

Community halls focus/project group

Report on progress and request for guidance

The Community Halls project/focus group met on 25 September to review progress.

The group is currently focused on investigating – and, it is hoped, implementing – the suggestion of a “virtual hub” that came out of the public consultation as to possible uses of the Tent1 land sale proceeds.

Rather than leap in with a proposal for a technologically sophisticated virtual hub, it was felt better to propose a simple single webpage that would –

1. Provide a list of all bookable spaces in the parish – whether community halls or commercial venues, on the basis that the intention was to provide a “one-stop shop” for residents wishing to hire a suitable venue for any purpose
2. Enable visitors to download a simple form, completed by each venue, giving an overview of the facilities on offer
3. Enable visitors to click on a link to an individual venue’s own website, if it has one
4. Provide a contact name and telephone number for each venue, so enquirers could discuss their particular requirements with them

The group designed the form referred to in item 2 above, and the Deputy Town Clerk distributed copies to the various venues the group had listed. Of 14 organisations contacted, 7 (representing 9 venues) have replied so far; the 7 who have not yet replied are to be contacted to encourage them to do so, while a further 3 venues omitted from the original list are being contacted as well.

The Deputy Town Clerk has confirmed that a page along the lines detailed above can be created in-house at no financial cost on the town council’s website, but doubts have been expressed within the group as to whether it is appropriate for the council to be seen as promoting commercial enterprises in this way. Alternative possibilities are –

- 1 To exclude commercial venues – bearing in mind that a listing is available to any hireable venue willing to complete and return the form, it cannot be said that any business is being favoured by the council over another, and the intention is to provide a facility for residents’ use so it would be disappointing to exclude some venues simply because they are run as – or as part of – businesses, but this is an option
- 2 To arrange for the webpage to be hosted elsewhere: the Chamber of Commerce website was suggested, but it is not designed with this sort of facility in mind, it is aimed at chamber members, not members of the public, it is open only to chamber members and community groups but not to non-member businesses, and it would incur a cost for the chamber. Another alternative is the MyTenterden website, though no approach has been made.

The group therefore seeks the council’s guidance as to whether a webpage of the sort envisaged is permissible on the council’s website or, if not, what alternative(s) should be considered.

Cllr Justin Nelson – 01 October 2017

External Committee 9th October 2017

PR Consultancy

Agenda Item 8

Richard Harvey was engaged as a PR consultant on a trial basis for 3 months to handle public and press relations through press releases, the newsletter, social media and web site releases.

This has proved invaluable over the trial period and will remain a useful resource for the Town Council. The recently published professional quality newsletter is a prime example of the PR input and Richard's assistance with press releases to "get our message out" has greatly improved communication with the residents

The monthly cost is £1056.

Proposal: That Richard Harvey should be retained as PR consultant



Phil Burgess
Town Clerk

Impact on Crime and Disorder	: None
Impact on Bio-diversity	: None
Budgetary Impact	: Professional Fees Budget

External Committee 9th October 2017

Football Provision

Agenda Item 9

Some concerns had been raised regarding the re-ordering of the recreation ground and whether the football pitch could be moved to another site to accommodate other facilities on the recreation ground. Planning permission will not be awarded for changes to the recreation ground which involve removal of the football pitch unless a comparable or better facility is provided. It was intended to replace the pitch on the recreation ground with a new facility at Appledore Rd on land owned by Homewood School.

The Sports Review has been meeting for some years and the view of ABC, TTC and the footballers has always been that the Appledore site (grass pitches) and the Artificial Turf Pitch (ATP) at Homewood were inextricably linked although all parties were agreed that these were likely to be delivered at different times. The ATP has always been regarded as the "icing on the cake" and the grass pitches were the important aspect as well as providing a viable alternative to the pitch on the recreation ground, thus allowing the latter to be moved.

Cllr Sugden and I met with Stuart Saunders and Graham Smith to clarify their position and the notes of the meeting are attached below.

