities - Accruals	-	(1,598)
<b>Net Current assets</b>	<b>19,443</b>	<b>19,253</b>
Accumulated Funds		
Brought forward	19,253	18,377
Retained Income less Expenditure for the year	190	876
<b>General Fund</b>	<b>19,443</b>	<b>19,253</b>
Brought forward	-	1,081
Tree account / Centennial Fund	-	(1,081)
<b>Tree account / Centennial Fund</b>	<b>-</b>	<b>-</b>
<b>Accumulated Funds at the end of the year</b>	<b>19,443</b>	<b>19,253</b>

**Inspectors' certificate**

We have examined the accounts of Ruislip Residents' Association.  
 Our examination was confined to agreeing the amounts with the underlying accounting records.  
 In our opinion, based on our examination, these accounts properly represent the state of affairs of the Association at 31 December 2025 and of its result for the year then ended and are sufficiently supported by accounts, invoices and other documents which have been produced to us.

Name Mark Sounthararajah

Name John Hawley

DocuSigned by:  
  
 85D0671D1D224CF...

Address 3 Ascot Road  
 London E6 3LX

Date 21/03/2026



Address 21 The Ridgeway  
 RUISLIP

Date 21/03/26

# Questions Submitted for Ruislip Residents' Association's AGM

We list below the questions we have received for our AGM on Wednesday. Please have a read through them so that you are aware of the questions that will be asked. We may not have time to ask all of them on the night, depending upon timing. We will post a summary of the answers to our website and email newsletter next week.

## Questions for Danny Beales MP

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1. What is happening with Wealdstone football ground? We frequently hear scare stories about the landlord wanting to build a Mosque as rumours without any official acknowledgement. Residents around the Grosvenor Vale ground received letters from the club, saying that they must seal up their garden gates - on instruction from the landlord. Why? What is their true intention with their land, and what are Wealdstone FC's plans for the long term - we see you in photos with the team management and the landlord, celebrating their 10-year lease but struggle to reconcile this with the Council's claim that they have exclusivity over land near the Master Brewer.
2. Why are we not being told about conditions that the government placed on Hillingdon Council as part of the Exceptional Financial Support 'bailout'? We are told by our Councillors that there are none, and that they can continue with 'business as usual' but given the well documented failings as described by the Council's external auditors, we are concerned that this will lead to more problems.
3. Please can you give us an update on what is happening with Hillingdon Hospital - is the funding now secure and the project guaranteed to happen? The timescale seems only to get longer: can you give a date today of when we will see anything happening, and when the new hospital will open?
4. Residents have noticed a disturbing trend: as new national tenancy laws approach - which will give standard tenants more rights and make evictions harder - landlords are panic-pivoting. They are converting family properties into HMOs to maximize their income and bypass these new standard rental restrictions. What are you doing to ensure that national rental reforms do not inadvertently incentivise the destruction of suburban family housing stock in places like Ruislip?

# Questions Submitted for Ruislip Residents' Association's AGM 25th March 2026

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These are the questions we received in advance for the Open Forum for discussion and/or answers from the Ruislip and Ruislip Manor ward councillors. We gave the questions to the councillors in advance so that they could prepare ahead of the meeting, and asked them to provide written answers if they couldn't attend in person.

We will post a summary of the answers to our website and email newsletter next week.

## Ruislip Lido

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1. At the AGM in April 2025 the Leader of the Council Ian Edwards was asked for an update on the Risk Assessment for Ruislip Lido. His response was to acknowledge the "*obvious risks*" at the Lido and concede that the site's existing risk assessments "*may not be best practice.*" He gave his public commitment that a new, comprehensive risk assessment was "*a piece of work that will be picked up very quickly.*"

At our last meeting in September 2025, Cllrs Smallwood and Riley told us:

*"The council is in the process of finding external experts to engage with them over the remainder of 2025 and this review will direct the controls and measures in place for the organisation in the running of the Lido. Once the document is approved, the residents will be invited to feed into the review and feed in their experiences".*

We had no such invitation. In February the new Cabinet Member for Community & Environment Cllr Bridges told residents: "*Officers are working on progressing this with specialist external advisors. This work is ongoing but is expected to be completed in time to allow officers to consider and put in place steps to address any recommendations coming from the assessment ahead of when the Lido is expected to reach peak use.*"

Lido peak use can be expected to start anytime from Easter, weather depending. Residents and the emergency services have been flagging up safety concerns at Ruislip Lido for years, yet still nothing concrete has been put in place despite the Leader's assurances.

