

Egerton Parish Council

Register of Assets

This Register was reviewed and approved by Egerton Parish Council on 12th April 2024 as a true record of assets owned or held by the Council. Review date April 2025.

Land

Title number	Location	Notes on rights and covenants
K895812 Registered 17.1.2006 under Voluntary Registration of Title Gifted	Recreation Ground, Rock Hill Rd	<p>The Recreation Ground comprises a series of titles held by EPC as different areas were taken into ownership over time. This title covers the largest area, including the Lower Recreation Ground, which was gifted to the village by Lord Cornwallis in 1920 (Deed date 12.10.1920). Title is subject to:</p> <ul style="list-style-type: none"> • Covenant allowing for landowners on the southern side, including Bourn Field Farm, to take water for livestock from the stream. • Rights granted by conveyance of other land 30.10.1953 between EPC and West Ashford RDC (this relates to Water Treatment Works). • Requirement on West Ashford RDC to maintain fence between lower part of Water Treatment Works and Recreation Ground, conferred in conveyance of land from EPC to West Ashford RDC 2.12.1961. <i>[It seems likely that this was overtaken in a subsequent agreement with Southern Water, but have not found any paperwork to this effect.]</i> • Rights granted by deed 3.11.1970 between West Ashford RDC and KCC • Rights granted by transfer of other land 6.8.1975 in respect of Old School Court • Varied by Deed 18.1.1979 between EPC and Southern Water • Lease to Trustees of Egerton Village Hall, dated 29.04.2003 (125 years from 12/12/2000). Rent of 10p is paid annually. EPC has entered into a number of agreements relating to this title: • Lease of the sports fields (which span this title and K355485) to Egerton Playing Fields Association. Rent of 5p is paid annually.
		<ul style="list-style-type: none"> • Licence to rent Lower Recreation Ground: tendered and let every two years. Current holder is Mr Ben Hope: agreement expires 31.3.2024 • Licence granting Mr and Mrs P & D Ottaway vehicular access to the garden of 1 Old School Court four days per annum at a rent of £50 per annum. The Licence is personal to the Ottaways and not transferable. • Licence granting Mr Jim Stears vehicular access to the garden of 2 Old School Court for the sole purpose of parking a caravan therein at a rent of £5.00 per annum. The Licence is personal to Mr Stears and not transferable. • Wayleave Agreement with SEEBOARD, now EDF Energy, to install and maintain underground cable (follows line of Water Treatment Access Road). Annual payment made at standard rate set by EDF. • Agreement with Southern Water regarding Water Treatment Works Access Road.
K355485 Registered 11.4.1960	Recreation Ground, Rock Hill Rd	<p>This title covers the south side of the cricket field, conveyed to EPC by Sir Dudley Harmer in 1971. Title is subject to:</p> <ul style="list-style-type: none"> • Right of owner of adjoining land (Barling's) to have access to maintain existing water pipe • Covenant, in summary to: erect and maintain stockproof fences to prevent access by children on the NE, SE and South sides of the land transferred • Land to be used for no other purpose than as recreation ground or playing field • No building or erections shall be placed or allowed on the land transferred except with the written consent of the Vendor
K913524 Registered 6.12.2006	Recreation Ground, Rock Hill Rd	This title comprises small corner of land north of the Water Treatment Works, and was registered to correct a boundary anomaly.
K895784 registered	Elm Close (north)	Title covers the grass bank between The Street and Elm Close, opposite the School, to just above the Games Barn, where it

17.1.2006 under Voluntary Registration of Title		abuts title K895812 above. This was transferred to EPC by West Ashford RDC (by Deed dated 11.4.1963) in exchange for the plot of land now occupied by Ashford BC's car park. The car park land is included within the title plan for K355485.
K510483 registered 23.9.2003	Elm Close (south)	Title covers grassed banks to south of Elm Close, including the steps and roadway down to the car park. (The grass to the north of Elm Close and its parking area is owned by Ashford BC.) Title is subject to a series of covenants and restrictions, for example, ABC's right of access to maintain drains. The title document should be referred to for full details, but covenants of particular note entered into by EPC are: <ul style="list-style-type: none"> • Not to use the property for any purpose other than public open space • Not to erect or permit any building or structure
K415581 Registered 18.6.1974	The Glebe	Title covers the grassed areas making up The Glebe, including the area adjoining the electricity substation. Title is subject to various rights of access for maintenance relating to the adjoining houses, and a covenant on EPC not to erect any hut, building or private dwelling house on the land.
K160741 (part) and K284246 (whole) Registered 7 th December 2017	Orchard Nurseries and part of the land formerly known as Sunpatch bungalow	Title covers part of land formerly known as Sunpatch bungalow, The Street, Egerton Kent TN27 9AL and Orchard Nurseries and lying to the South East of a road leading from Smarden to Charing, Egerton. Value £1.