The main point to come out of the meeting was that TTC should drive the planning application for the Appledore Rd site. To this effect I contacted Mark Seymour (Finance Director), who advised me that Homewood would not entertain a 25-year lease at this point in time and they had been approached by Wates to sell their land. The Wates proposals show development on the left hand (northernmost) field within Homewood ownership and two fields reserved for football, the right hand field and the one above (see plan) the latter being within Wates ownership/option.

Homewood already had a meeting planned on 11th September to discuss their ATP and Ben Moyle of ABC, Graham Smith, Cllr Roy Isworth and I were invited to attend. The consultants from QRD who had detailed the pitch costings and a representative from the Football Foundation were also present.

The Homewood Position was as follows:

- Section 106 funding should be used to finance the ATP independently of Appledore Rd.
- The ATP *would* satisfy Sport England's requirements for an alternative pitch to the recreation ground.
- The school should not consider a lease as purchase of the land by the developers was likely.
- The ESFA (Education and Skills Funding Agency) would be unlikely to consider a lease under these circumstances.
- They would await Wates development before any football pitches would be provided.
- They would allow free use of the junior pitches on the left-hand pitch in the meantime.

The position of TTC and the Footballers was that:

- A 25-year lease should be granted to TTC/TTFC relating to both fields currently under Homewood ownership (marked as H on the attached overall plan).
- No building would occur on the left hand (northernmost field) but these would be laid out for pitches. The Clubhouse would be on the right hand (southernmost) field.
- A break clause should be introduced into the lease such that if the Wates development were to go ahead, the left-hand field would be given up for development in exchange for the additional field shown on the plan being laid out with pitches.
- The school had nothing to lose from considering a lease with a break clause.
- The ATP and the Appledore sites should be linked and that TTC and S106 funding should be entirely dependent on an agreement over the Appledore site.

There are issues to investigate in this respect, such as the Football Foundation's willingness to fund if there is a break clause in the lease.

I am awaiting correspondence from Mark Seymour of Homewood, outlining the school's position and requesting forward-funding of the ATP. This, from the TTC perspective, should be tied in with the Appledore site. At the time of writing (2nd October 2017) the proposal had not been received.

TTC policy should be agreed on this in order to advise the Sports Review meeting which is due shortly.

Proposals: That further funding in respect of the ATP at Homewood should only be agreed following a firm agreement over a lease on the Appledore Rd grass pitches site.



Phil Burgess
Town Clerk

Impact on Crime and Disorder	: None
Impact on Bio-diversity	: None.
Budgetary Impact	: Potential expenditure from capital and Section 106 allocation.

Graham Smith advised that we must press ahead with planning permissions straight away on the Appledore pitches.

The council should be made of the likely costed shortfall in funding of £450,000 plus \$106 for both the Appledore Rd and the Homewood 3g Artificial Turf Pitch (ATP).

All attendees agreed that it was the preference of both the Football Foundation and TTC to link the two sites. I.e. the ATP should not be produced in isolation.