The Leader promised this '*very quickly*' last April. In September, we were promised a resident consultation that never happened. In February, we were told it would be ready before peak use. By Easter, peak use is essentially here. Will the panel commit tonight to a firm publication date for this risk assessment, and will you honour the original promise to let the community review it before it is finalised?

2. What are the Council doing to minimise people swimming in the water? Are you able to share how the council are mitigating this risk and how the principles of prevention are being

considered. From what I can see there is some signage which clearly is proving insufficient in managing this risk. If in the awful event someone were to drown, would the council be able to demonstrate they have taken reasonable steps to prevent this?

3. BBQs are being used on the beach. From the Hillingdon website I can see these are not permitted. How is this risk being managed? It raises the question around emergency response plans should something go wrong, particularly on hot and dry days and with high traffic around the lido area. Is the Emergency Response Plan publicly available as I couldn't find anything on the website?

## HMOs

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### General HMO questions

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4. Could the councillors clarify the exact process the Council follows when someone wants to start a new HMO? What is the timeline for applying for planning permission and an HMO licensing application?
5. How is the 'fit and proper person' test for HMO landlords actually measured and proactively enforced? To help us gauge the strictness of this process, can the Council provide the data on: how many HMO applications have been made, how many approved, and crucially, how many have been declined solely because the landlord failed this specific test?
6. The Council's own recent survey estimated there are almost 2000 'hidden' HMOs operating in the borough. There is huge frustration regarding the speed of enforcement against those properties that break the rules. Specifically on Herlwyn Avenue and Torrington Road in Ruislip Manor, we see investigations and enforcement taking so long when the rules are clearly broken. Why? What proactive resources are being deployed to shut down or properly licence and police these and the other 2000 unlicensed HMOs?
7. What will happen in August when the mandatory licensing comes into force?
8. Residents currently feel they have no say when an HMO is created on their street. Why is the HMO Register made so difficult to read online, be updated so infrequently, and not show lists of known unlicensed HMOs or HMOs with pending applications? Will the council commit to overhauling the register so it operates in real-time, clearly showing pending applications, recently declined licenses, and properties currently under investigation for being unlicensed?
9. Why aren't HMO licensing applications publicly available for consultation in the same way standard planning applications are?

### HMO - Torrington Road

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10. Over 500 residents have signed the e-petition against the licensing and use of 29 Torrington Road as a 6-person HMO. What tangible weight does a petition of this size hold in the council's

final licensing decision? Who will receive and consider the petition? If this was a planning application we would be able to attend the Planning Committee when a decision is made. If this was a petition for speed controls on the street, we would attend a Petition Hearing before a Cabinet Member. Where will the petition go and how will the 500 people be heard? What specific actions will you take to champion our voices inside the Council?

11. There is anger regarding the enforcement timeline at 29 Torrington Road. We know planning permission for an extension was refused last year, and residents warned the council then about HMO fears. Yet, the property is currently operating as a large HMO while the council's enforcement investigation slowly drags on. Why is a landlord allowed to continue operating and profiting from an unlicensed property during a lengthy enforcement process, and what is the Council doing to protect both existing residents and the HMO's tenants during this 'limbo' period?
12. Torrington Road residents have provided the council with evidence regarding the poor behaviour of the landlord. However, the council appears entirely focused on the building's physical structure. Given that HMO regulations strictly require an HMO landlord to be a 'fit and proper' person to hold a licence, can you assure us that our evidence regarding their character, behaviour and management will be investigated? The current system feels entirely skewed in a landlord's favour - surely this is what the planning permission rules intended to address, but the landlord at No 29 has evaded the planning process so far. How do we fix this?

## Ruislip High Street

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13. What is happening with the red staining from 'paan spitting' outside McDonald's? Why is this still continuing, who and how often is it being cleaned? Why not more often and why are there no consequences for the perpetrators?
14. Why are motorcycle delivery riders still parking along so much of Ruislip High Street? What happened to the new parking rules, why are they not in force, and do you still believe they will address the problems?
15. What consideration has been given to users of the Disabled parking bay on Ruislip High Street that used to be where the motorcycle parking bay is now?

