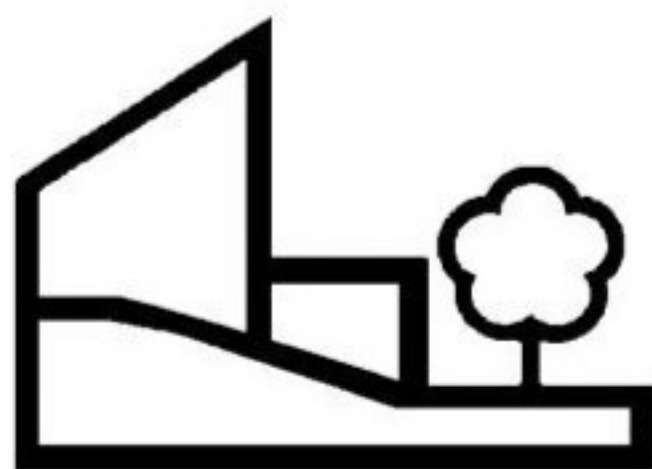




NEW ASH GREEN VILLAGE ASSOCIATION LTD

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: 29th January 2025
Location: Pavilion Meeting Room
Present: Dean Gorton (DG)
Duncan Mackway-Jones (DMJ)
Muriel Galinis (MG)
Bob Ashford (BA)
Sharon Brine (SB)
Jules Bass (JB)
Simon Cornelius (SCo)
Cameron Clark (CC) from 8.40pm

In Attendance: Jo McGarvey (JM)

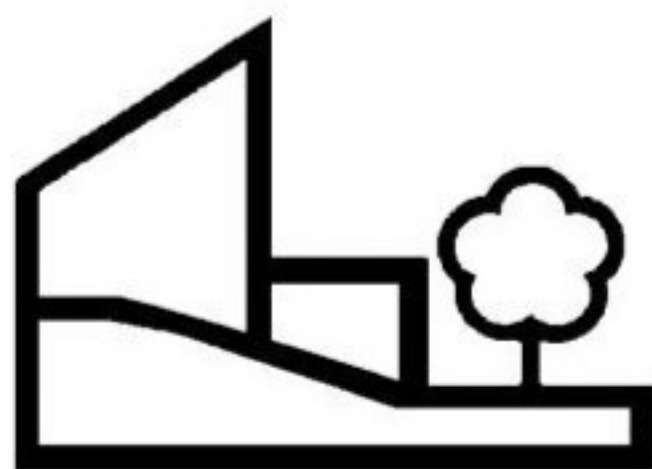
Apologies: Stephanie Clarke

Meeting Commenced at 8.05pm

1. **Approval Required** – Approval of previous minutes:
 - a) **Approved** - Approval of CoM minutes of 10th December 2024
2. **MINUTE** – Actions Discharged from previous meetings. Items proposed closed – 278, 274, 275, 276, 279, 281
ACTION: JM to follow up on item 274
3. **Minute** – Finance, Balance, Arrears. MG confirmed account balances as:
 - a) Current Account £78,506.73
 - b) FA Grant Account £15,312.67
 - c) Capital Account £109,033.48

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
29/09/2024	£94,660.84	-£29,441.55	£66,775.88	514
30/09/2024	£156,228.92	-£16,157.28	£127,294.47	1,394
31/10/2024	£119,037.11	-£18,037.52	£107,112.03	778
30/11/2024	£106,267.84	-£21,478.68	£80,196.30	633
25/12/2024	£96,941.49	-£25,522.06	£61,815.11	543
31/12/2024	£142,873.53	-£14,429.93	£139,081.61	1,148

MG advised that the insurance had been paid after the required inventory revisions had been completed. MG suggested meeting with Zurich prior to the 2026 renewal to fully discuss the policy and make any further required changes.



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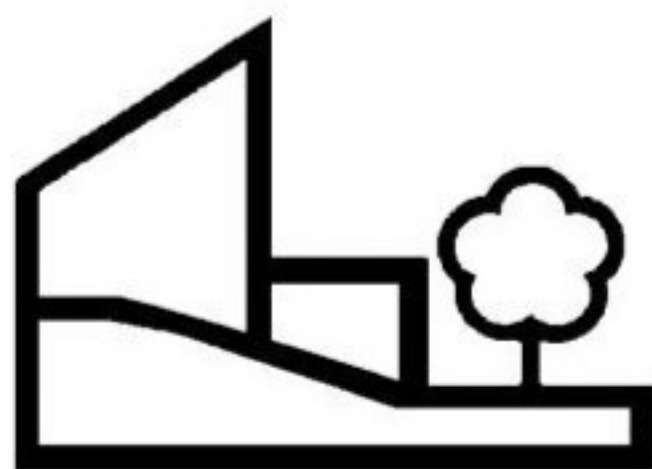
MG raised the now completed management accounts, and advised that the FA grant is showing as a credit, which will slightly distort the figures as this expenditure has already been allocated and isn't true income.