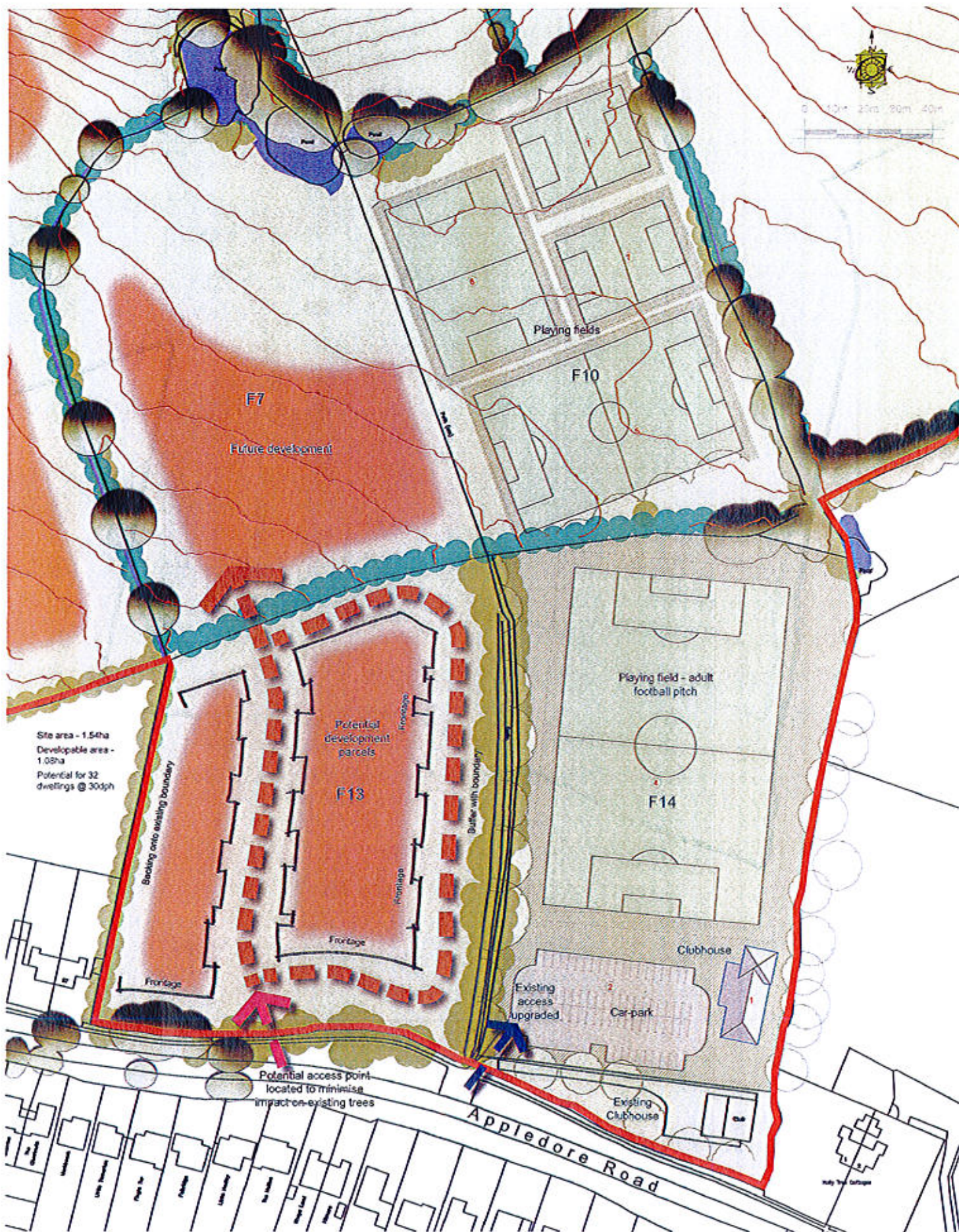
The Appledore Rd site needs to go ahead because Sport England will object to planning for recreation ground changes unless there is a suitable alternative site for football. Graham Smith advised that the ATP is unlikely to be a suitable alternative as the FA insist on changing and showering facilities for league matches.

Homewood School has offered free use of the current Appledore Rd pitches on the left-hand field and these are fine for the juniors in the interim but the seniors cannot play there and there are no changing facilities. The top of the right-hand field is suitable for playing on but most of the field is used for livestock.

The ATP is treated by the footballers as a bonus rather than a necessity.

Graham Smith will provide indicative costings for planning permission.

The footballers' current team structure is 5 or 6 teams for the kids and 2 senior teams. The Kids often play elsewhere. (Rolvenden or High Halden).



Wates

Proposed Sketch Layout Plan
Land at Appledore Road, Tenterden

14014 / SK04

Scale 1:1000 @ A3 May 2015

CSP
ARCHITECTURE

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CSP Architecture, Broadwood House, Farnham Business Park, Farnham, Surrey, GU14 7JF. Tel: 01253 357575. www.csparchitecture.com

External Committee 9th October 2017
Allotment Provision under Section 106
Agenda Item 10

The allotment provision under Section 106 in relation to Tilden Gill is £32,000 and Tent1 £81,000.
The combined total of £113,000 is intended for the provision of new allotments.

As yet, no land has been earmarked for the provision of this facility.