## Updates Please

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16. At our public meetings in both 2023 and 2025, the Leader of the Council, Cllr Ian Edwards, told us that the Council would publish detailed pavement and road inspection data on its website. He assured us this would rank individual streets, allowing residents to understand the specific priority given to each road chosen for the £12 million resurfacing budget. However, this twice-made promise has yet to be honoured. The Council has only published the formulaic

"Local Highways Maintenance Transparency Report" required by the government, which entirely lacks the street-by-street detail and prioritization ranking we were promised.

Can you explain why this detailed data is still being withheld, and confirm exactly when the Council will finally honour the Leader's twice-made promise to publish the full, ranked street-level information?

17. What is happening with the old care home at West Ruislip? When you tell us that something is happening but that you can't say what, we struggle to believe you. We see people living there, and we see the mess that they make. We do not believe that the Council is completely powerless. Is it a resourcing or a priority issue? What needs to change to address this longstanding problem?
18. Please give an update on The Orchard site. When is the Spitfire model being returned, what obligations are on the building owner to keep the fabric of the building and the surrounding landscaping in good order, and how is that being monitored and enforced?
19. Please give an update on the Barn Hotel planning application. We have heard that new plans are to be published soon - is it true that the site will be intensified with more dense flats?
20. The application at the CAB site and St Martin's Approach carpark for six terraced houses in St. Martin's Approach has a lot of local interest with many questions raised in addition to petitions against it. There has been confusion with documents superseded and others added or removed with changing dates for when people can make comments. When will a decision be made by the Planning department and when will a subsequent public meeting take place when local voices can be heard?

## Others

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21. The Council declared a Climate Emergency six years ago, and we understand since then has since then spent £21 million in net-zero initiatives. Can we have some understanding and transparency on this spending? Specifically, how much of this came from Hillingdon Council's own funds, and how much from central government grants? Are these initiatives generating a tangible financial return on investment - such as reduced council energy bills?
22. Aside from hitting corporate carbon-neutral targets, how exactly has this 'emergency' status and the associated spending tangibly improved the day-to-day lives, local environment, and infrastructure for the residents of Ruislip? Is the Council's well documented financial position going to affect how urgently it treats the Climate Emergency going forwards?
23. Why did Cllr Martin Goddard resign from the Cabinet between after preparing a report and leaving Cllr Lavery to present it? What provoked the unexpected change and was there any disruption from the handover between Cllr Goddard to Lavery and Cllr Lavery to Bridges?

24. At our last meeting it was agreed by the Councillors that there would be a review of traffic volumes and dangerous driving on Breakspear Road. Can the panel confirm if this request was actually processed and if so, what are the actionable results of that review by the Police and the Council's Highways department. If it wasn't, why the delay?
25. The usage of Breakspear Road, from Bury Street to the Breakspear Arms, has fundamentally changed. It now heavily services the crematorium, builders' merchants, the Woodman pub, and notably, a football club operating as a depot for HS2 parking and commercial film trucks. Given this massive increase in heavy and fast traffic, road infrastructure near Ladygate Lane is completely inadequate. What specific, modern traffic management measures will the Council's Highways department implement to regain control of vehicle speeds on this increasingly busy stretch of road?
26. Ruislip Woods National Nature Reserve comprises 755 acres of nationally protected woodland and acid grass heathland. A workforce of 4 fulltimers has dwindled to 1.6 and as of December 2024 just a sole Council employee. Our Council is dependent upon volunteers to meet the requirements of the Management Plan agreed by Natural England. Previously volunteer groups were organised on Monday, Tuesday and Wednesday, and a Saturday per month. The Wednesday group was disbanded in early 2025. Numbers of local residents wishing to volunteer have increased. Every local authority would be happy with this free labour force. Instead of agreeing to re-allocate another Green Spaces employee to help manage the increased number of volunteers, the Ruislip Woods Trust was asked to take down their webpage encouraging residents to volunteer.  
Can our Council really afford to turn away willing volunteers?

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