

NEW ASH GREEN VILLAGE ASSOCIATION LTD

Registered Office: Centre Road, New Ash Green, Longfield, Kent DA3 8HH
Registered company number 00916654

Meeting of the Council of Management of the New Ash Green Village Association Limited

Date: 2 March 2022

Time: 1930

Location: Pavilion Sports Bar

Present: Bruce Clarke – BC
Cameron Clark – CC
Dick Joel – DJ
Muriel Galinis – MG
Dean Gorton – DG
Duncan Mackway-Jones – DMJ
Ray Viney – RV
Stephanie Clarke – StC
Bob Ashford - BA

In attendance:

Apologies: Terry Vivian
Simon Cornelius

Matters Discussed

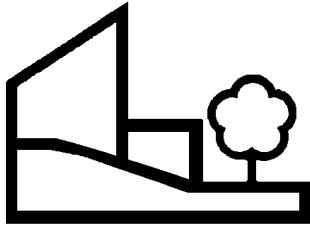
Action

1 - Hardlands

DMJ said he had been undertaking a lot of work which required access to VA records and noted this would have been easier if he had remote access to the VA files. This was agreed.

DMJ reported that he had had a 3-hour meeting with Ron Issacs regarding the lighting in the village and the processes in place for repair and replacement. DMJ reported that Ron Issacs and the contractor he sub-contracts some of the work to, will report directly to DMJ all work carried out within the village with regard to the lighting. DMJ will keep this under review to ensure that the required works are carried out efficiently and as cost effectively as possible.

DMJ reported that all bulkhead and bollard lights have been changed to LEDs. DMJ proposed that as bulbs required replacing they are replaced with LEDs as this would ultimately save the VA money in the long run. It was agreed that the same wattage and colour would be used throughout the neighbourhoods when changing the bulbs in the respective neighbourhoods.



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DMJ explained that approximately half of the lights are on timers and the VA is charged £20.00 to adjust each timer. It was agreed to look at alternatives such as solar panels and other methods by which the timers could be adjusted automatically.

DMJ reported that two policy documents have been prepared covering the installation and supply of electricity to residents' garages which needed to be reviewed by CoM and approved. The purpose of the policies was to ensure transparency and consistency across the village. CoM are to review the documents and let DMJ have comments/amendments by the close of business on Friday.

CoM

DMJ reported that there has been an accident in North Square where an individual fell over. The area where the accident occurred has been reviewed to ensure that it is safe to use.

It was noted that some of the barriers needed to be repaired or replaced. It was anticipated that those that needed to be replaced would cost £67.00 each but there were such a number that the total bill would be significant. It was reported that Paul Yeoman had previously made a barrier from materials he had and it was agreed that DMJ would approach Paul Yeoman to see if he could assist.

DMJ

DMJ reported that the insurer's annual inspections of the playparks were due to take place next week.

DMJ also reported that the contract to employ someone to undertake the role of inspecting the footpaths for the VA was in the process of being finalised.

2 – Finances

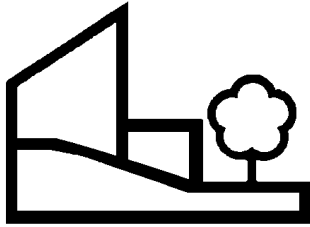
MG reported that the accounts for both the VA and the Pavilion were in the process of being audited and so it would not be appropriate to make any further comments on these until the audit had been finalised and the accounts signed off.

3 – Greenlands

StC reported that the clearing of the debris following the recent storm is ongoing. StC reported that we had been fortunate with only needing to remove one or two trees that fell.

StC reported that a new arborist has been appointed.

StC noted that the path at the back of Capelands and Lambardes by the meadow needs some attention and this would be added to the Greenlands Team's worksheet.



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SB asked if a pathway could be made through the raised verges on Redhill Road allowing pedestrians to travel from cars parked on Redhill Road onto the Sportsfield. SB reported that there is an issue with cars parking on the verges in Punchcroft when the football and rugby teams are playing. BC suggested that SB ask the Punchcroft Residents Society to put together a proposal for the VA to consider.

SB

4 – Office

RV reported that his review into the office's procedures and whether any changes could be made to these to make the office more efficient. A number of points were discussed, and it was agreed that as these related to confidential matters, these would remain confidential and not reported in the minutes (but the final report which would not contain any confidential information would be publicised).

5 – Residents' Society Forums

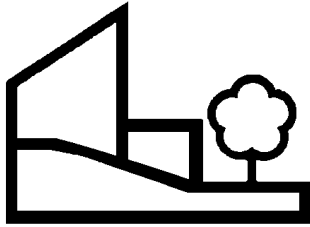
DJ reported that another forum had been held and a separate set of minutes of that forum would be produced for CoM to review. It was noted that a lot of time had been spent discussing matters relating to the Amenity Committee and in particular how breaches were dealt with.

BC mentioned the meeting that had been held with the Amenity Committee last year at which it was agreed that the Amenity Committee and the VA would produce a guidance document detailing materials, designs etc that were considered acceptable. It was unclear how far the Amenity Committee had progressed this exercise and it was agreed that the members of the Amenity Committee would be invited to the COM meeting scheduled for 30th March 2022 to review and progress this exercise.

BC

6 – Communications

CC reported that the results of the recent survey to ascertain how residents would like to receive communications from the VA focused on electronic methods (in particular the website and by email). It was also noted that comments had been received that residents would want to know when this information would be available. DG commented that various information is now available on the website including a link for residents to sign up to the mailing list to receive communications from the VA. It was commented that the VA website needs a bit of a refresh and tidying up somewhat.



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BC commented that it was important to inform the Residents' Societies that the ability to sign up to the mailing list now existed and agreed to ask the office to send an email to the Residents' Societies informing them that the link is now available and to pass this on to their residents for them to use.

BC

It was agreed that all minutes of the Amenity Committee would be uploaded to the website.

7 – Millfield Lane Parking

CC reported that the tender bids for the construction of the parking bays were due to be received on the 11th March when they will be opened and reviewed. Two of the companies asked to quote have declined so to do. It was agreed that following receipt of the tenders the information provided would be collated and circulated to CoM with a recommendation from those involved in the tender process of which tender to accept.

It was noted that information was still awaited from Connected Kerb regarding the installation of the electric vehicle charging points as part of the project. The concern is what the potential costs for those using them in the future (and any potential further costs for the VA) may be. It was agreed that a meeting with Connected Kerb to talk this through as well as having sight of the proposed contract would be useful. CC agreed he would follow this up. BC also asked that the same questions as were being put to Connected Kerb were put to Podpoint, the other potential provider.

CC

CC

8 – A.O.B

RV mentioned that historically CoM members had been attending the Saturday drop in sessions for the Amenity Committee but did not appear to be doing so any longer. RV asked whether there was a reason for this. MG explained that very few people attended the meeting to talk to a CoM member and so it had been decided that members of CoM would no longer attend.

DJ reminded everyone of the following upcoming Residents' Society forums:

12th April – Chairman

7th June – Greenlands

15th August – Hardlands

The meeting concluded at 2230