

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: 11th November 2024
Location: Pavilion Meeting Room
Present: Dean Gorton (DG)
Duncan Mackway-Jones (DMJ)
Muriel Galinis (MG)
Bob Ashford (BA)
Sharon Brine (SB)
Simon Cornelius (SCo)
Jules Bass (JB)
Cameron Clark (CC)
Stephanie Clarke (SC)

In Attendance: Jo McGarvey (JM)

Apologies: Alex Franklin (AF)

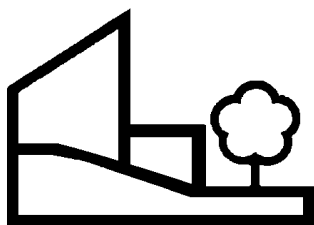
Meeting Commenced at 8.10pm

1. **Approval Required** – Approval of previous minutes:
 - a) **Approved** - Approval of CoM minutes of 14th October 2024
2. **MINUTE** – Actions Discharged from previous meetings. Items proposed closed – 255, 153, 262
3. **Minute** – Finance, Balance, Arrears. MG confirmed account balances as:
 - a) Current Account £84,449.47
 - 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 quarters
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	1,394
31/10/24	£119,037.11	-£18,037.52	£107,112.03	778

MG advised that the Insurance account's balance has been transferred to the main account and the account renamed to facilitate reporting on the FA grant and allow the income and expenditure to remain completely separate. New journals have been created in the accounting software.

4. **UPDATE** – Action 153: (JM) Fly-tipping. On 15th October I met with SDC enforcement officers to discuss possible deterrents and prosecution in relation to fly-tipping. We were provided with some signs for use in problem areas and have been asked to let them know where they are installed. SDC have said



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that although the village is private land, they can intervene when fly-tipping occurs in terms of clearance and prosecution, where culprits can be identified.

5. **DECISION REQUIRED** – (JM) Run Happy, Run Healthy are planning on hosting another charity 10K run on New year's Day, starting and finishing on the sportsfield. I believe that they are already liaising with the Pavilion regarding use of toilets etc. The event was approved by CoM, subject to the usual risk assessments and insurances.

ACTION – JM to write to Run Happy, Run Healthy

6. **DECISION REQUIRED** – (JM) The Community Cupboard have asked if the VA would be happy to make a donation to the Christmas hampers. As in previous year's this would be around £200. The expenditure was approved by CoM.

ACTION – JM to write to Community Cupboard

ACTION – JM to order crackers and liaise with Community Cupboard for delivery

7. **APPROVAL REQUIRED** – (JM & DG) 35 Caling Croft have installed astroturf in the front garden. A breach was issued by the Amenity Committee on 15th October. The following course of action has been suggested:

- Notify resident of breach and give xx days to remediate or court action will be taken
- Get a quote to undertake all the remediations (see b).
- Submit a claim to the small claims to:
 - a: have the resident remove their property from VA land within 21 days
 - b: reimburse the VA costs to restore the land.

After a brief discussion, it was agreed that the office would undertake this action, asking for advice if necessary. It was also agreed to follow the same action in respect of 148 Bazes Shaw

ACTION – JM to initiate and lead court action against 35CC & 148BS

8. **ADVICE REQUIRED** – (CC) NAG Solar: Note survey responses, consider further action prior to the planning application submission. CC advised that the survey showed that 69% of the residents who replied were in favour of the VA objecting while 24% said the VA should not object. However, a lot of the comments suggested that many people would only support the project if there were significant tangible benefits for the local community, more than the company has offered so far. In view of this response CoM members agreed to support the NO-NAGS campaign, and the VA will be objecting to any planning application. However, the VA will also continue to engage with New Ash Green Solar to ensure that if the project is approved, the benefits to New Ash Green and the wider community are maximised.

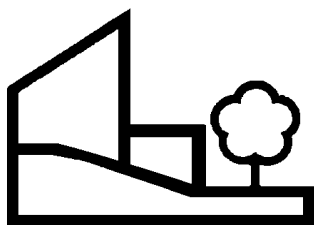
ACTION – CC to publish results of survey

ACTION – CC to draft letter to NO-NAGS regarding the survey results and CoM action

9. **UPDATE** – (CC) Pavilion Car Park EV charging: Draft plan received from Believ, approval requested before full documentation is provided. After a brief discussion, CoM members approved the draft plan subject to confirmation that the feeder post will not block access the corner of the car park.

ACTION – CC to liaise with Believ

10. **UPDATE** – (CC) Village Centre: Parish Council Chairman has met KMP Solutions - permission has been requested to share his confidential report with CoM. CC provided an update on the report shared by the Parish Council.



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11. DECISION REQUIRED – (CC) Millfield Lane Parking: The planning permission expires on 22 December. The VA should either abandon the project or submit a new application (cost: £293) to extend the permission for another three years and replace the EV charging condition with an alternative provision in the Pavilion car park. After discussion, it was agreed to let the permission lapse rather than to submit a new application.