4. **MINUTE** – Punch Croft entrances 39-77 and 1-38 (DMJ)
 - a) Both entrances have been resurfaced due to degradation and potholes at a cost of £13K
5. **MINUTE** – Village Hall wall (DMJ)
 - a) Zurich Insurance have finally approved a quote from Ideal Build for the repair/replacement of the damaged wall.
 - b) I am awaiting a start date – confirmed for 21st February.
6. **MINUTE** – Road Mirror (DMJ)
 - a) Office to order a mirror to place on the pole installed by North Ash Rd/Ash Rd junction to assist traffic exiting West Yoke
 - b) KCC were approached but refused to assist on the grounds of lack of accident data.

ACTION: DMJ to send mirror details to JM

ACTION: JM to order mirror
7. **MINUTE** – Insurance claim for bollard – North Square (DMJ)
 - a) CCTV Identified Co-Op vehicle; they are being contacted to claim costs back. This is currently sitting with Zurich as an active claim
8. **MINUTE** – Punch Croft trip hazard – 113 (DMJ)
 - a) Manions have been instructed to carry out repairs and sink the visible lighting cable in the joint at a cost of £140.
 - b) PCRS agreed to pay £40 towards the repair which is the equivalent of the grinding the trip.
9. **MINUTE** - Repairs completed at 58KC by Hoist fencing after cutting the residents power to his garage have been defected by the VA Surveyor (DMJ)
 - a) Office to be asked to contact Hoist Fencing / resident to remediate to correct specifications

ACTION: JM to contact resident / contractor to request remedial works
10. **UPDATE** – VA Office (JM)
 - a) **Quarterly invoices** – these have all been generated and where appropriate emailed. There are still some that need to be hand delivered. I am hopeful that these will be completed this week or as soon as we have a full compliment of staff
 - b) **Direct Debits** – all work was completed in good time for the required changes to take effect and the few queries we received were dealt with quickly
 - c) **Arrears** – the next round of letters will be going out in the coming weeks, which will advise of potential extra costs should we need to pursue this through the courts
11. **UPDATE** – Millfield (SB) – SB advised that progress with the handover was slow, but noted that Millfield RS had circulated a letter to residents advising of the change of management and recommending that they attend the AGM. It was noted that they were considering changing auditors



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at the AGM. JM queried who would be issuing new Share Certificates and was told that this would be the office's responsibility. DG advised that we are still creating a full scope of works. It was agreed to start invoicing for services from 1st February.

ACTION: SB to collect Share Certificates etc from MIRS

- 12. UPDATE – Sportsfield (SB)** – SB advised that the vertidrain works had been undertaken on the other half of the sportsfield, but that the triangle was still too wet for vehicular access and noted that there is a drainage problem with this area. SB is looking at solutions, costs and possible funding streams. SB has had conversations with the football clubs regarding further upgrades to the pitches and has advised them that further projects would be subject to them resolving the current parking issues. It was noted that there have been renewed efforts to address inconsiderate parking issues by the football clubs. SB is planning to schedule a meeting with the Rugby Club to discuss the parking concerns with them as well.

ACTION: SB to circulate the spending plans for the sportsfield works

- 13. ADVICE REQUIRED – Community Cupboard (SB)** Resolved outside of the meeting.

- 14. ADVICE REQUIRED – RS Rule Books (JM)** FHRS have asked for "A new version of this book needs to be obtained from the VA for production I would of thought. Can you advise please as this rule book is not fit for purpose at the moment" DG advised that while the VA could offer advice, any revisions need to be undertaken and approved by the residents.

ACTION: JRM to inform RS

- 15. ADVICE REQUIRED - Strategic Priority 2 – EV charging at the sports field car park (CC)**
Believ has pulled out as they have determined that proceeding with this location is no longer viable, citing the latest data on site viability and utilisation forecasts, including dynamic market conditions and evolving utilisation trends, which have led to heightened scrutiny across all proposed projects in recent weeks as a result of EV uptake challenges across the industry. Alternative charge point operators (CPOs) with the likely power availability and cost to users with, where stated on the websites, the funding options:

- Osprey Generally >50kW – 79p/kWh – turnkey option
- Podpoint 22kW: 49p/kWh
- Mer up to 25kW – 55/56p/kWh, >25kW – 76/78p/kWh
- RAW up to 22kW – 52p/kWh fully funded or 50/50 funding options. Or up to 150kW 75p/kWh
- Alfa Power 22kW – 69p/kWh
- Zest up to 22kW – 39-55p/kWh / 50kW 60-70p/kWh – turnkey fully funded option, solar canopies possible