Cllr Sugden will speak to this issue as a trustee of the William Judge Trust.

Deferred from previous meeting.



Phil Burgess
Town Clerk

Impact on Crime and Disorder	: None
Impact on Bio-diversity	: Slight.
Budgetary Impact	: Under S106

Regeneration Portfolio of Projects: - Funding Process (20 Sept 2017)

Background

Following the Lipton consultation process of the community to invest Tent 1 into long term projects for the community, Tenterden Town Council (TTC) set up a number of collaborative focus groups with community representatives. The aim being to investigate the benefits that could be achieved, potential specific deliverables, the likely cost and which segment(s) of the community it is aimed at.

Ten Principal Steps to Initiate a Regeneration Project

The principal funding steps from focus group set up to project initiation are:

1. Focus group submit business case
2. TTC sanity check business case
3. TTC sanity check summary project inception document (PID)
4. Community to review business case and provide feedback on prioritisation of community deliverables
5. TTC prioritise / agree community deliverables and provide/apply for funding
6. Business case updated if required
7. Project manager appointed (ABC source if possible and appropriate)
8. Full project inception document produced and application of the Social Value Act 2012 reviewed by TTC (see Appendix A)
9. Oversight committee appointed
10. Project initiated

Focus Groups

The focus groups incepted to date are: -

1. Cinema
2. Recreation Ground & Youth Hub
3. Town Hall
4. Village halls and virtual booking
5. Sports Review

St Mildred's and the Leisure Centre have their own in-house focus groups. It is possible that they may request funding through either a grant or a loan application. If it is a grant request, that will go through the Tenterden Council Community Chest authorisation body. If it is a loan, then they will have to follow the same procedure as laid out in this document for project funding.

Funding

Funding for the prospective focus group projects will come from: -

1. Tent 1 money realised from the sale of Tenterden owned land for development.
2. S106 money from the developers. Not all money can be allocated to the regeneration projects as sums have been agreed for open space, cycle ways, etc. The additional factor to take into consideration is the timeframe when the money will be made available. The exact sums cannot be guaranteed.
3. Grants that may be available for the project from bodies such as the football associate, lottery, etc. Michelle Byrne of ABC can provide advice and help with writing the application.
4. Loans that may be available for the project from the borough, county or central government. Ben Lockwood of ABC will be able to provide advice.

Proposal: That a funding availability document be issued with the exact amounts available from Tent 1 monies together with the already determined allocation of S106 monies to specific improvements, setting out all restrictions that apply. Some will be directly relevant to the above projects.

While further S106 funds may become available in future, currently the funding is finite and there will be no other sources of funding for the regeneration projects. Therefore, it is critical to put in

Regeneration Portfolio of Projects: - Funding Process (20 Sept 2017)

place a procedure and criteria for selecting which of the prospective projects and deliverables TTC should invest in.

Project Expenditure

Expenditure for a project is directly influenced by a number of elements: scope (what does it hope to achieve), quality (level of specification for the deliverable), fit for purpose contracts with third parties, to name a few.

No matter how well a project is managed, unforeseen circumstances do occur due to essential design changes to meet desired outcomes, development overruns, underestimated costs, incorrect assumptions and so on.

Therefore, it is important to ring fence a contingency sum of money to cover such eventualities. The question what percentage of the available funds should this be?

Proposal: That the council seeks professional independent advice on this aspect.

Proposal: In the event that TTC runs out of money for a specific project, it is acceptable for the council to request a loan from the Public Works Loans Board (PWLb) to make up the shortfall.

Proposal: The TTC RFO to obtain likely interest cost for £1m and associated fees. Interest payments and fees will have a direct impact on annual precept and / or reserves.

Proposal: The TTC RFO to check whether loans made by TTC will affect TTC's ability to borrow from the PWLB

Project Deliverables

Each of the above potential projects is likely to have one or more specific deliverables that can be achieved independently of other deliverables of the same project. For example, the skate park and the pavilion from the recreation ground project.

Proposal: Each deliverable to be costed with attributable benefits.

