

NEW ASH GREEN VILLAGE ASSOCIATION LTD

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

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

Date: 14th October 2024
Location: Pavilion Meeting Room
Present: Dean Gorton (DG)
Muriel Galinis (MG)
Bob Ashford (BA)
Sharon Brine (SB)
Jules Bass (JB)
Cameron Clark (CC)
Stephanie Clarke (SC)
Alex Franklin (AF)

In Attendance: Jo McGarvey (JM)
Paul Allen (PA) Berringers LLP

Apologies: Duncan Mackway-Jones
Simon Cornelius

Meeting Commenced at 8.05pm

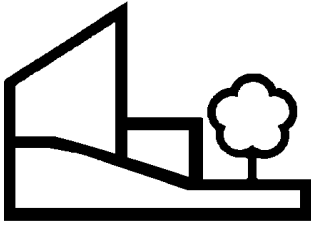
1. **Approval Required** – Approval of previous minutes:
 - a) **Approved** - Approval of CoM minutes of 17th September 2024
2. **Minute** – Finance, Balance, Arrears. MG confirmed account balances as:
 - a) Current Account £89,433.31
 - b) Insurance Account £1.61
 - c) Capital Account £108,759.11

Date	Overdue Aged Debtors Balance	Current Credit Balance	Current Aged Debtors Balance	# of outstanding properties that owe for previous years
31/12/2023	£127,347.30	-£21,172.02		927
29/09/24	£94,660.84	-£29,441.55	£66,775.88	514
30/09/24	£156,228.92	-£16,157.28	£127,294.47	497

3. **APPROVAL REQUIRED** – Approve draft 2025 budget for submission to AGM.
 - a) **Notes on Budget 2025.**

Administration

Wages and Salaries has increase by 6.9% this is due largely to the appointment of three full time staff instead of the two full time and one part time member of staff.
This was discussed and agreed by CoM.



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The Health and Safety and HR budget lines have increased from £3100 to £4320, however this is offset in part by the Recoveries of £2160. The Peninsula contract is shared 50:50 with the Pavilion.

Lettings- Increase in usage together with a 5% increase in charges.

Legal Assistance -House sales are on the increase and the income of £4600 reflects this.

Photo copying remains static. As the hirers are regular users' invoices are issued and paid at the end of year.

Harlands

Recoveries- Lighting for the village centre has increased by 4.87%

Electricity- The 29.69% reduction is based on new calculation of the usage in line with LED upgrades and inventory review vs the current inventory that the suppliers hold (dated 2017). The new inventory still needs to be uploaded to the unmetered supplies office (UMSO) Once the inventory is accepted, we can negotiate a new bulk supply contract on a reduced usage as our existing one expired on 30th September. Duncan is undertaking this task.

Lighting- Maintenance and repairs have been amalgamated. With the retirement of Ron Issac, a new contractor has been in place since April 2024. There is a minimal increase envisage.

Play areas- An external contractor now inspects all playgrounds and work is undertaken in line with the recommendations.

Village Hall

The hire fees have been increased by 4.76%.

The Operating Surplus/Deficit has been reduced from 2024 - £2500 to £500.

Greenlands

Recoveries have increase by 7.65%. This is due to the revised method for pitch fees hire. This has been discussed at CoM.

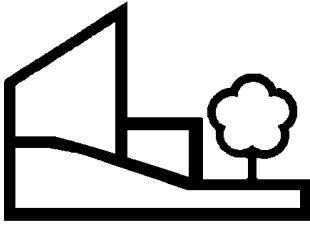
Employment costs have increased by 5.62% in line with the recruitment of a Foreman as discussed and agreed in April by CoM.

The Line Marker budget has increased due to greater number of pitches being marked out.

Health and Safety has increased by 50% to cover the additional protective clothing that will be required in 2025.

Central

Litter Clearance has increased by 5.60%. This is due to the Gov. increase to NLW.



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Other cost includes the purchase of the black bags that were previously provided free of charge by SDC.

Bank Charges are higher as the fees for paying in cheques or cash has increased.

Changes have occurred to the Direct Debit payments as confirmed by Auditors in the recent review.

Dog bags are now cost neutral.

Green sacks are now showing an income of £2500

Contributions

The current rate is £22.50 per square foot.

The proposed increase is for £23.60 per square foot which is 4.89%

For the average sized house that equates to an increase of £11.00 per year or 91p per month.

Specific Funds

I refer to the latest anticipated summary of 2024 and 2025 projects.

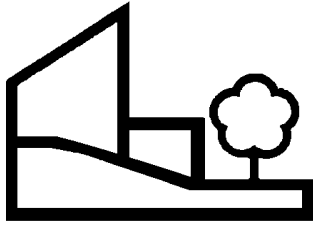
b) To agree a Proposal for a contribution increase, effective 26 December 2024

After answering queries and a full discussion of the proposed budget for 2025 it was **RESOLVED THAT** the level of contribution currently due in accordance with Article 63 of the Association's regulations be increased from £22.50 to £23.60 for each complete 100 sq. ft of internal floor space and that this proposal be put before the Association's Annual General Meeting on 20th November 2024 for approval by the members.