12. UPDATE on our Strategic Priorities

1. EMCO Triangle and general pitch improvements and fortifications – SB advised that the FA grant has been approved with the first slitting and vertidrain works commencing on 25th November. It was suggested that until the drainage issue on the EMCO triangle can be resolved, two smaller pitches could be marked out there. It was noted that the whole sportsfield would have to be put completely out of service for four weeks once the season has ended to allow works to be undertaken. It was suggested that the clubs should be communicated with now, so they are fully aware of works and proposed time scales. CoM members approved all works and time scales, with SB managing the project.

PY requested that the following be minuted: NAGRFC have requested that one pitch be marked out and then at very late notice requested that they use the other pitch instead.

ACTION – JM to write to NAGRFC and advise of adequate notice and pitch usage

2. Public EV fast charging points in Village Pavilion Car Park & marking out of car park – as per item 9
3. Creation of 3G Pitch – due to time constraints this item was pushed back to the next meeting
4. Redevelopment of outdoor gym area – due to time constraints this item was pushed back to the next meeting
5. Opening Tennis Courts for residents/public usage – due to time constraints this item was pushed back to the next meeting

13. UPDATE on our Operational Priorities

6. Risk Assessments review – due to time constraints this item was pushed back to the next meeting
7. Village Hall Roof – as repairs have now been completed, it was agreed to remove this item from the operational priorities
8. Street Manager – due to time constraints this item was pushed back to the next meeting
9. Digitise office archive – due to time constraints this item was pushed back to the next meeting

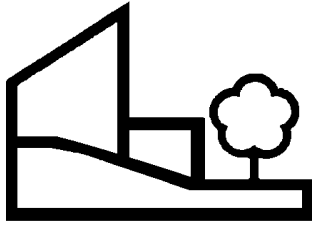
Any other business

14. Millfield RS – SB advised that Millfield RS have made a formal approach to the VA to take on part of the management of the society. DG provided a further confidential update. CoM members approved this in principle.

ACTION – JM to provide scope of work and cost anticipated hours for CoM consideration

15. Punch Croft Road parking – SB advised that parking on match days is still a serious issue, with a recent incidence of a post being removed to facilitate parking on the verge. It was agreed to source a quote for the installation of posts the full length of Punch Croft Road. It was also suggested that a further conversation should be had with clubs regarding better marshalling of their events.

16. South East Water – CC advised that South East Water will need to fell a tree on Chapel Wood near number 31 to repair a water leak. The VA Surveyor is aware.



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- 17. Lambardes RS** – BA advised that the Society was considering raising a formal objection to the Amenity Committee's recent decision not to permit an additional colour to be added to the SPAN colour palette.
- 18. 21 Redhill Wood** – Further to a query from the Amenity Committee regarding a meeting with the resident, it was noted that there was no requirement for CoM to be involved at this stage.
- 19. 2025 Meeting Dates** – MG requested that meeting dates in 2025 be aligned with the management accounts, audit and budgets etc

20. VA Tree Survey – DG advised that the previously discussed tree survey has now been booked in

21. Hardlands – DMJ

Play Areas

- Lambardes play park- last inspection identified the roundabout needs replacement, quotes being sourced.
- Safeplay- Play area inspections agreed for 2025- reduced to 5 areas as Olivers Mill & Exercise Areas have been removed from the list.
- Repairs to Chapel Wood Slide authorised- £187.50 + VAT
- Olivers Mill decommissioning to go ahead once notification sent out

Lighting

- Currently 44 open jobs
- I am clearing Bollards & Bulkheads that are just bulb replacements to ease the load - done 22 already.
- CW20 (53 Chapel Wood) Column replacement authorised £1020 +VAT as structural failure.

Roads

- Bollard@ Redhill Rd/North Ash Road, KCC fault logged
- Punch Croft entrances x 2 on North Ash Road quotes of:
 - SW17A £7530
 - SW17 £2970
- Village Hall Car Park quote of £4890

Paths

- Resurfacing outside the Mead quote of £1377
- Path r/o village hall - moss removed recently
- Path between Caling Croft & Farm Holt- moss removed recently (resident complaint)
- Barriers -Amenity meeting states waiting for Hardlands Director?

Structural

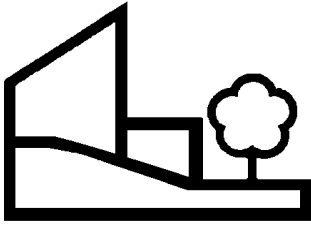
- Village Hall Wall- no progress with insurers at present
- Greenlands Depot wiring- quote of £16k, requesting like-for-like from Merlin electrical

ACTION – DMJ to initiate works for the approved quotes for the Mead pathway and Village Hall car park repairs

22. Other Confidential matters.

Dates of next meetings:

- AGM Wednesday 20th November 2024 - 8pm (ALL)



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- Tuesday 10th December 2024 - 8pm