Project Business Case Assessments

It is recognised that each group will have varying levels of information and this will have to be factored in when assessing the individual merits and gauging the probability of a successful implementation.

Proposal: Each of the focus groups must produce a business case to justify the investment. They will be asked to provide the following information in respect of their recommended project: -

1. Name of focus group
2. Objective - high level statements what the project is trying to achieve and progress is measurable
3. List of deliverables with features / specifications
4. Prioritisation of deliverables
5. Desired quality and durability of each deliverable
6. Total cost of the project
7. Cost for each deliverable or group of deliverables
8. Availability of external funding (grants, loans) and criteria to obtain
9. Benefits to the community by deliverable
10. Timescale for each deliverable
11. Assumptions are those expected to occur during the project's life cycle
12. Risks that could jeopardise the project and how to manage
13. Dependencies, which are tasks, events, or deliverables that are outside of the Project Manager's control
14. List of stakeholders
15. How success is recognised and measured

Regeneration Portfolio of Projects: - Funding Process (20 Sept 2017)

Proposal: Each project proposal follows the TTC business case and summary project inception template to ensure a common documentation standard is adopted.

Project Sanity Check

Proposal: TTC to undertake a sanity check / audit check to verify that the proposal meets the expected outcome when the focus group was set up. A proper and well-prepared sanity check significantly contains the time and cost of an overall project. They will review:

1. The business case, to ensure the benefits justify the expenditure.
2. That the monies requested are available.
3. Where a loan is requested, whether this means any future council Public Works Loan request is invalidated.
4. The summary PID, to ensure sufficient information has been documented to confirm that the project has a sound basis to make any major funding commitment to the project. The summary PID will act as the base document for the appointed project manager to expand and produce a viable plan, assess progress of agreed deliverables and measure ongoing viability.

Community Presentation

Proposal: The community will be consulted with each focus group's project objectives, deliverables and benefits by means of a presentation of each project. The likely venue for public discussion is the town hall assembly room.

Proposal: The community in turn provides feedback by prioritising each of the deliverables. Care will need to be exercised to ensure no sector of the community has been omitted to ensure equal opportunity of feedback.

Final Prioritisation

Proposal: The TTC will take into full account the community views and also consider whether any external funding for any of the deliverables can be sourced elsewhere.

The final decision will be taken by the TTC as to which projects and deliverables should be implemented.

It is highly likely that a number of project deliverables will not see the light of day due to insufficient funding.

Authorisation of Project Inception Document

Proposal: The TTC will approve the appointment of the project manager and the subsequent full PID. TTC will ensure that any procurement in relation to the Social Value Act of 2012 is adhered to.

Setting Up of Oversight Committee

Proposal: The TTC will approve the membership of each oversight committee, any specific terms of reference and the project documents they need to review on an ongoing basis.

Proposer: Cllr Justin Nelson – who acknowledges a debt of gratitude to John Crawford for preparing the bulk of this document.

Appendix A - Social Value Act 2012

The Act calls for all public sector commissioning to factor in ("have regard to") economic, social and environmental well-being in connection with public services contracts; and for connected purposes.

The Council RFO to obtain clear guidelines from Ashford Borough Council to ensure successful discharging of responsibilities.

The reason for the 2012 Act is to encourage authorities to think more creatively about the nature of what it is that they are commissioning; to remember that it is about delivering benefit to the public through their spending in a broader sense, not simply choosing the lowest price; and to consider medium term outcomes as well as immediate needs.

In essence, the primary duty arising under the Act is that an authority such as TTC must consider:

1. How procurement being proposed might improve the economic, social and environmental well-being of the relevant area.
2. How, in conducting the process of procurement, it might act with a view to securing that improvement.

The two other duties that arise under the Act are:

1. To consider, in relation to the process of procurement, only matters relevant to what is proposed to be procured and, in doing so, consider the extent to which it is proportionate in all the circumstances to take those matters into account.
2. To consider whether to undertake any consultation as to what it should consider in order to comply with its main duty under the Act.

