



Report of the Finance and General Purposes Committee Monday 20th November 2023 at 7:30pm

PRESENT Cllr. J Britt Chairman presiding.
Cllrs. D Garland, N Osborne, A Ratcliffe, D Turner & A Walmsley
J Bate (RFO), L Westcott (clerk)

Public Participation:

No members of the public present.

1. APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllr. K Hammond.

2. NOMINATIONS FOR SUBSTITUTIONS

There were none.

3. DECLARATIONS OF INTEREST ON THE AGENDA

No declarations received.

4. MINUTES FROM F&GP COMMITTEE MEETING HELD ON 18TH OCTOBER 2023

The minutes of the F&GP meeting held on 18th October 2023 were agreed as being accurate. Points to follow up:

- a. Cllr. J Britt has contacted NALC, but not had a response, he will follow this up.
- b. J Bate will soon send the links to each Cllr. for digital filing.
- c. L Westcott needs to check the land registry information for Royton Avenue.

5. FINANCIAL REPORT (by RFO J Bate)

- a. Review payment list for November for recommendation to full council:

Name	Frequency	Description	Date	Amount
Coolings	6 monthly	Winter pansies for planters	14/11/2023	250.97
David Flisher	One off	Bus stop repairs	15/11/2023	80.00
Down to Earth	Monthly	Churchyard maintenance	31/10/2023	605.00
DWN Property Services	Monthly	Handyman jobs - cemetery and allotments	03/11/2023	685.89
EDF Energy	Monthly	WCs - electricity	06/11/2023	7.61
Hatch Engineering	One off	Gate repairs at Picnic site (Rayners Hill) 25% deposit	17/11/2023	564.19
Hugo Fox Ltd	Monthly	Web Services	27/10/2023	23.99
Landmark Chambers	Ad hoc	Maidstone Borough Local Plan Review main modifications response	17/11/2023	2700.00
Lenham Community Centre	Quarterly	Room hire for LPC meetings	30/09/2023	184.00
Nathan Beale	Monthly	Waste management in parish	31/10/2023	735.00
Lisa Westcott	Ad hoc	Cleaning items for office	17/11/2023	31.50
Paul Waring	Quarterly	July - September grounds maintenance across parish	27/10/2023	3144.24

PMC Planning	Ad hoc	Planning work: Little Gaynes appeal hearing Warren Lands planning response Maidstone Borough LPR main modifications response	15/11/2023	7080.00
SLCC	Ad hoc	Training	10/11/2023	36.00
St Mary's Parochial Church	6 monthly	Electricity costs for churchyard	01/11/2023	137.66
TreePro	One off	Removal of large broken branch in cemetery	07/11/2023	240.00
			TOTAL	16506.05

All agreed to recommend payments are approved at full council along with the grant for the Christmas lights already authorised.

Cllr. A Ratcliffe asked why the bus stop required repairing as it wasn't too long ago that it was last done.

Cllr. N Osborne explained it was the other end of the bus stop that a vehicle had hit. Discussions held over whether the Square CCTV covers this area.

- b. Budget 24/25 Planning – The budget was reviewed for each line item.

J Bate reported that the new payscales have been agreed by the National Joint Council for Local Government Services (NJC) for 2023-24 to be implemented (backdated) from 1st April 2023. This should be noted at full council, with the details remaining confidential.

- c. Potential Projects/Funding – Some project details require more information, the following actions were decided:

ACTION Cllr. A Ratcliffe to get quotes for a ground survey investigation for the allotment site.

ACTION L Westcott to get quotes for car park drainage clearance.

ACTION Cllr. A Ratcliffe to write a specification for the required works on the road at the cemetery.

ACTION Cllr. A Ratcliffe to get a quote for a structural surveyor to review the floor at 1A.

6. UPDATE ON THE SALE OF LAND AT THE WILLIAM PITT FIELD (WPF)

Cllr. J Britt reported that there has to be a change to the contract agreement to state 136 houses instead of the whole site. The planning application for Phase 2 will come forward within 18 months.

- a. Options for Investment of the money to be received.

Cllr. N Osborne presented an option for investing the money in a new nursery building and charging rent on the investment as well as applying for strategic CIL money from MBC again, the LPC funding will provide the match funding MBC wanted to see. All agreed to this approach in principle.

ACTION Cllr. N Osborne to meet with the Nursery to discuss.

7. UPDATE ON SECTION 106 AND CIL MONIES DUE/ APPLICATIONS FOR FUNDS MADE

None to report.

8. TO CONSIDER THE QUOTE FOR POLLARDING THE LIME TREES AT £760

All agreed to recommend this to full council for approval.

9. PROJECTS UPDATE

- a. Cllr. J Britt reported that a letter has been sent to MBC from LPC and RB Plant. Updated drawings are being produced.
- b. Cllr. A Walmsley has received 3 quotes for the footpath, these will be reviewed at full council. Cllr. A Ratcliffe asked if they could provide photos of the different options.

10. CORRESPONDENCE

- a. L Westcott reported that a complaint has been received regarding the toilets being closed.
ACTION L Westcott to respond and explain the reasons.
- b. L Westcott has been approached asking if LPC would like two benches donated. They are teak and in good condition. It was suggested these could be put in the churchyard.
ACTION L Westcott to liaise with bench owner.

11. SUMMARY OF RECOMMENDATIONS TO FULL COUNCIL

- a. Authorisation of payments as detailed in item 5.
- b. Agreement of quote to pollard lime trees.

The meeting closed at 22:05

Signed as a true record on this day 6th December 2023.....

Chairman of the Finance and General Purposes Committee