Proposed by Muriel Galinis, 9 votes for and 1 abstention, so resolution carried

4. **MINUTE** – (DG) Mr J Frankland vs NAGVAL – Case K4QZ8E96 concerning Mr J Frankland's claim against the VA for alleged unpaid licence fees for parking at Black lion, was heard before Deputy District Judge Waschkuhn on 27th September 2024 at the Royal Courts on Justice on the Strand. The Case against the VA was struck out and Mr Frankland was ordered to pay the VA £3,750 for legal costs within 14 days.
5. **UPDATE** – Presentation and Q&A with Evolution Power regarding proposed Solar Farm. Conor McNally and Charlie Vavasour attended and gave a presentation of their proposal ([insert link to website for presentation](#))

CM explained that this proposal would be a 40 year term, temporary permission project. This would ensure the land remained as green belt and would protect the area from further development after the site had been decommissioned. It was also explained that this area was the only suitable space in the whole of Sevenoaks District that could accommodate a project of



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this size. CM also added that there was no requirement for any solar project sites in Sevenoaks District

CM went on to state that they were happy to consult with us and any other relevant parties, and could potentially make required amendments to the proposal to appease the local residents. All feedback would be welcomed and would also allow for suggestions to be made in respect of community fund allocations.

CM added that the plans for the solar farm had already been revised after consultation with the tenant farmer to allow for a viable holding to remain, so that she wouldn't have to surrender her lease.

The route of the public footpath and the visual impact was queried. CM advised that the footpath would follow its current route and that one side would have a hedge planted with agricultural fence along the other side.

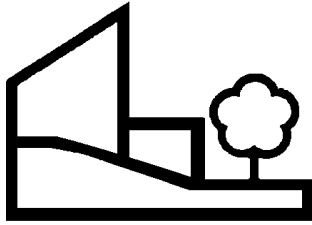
A question of whether the visual impact study allowed for leaf fall in winter was asked and CM confirmed that the images should cover different points of the growing cycle and the final impact slide did include this.

The volume and route of construction traffic was queried. CM advised that all traffic would come through Longfield and down Redhill Road via Chapel Wood Road. CoM members alerted Evolution Power to the fact that at peak times, these routes would become blocked by large vehicles trying to navigate narrow roads with cars parked along them, which would have a serious impact on local traffic trying to go about their daily lives. CM said that they could look at avoiding bringing vehicles in during peak times. CC commented that Ash Road through New Ash Green, which was shown as part of the construction traffic route, has a restriction, except for access, prohibiting HGVs.

DG queried the build time of the project. CM stated that the site would need to be prepared, piles would need to be driven into the ground for the frames, frames constructed and then the panels fitted to the frames. CM advised that the pile driving would be the most noisy and time consuming part of the project, but that this work would be restricted to pre-prescribed time by the planners. They had made an allowance of 9 months from breaking ground to completion, but it should be noted that this was a worst case scenario.

The route of the main cable to the grid was queried and CM advised that the ideal scenario would be to lay it under the verge at the side of Redhill Road. CoM pointed out that if this was the case permission would need to be sought from the VA as landowner. CM did state that if permission was not forthcoming then they would lay the cable under the carriageway.

CC asked if there would be any share options in Evolution Power. CM said no, and that was due to the provision of the community fund.



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Potential employment opportunities were queried. CM advised that there would be construction roles during the project's build phase but that employment opportunities would be limited once the site was up and running.

DG asked about the timescales from this point on. CM advised that Evolution Power were expecting to submit plans to SDC before the end of the year, at which point there would be a further opportunity for public comments, with a decision anticipated next spring. CM advised that no further plans would be shared publicly prior to the formal planning application.

6. **MINUTE** – Actions Discharged from previous meetings. Register of actions, items proposed closed
Actions closed: 259, 251, 254, 260, 256
7. **UPDATE** – Other AGM matters and review 2023 AGM minutes and outstanding register of actions. DG requested that members review the documents from 2023 in order to prepare the Chairman's report for the upcoming AGM. JM advised that all paperwork should be sent out no later than 30th October.
ACTION – JM: update membership and establish which members are due to stand down
8. **DECISION REQUIRED** – (DMJ) Greenland depot electrics. DMJ has sourced one quote for remedial works for the Greenland depot of £16k. Further quotes are being sought and DMJ is seeking approval in principle for this expenditure. MG advised that there was an allowance in the specific funds for this work.

Any Other Business

9. **Greenlands** – (SC) advised that when she goes on maternity leave MG will become the first point of contact for all Greenland queries and when SC is ready to return to CoM, she will resume her position.
10. **VA trees** – (DG) advised that he had contacted our independent arboriculturist with a view to getting all of the trees in the village inspected. It was suggested that the village could be split into two sections and each be inspected at 13 – 18 month intervals. This would ensure that trees were inspected at different points in the growing cycle.
11. **Other Confidential matters.**

Dates of next meetings:

- Monday 11th November 2024 - 8pm
- AGM Wednesday 20th November 2024 - 8pm (ALL)
- Tuesday 10th December 2024 - 8pm