The Act contains some clarification around the application of these duties, notably:

1. It applies only to procurement processes that are subject to the procurement regulations (i.e. not to those that fall outside the regulations because of the size of the contract or the nature of the services being procured). It is believed the size of the contract has to be over £100k, but must be checked by the TTC RFO.
2. It applies to those bodies that are contracting authorities for the purposes of the procurement regulations in England and Wales.
3. It applies to the procurement of services, whether alone, or with goods or works (including framework agreements where the majority by value of the contracts procured under the framework relates to services).
4. The 'relevant area' is the area by reference to which the authority (or all of them, if a joint procurement) primarily exercises its function.
5. An authority may disregard the requirements of the Act, to the extent it is not practical to comply with them, where an urgent need to arrange a procurement makes it impractical to do so. This does not apply to the extent the time available is reduced by undue delay on the part of the authority.

Business Case and Summary Project Inception

Part 1 - Business case

Focus Group Participants	
Focus Group Name	
Focus Group Councillors	
Focus Group Residents	
Focus Group Stakeholders	

Focus Group Recommendations	
Aim	Which sector of the community are the deliverables aimed at and why?
Objectives	The objectives describe the desired outcomes: intended and direct, short- and medium-term effects on the target community
List of Deliverables	What are the project deliverables? e.g. skate park, new recreation hard landscape
Quality of Deliverables	Any specific required quality of deliverable : - e.g. durability; duration; warrantee; guarantee
Deliverable Sequence	Do the deliverables need to be delivered in any particular sequence
Community Benefits	What are the community benefits from the deliverables? How is success measured?
Timescale for the Whole Project	
Timescale per Deliverable	

Business Case and Summary Project Inception

Funding Conclusions	
Financial Requirements	<i>Estimated cost broken down by deliverable</i>
Confidence of Funding Needs	<i>Are there any costings missing? Are the costs considered to be estimates or firm quotations?</i>
Availability of External Funding	<i>If possible, where can external funding be obtained? These could be grants or loans</i>
Likelihood of External Funding	<i>In percentage terms what is the likelihood of obtaining external funding and in what timescale</i>
Dependencies of External Funding	<i>Are there any dependencies for obtaining external funding?</i>

Future Third Party Involvement	
ABC Building Control	<i>Relating to planning application or building regulations</i>
Sub Contractors Required	<i>Type of sub contractors to be employed : - e.g. builders, gardeners</i>
Fixture and Fitting Suppliers Required	<i>Type of fixture and fitting suppliers required - e.g. furniture</i>
Service Suppliers Required	<i>Type of service suppliers required - e.g. BT, electricity</i>

Business Case and Summary Project Inception

Identified RAID (Risks, Assumptions, Issues and Dependencies)	
Risks to the project	<i>Risks are problems that might happen have not yet, but need to be monitored that could adversely impact the community deliveries</i>
Risks to the council	<i>These could be financial penalties; reputational</i>
Assumptions	<i>Assumptions made that influence the success of the deliverables.</i>
Issues	<i>Issues are problems that are known now</i>
Dependencies	<i>Dependent on something happening in another team, project or third party before a task or deliverable can be completed.</i>

Viable and Achievable	
Outstanding Investigation	Are the deliverables viable and achievable with the information known, or is further investigation / work still to be done? If so, what?
Constraints	What restrictions or limitations must be adhered to?
Planning Application	Is a planning application or building Regulations approval required?

Part 2 - Summary Project Inception

Project Description	
What	<i>What the project is aiming to achieve</i>
Why	<i>Why it is important to achieve the stated aim</i>
Who	<i>Who will to be involved in managing the process and what are their responsibilities</i>
How and When	<i>Method of approach</i>
When	<i>When it is all going to happen</i>

Project Deliverable Description (One per Deliverable)	
Title of Deliverable	
Deliverable Scope	
Milestones	
Chronological Order of Principal Activities (extrapolated from a Gantt Chart)	
Key Stakeholders	
Specific Constraints and / or Dependencies	
Specific Assumptions	
Specific Risks and / or Issues	