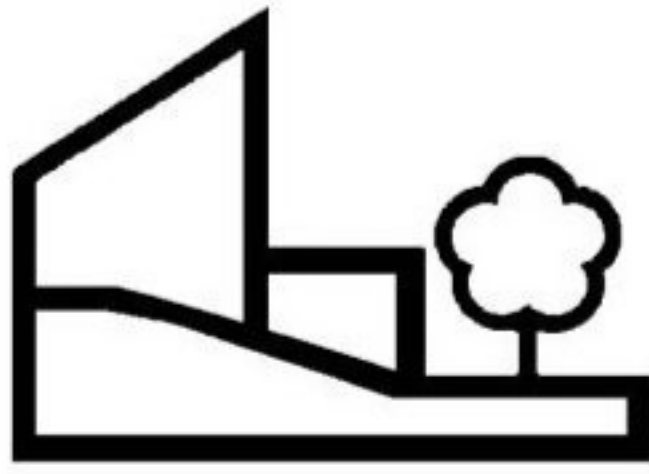
Highlighted CPOs were contacted on 7 January. No response yet (23/1/25).

Decision required: Do I continue with negotiations with one or more of these CPOs?

ACTION: CC to continue negotiations with highlighted suppliers

- 16. DECISION REQUIRED – New Ash Green Solar (CC)**

The planning application was submitted to Sevenoaks District Council in December, but it appears that the first application failed the validation process. The application has now been resubmitted to Sevenoaks District Council and a new public notice was published in the *Sevenoaks Chronicle* on 18 January with a 21-day deadline for comments. However, it still awaits formal validation by



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the Council which will then start the clock ticking for making representations. The VA was notified by the applicant because the proposal involves work on land owned by the VA. At 23/1/25 the application had not been validated, and no details are available on the Planning Portal.

Decisions required: Should the VA continue to prepare an objection in consultation with NO-NAGS?

ACTION: CC to continue with VA objection to the planning application

17. DECISION REQUIRED – Byways and Bridleways (CC)

Awaiting revised content from CC

Decision required: Should the VA withdraw its objections or wait at least until such time as other local objections are withdrawn?

18. DECISION REQUIRED – Olivers Mill Playground (CC)

Investigations to find funding sources for the replacement of the playground have not so far been very fruitful.

Possibilities might be the National Lottery Community Fund and Community Infrastructure Levy, but neither is likely to fund the full amount required (£50,000 on the estimate we have received). We also need to be careful not to rely on funders which we may need to call upon for more critical work such as the replacement of the village hall roof, which is still likely to be needed in the next couple of years.

Several possible funding bodies will only provide money to registered charities so the VA, even as a not-for-profit company which is dedicated to serving the community, will not qualify.

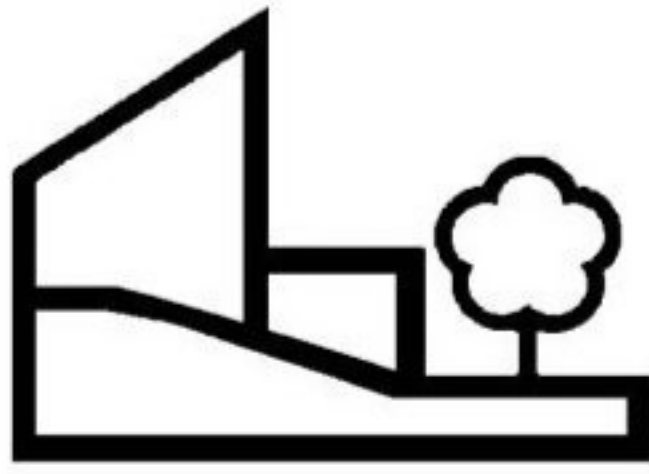
A few other organisations might be worth applications, such as the UK Shared Prosperity Fund (administered through Sevenoaks DC), the Postcode Lottery, and Sport England. However, this project does not fit well with their preferred characteristics, such as giving priority to deprived communities and people with special needs. None is likely to provide the full amount, and some require three quotes for the work (we only have one at present).

Crowdfunding has been used to finance similar projects elsewhere, but this may not be successful as we would be seeking money from residents who already pay contributions to the VA and expect value for that money. A crowdfunding campaign for a proposal that only benefits a small local area is unlikely to gain support from a wider area, even from residents in other parts of New Ash Green.