Important note: The table above lists all the land belonging to EPC and summarises the most significant rights and covenants. However, over the years there have been a series of conveyances and deeds conferring rights, and in the event of a specific issue or dispute arising it would be prudent to examine the original documents for full details and, if necessary, seek legal advice. Copies of the main title deeds and some of the related documents are held by EPC. A definitive set of documents covering EPC legal transactions is held by Hallett & Co., Solicitors, 11 Bank Street, Ashford, Kent, TN23 1DA.

Buildings

Building	Location	Notes	Total cost
Games Barn £175,924 New roof and solar panels	Rock Hill Rd/Elm Close	At one time the Games Barn was leased by EPC to Egerton Youth Club. This lease was formally surrendered in 1993, and ownership reverted to EPC. Roof replaced and solar panels added February 2022	£175,924 £45, 276
Bus shelter	New Road	The pavement "refuge" opposite this stop was constructed by EPC on land belonging to the George Public House under licence. Now renamed The Barrow House 2016	
Bench in bus shelter	New Road		Gift
Bus shelter	Rock Hill Road		£5,798
			£226.999

Street and open space furniture/structures

Item	Location	Notes	Costs
Playground	Recreation Ground	2023 new slide £6,090.00 roundabout £8,870.40 and see-saw £2,236.80 plus existing £4,500	£21,697.20
Skateboard park	Recreation Ground		£15,777
Village noticeboard	The Glebe	Installed 2007 minutes 1/4/03 gifted	
Noticeboard	The Forstal	Installed new February 2023	£780
Village map	The Glebe	This was installed under a Borough initiative	
Village noticeboard	On Computer centre wall	Manufactured Maypole Construction	£1,000
Village sign	Elm Close		£1,788

Seats 3 No	Elm Close		Gift
Seat 2 no.	The Glebe		Gift
Picnic table/bench	The Glebe		Gift
Seat	Pembles Cross	Installed 2008	Gift
Seat WW1	The Glebe	Installed December 2018	Gift
Seat 1	New Road		Gift
Seats x 4	Recreation Ground	Most recent donated seat installed summer 2023	£2,342
Seats 3 no	Recreation ground	Overlooking cricket ground	Gift
Wooden hexagonal planter	The Glebe	Installed Feb 2024	£700
W I Picnic table/bench	Recreation Ground	Donated July 2019 - Cost for insurance purposes £200	Gift
Flower planters x 2	The Glebe	Purchased March 2023	£423.20
Salt bin	Games Barn car park	Replacement Dec 2022	£228.36
Red telephone Kiosk	Stonebridge Green	Transferred by contract to EPC from BT for “adoption” fee in 2010. Electricity supply for lighting is by EDF. At present, this is still paid for by BT but might be stopped in future. May need a new agreement with EDF for non-metered supply in due course.	£1

Equipment

Item	Location: stored	Notes	
Ladder tower	Games Barn –	Purchased 2009	£800
Mower for Glebe 2019	Stored by Graham Howland	Stiga Multi Clip PRO 53 SV. Purchased 19/07/1019 from Mower Plant Services	£350.00
Lockable office cabinet	Computer Centre office	Purchased Feb 2024	£307.50
Laptop + printer	Sonia Young Clerk	HP October 2022 £449.99 +HP Officejet with cartridges £141.94 May 2022 . Mouse £20 all for Clerk to use for EPC business.	£611.93

Computer Centre

Item	Location: stored	Notes	
Computers/Software etc	Computer Centre		£53,995

			£327, 800.19
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Egerton Youth Club

The Youth Club no longer runs. There is a small snooker table stored in the Games Barn which belonged to the former club.

Telecottage

The Telecottage Committee maintains an Assets Register of the equipment held. The name changed to Computer Centre in 2017 to reflect the usage of the room.

* Year on year change: * New wooden hexagonal planter on the Glebe £700 and new lockable office cabinet £307.5.

* Net year-on-year change to the Egerton Parish Council Asset Register is an increase of £1007.50