A final possibility, but one which would not be popular with many residents, could be the community fund that has been promised by New Ash Green Solar. However, that is not likely to be available for a year or more depending on the progress of their planning application and the VA should not be seen to be benefitting from the solar farm project at least until its implementation is inevitable.

Decisions required: Should I proceed with applications to the National Lottery Community Fund and Sevenoaks District Council?

Decisions required: Two more quotations are likely to be needed to support grant applications



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(plus an update of the Safeplay proposal which dates from March 2023). Who will request these?

ACTION: CC to approach SDC initially (SB) has provided potential alternate funding streams

ACTION: DMJ to source further quotes for replacement equipment

19. UPDATE – Village Centre (CC)

Planning permission was granted on 14 January for the four additional first floor windows in the former dance studio at 2 The Link in the village centre. The permission is conditional on the window overlooking the service yard having obscured glazing and being non-opening up to 1.7m above internal floor height. There were no valid planning reasons for refusing permission because no change of use was proposed. Objections about the possibility of subsequent change of use to residential were noted but discounted because a separate application would be required. However, that is likely to happen as a permitted development notification for change of use for which the opportunity to object is very limited.

20. UPDATE – SGN Gas works (DMJ)

- a) Residents' complaints – there have been a lot of complaints from affected residents on Millfield, Ayelands, and Colt Stead
- b) Surveyor work – very conscious of the amount of hours being worked which are not rechargeable
- c) Increase in gas leak reports – it has become apparent that there has been an increase in gas leaks being reported to the VA

21. UPDATE – Amenity Lighting (DMJ)

- a) Cabletest – there had been a positive meeting with Cabletest which had clarified some key points. DMJ is happy to continue as is, without signing a contract. It was noted that Streetlights are picking up some of the extra works.
- b) Last invoice from N Power – JM contacted nPower who advised that the invoices would be available on 10th February
- c) British Gas New Supplier 12/12/24

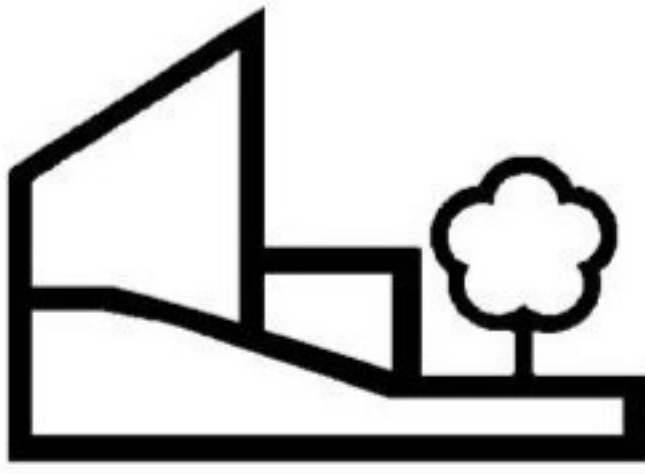
22. UPDATE – Path Repair Claims (DMJ)

- a) Penenden and Farm Holt – DMJ advised that FHRS had tried to make a claim to the VA for footpath repairs several years ago, for damage caused by VA trees, but this was dismissed due to a lack of evidence and supporting documentation. PERS have submitted a claim for costs for similar damage and FHRS are potentially going to submit another claim for repairs.

ACTION: JM to refer to insurers for advice on responsibility / liability

23. UPDATE on our Strategic Priorities

1. EMCO Triangle and general pitch improvements and fortifications
2. Public EV fast charging points in Village Pavilion Car Park & marking out of car park
3. Creation of 3G Pitch
4. Redevelopment of outdoor gym area
5. Opening Tennis Courts for residents/public usage



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24. UPDATE on our Operational Priorities

6. Risk Assessments review
7. Street Manager
8. Digitise office archive.

Any other business

- 25. Grass Verges** DMJ advised that he would be writing to 1st Bus Company regarding the buses parking at the top of Redhill Road and destroying the verge. DG asked CC to create content that could be shared on social media to ask residents to report other instances of vans / lorries / buses parking on grass verges and causing damage.

ACTION: CC to create social media content

- 26. SDC funday – 29th March** JM had been approached by SDC regarding a funday scheduled for 29th March on the Minnis. CoM approved this event subject to the usual insurances, risk assessments etc.

ACTION: JM to liaise with SDC

- 27. Greenlands** MG advised that the team are currently clearing the bus routes around the village. The Bazes Shaw RS complaint will be dealt with once the weather improves. It was noted that the two remaining trees on the Wesfield boundary (including the fire damaged tree) and the Foxbury tree will be removed in the coming weeks. MG suggested that the recently pollarded trees on Redhill Road could be used as practice for chainsaw experience and the logs used as verge protection.

Dates of next meetings:

Wednesday 26th February