Business Case and Summary Project Inception

Project Organisation Structure (Specific Roles to Deliver the Project)				
Team Members	Sourced From	Level of involvement (Low/Med/High)	Duration	Cost (where applicable)
Project Manager				
Specific Role 1				
Specific Role 2				
Principal Contractor (if known)				
Sub Contractors (if known)				
Supplier of Goods (if known)				

Project Oversight Committee (Governance Process of Assuring the Quality of Project Management and Quality of Delivery)	
Chair	
Councillor Representatives	
Resident Representatives	
Key Stakeholders	

Business Case and Summary Project Inception

Risk Management plan.				
Identified risk	Impact (High = 1 Low = 5)	Likelihood (High = 1 Low = 5)	Mitigation	Risk owner

Project Change Request: These will only be considered on exceptional basis. The purpose to record changes to the project such as deliverables, budget, deadline, quality here. Significant changes must be agreed at the oversight committee and TTC			
Project Change	Why	Impact	Action

Business Case and Summary Project Inception

Communication Plan:				
What needs to be communicated? (These are examples)	What do you want to achieve? e.g. awareness or take action	Audience? e.g. members, public.	Channel? e.g. whole campaign, leaflet, social media etc.	Who is responsible?
Full Project Inception Plan				
Project Plan Schedule				
Planning Application / Building Regulations				
Specification for Each Deliverable				
Design for Each Deliverable				
Communications Plan				
Progress Report				
Early Warning Report				
Risks and Issues Report				
Change Control Request				
Out of Tolerance Report (Cost, Timescale, Benefits)				
Project Closure Report				

(Please note: - Full Project Inception Document to be Produced Once Financial Approval Given)

Factsheet 1

The Community Chest - your chance to help spend £165,000

Background

Tenterden Town Council is inviting local people to put forward ideas on how to spend £165,000 on local projects.

It is part of a process called Participatory Budgeting, which allows members of a community to be involved in making spending decisions - rare for a local authority of our size, and normally only offered by bigger councils, NHS Primary Care Trusts and housing associations.

Called the Community Chest, the money is part of the £3.5m received from the developers of new housing estates in the town, and although we are legally obliged to earmark most of it to capital projects, including improving the recreation ground, restoring the Town Hall, and investigating the feasibility of a major project such as a cinema, we have set aside this separate sum specifically to help smaller projects around the town.

How you can get involved

We are asking for Tenterden residents to come forward and become a member of the Task Group to evaluate applications for funding, or submit projects that you would like considered for funding.

The Public Meeting The first stage is a public meeting, to be held at the Town Hall on Tuesday, 14 November at 7pm. The meeting will explain the concept of the Community Chest; enlist volunteers to join the Task Group; get people thinking how the money might be used; and raise awareness.

The Task Group The majority of Task Group members will be local residents, supported by members of the town council which, by law, has to make the final decision on how the money is spent.

The primary role of the Task Group is to plan and manage the Community Chest, encourage maximum public involvement, and see the initiative through to delivery.

The Projects These should be proposed by community groups. The over-riding consideration is that they should be of benefit to the whole community, rather than a specific interest group.

The Presentation Once the Task Group has initially evaluated projects put forward for funding, it is envisaged they will organise an exhibition and presentation to the public.

The Voting Every Tenterden and St Michael's resident, including younger people under 18, will have an opportunity to vote for their preferred projects. This may be subject to a proportional representation process, so the projects are finally listed in order of community preference.

The Decision on which projects will be funded will be taken by the Town Council, taking into account the voting tallies and preferences.

Your next step

If you would like to be involved in the Community Chest initiative, have a project you would like considered for funding, or would like to comment on the process and timetable, please contact the Town Hall (see contact details below).

Future factsheets - and your comments

Future factsheets on the Community Chest and other council initiatives will be available from time to time from the Town Hall. They can be sent by email (ideally) or by post, or collected from the Town Hall and other outlets in the parish.

Tenterden Town Council

Town Hall, 26 High Street, Tenterden, Kent TN30 6AN (open Monday to Friday, 9am to 4pm. Tel: 01580 762271 Fax: 01580 765647
Email: TownHall@TenterdenTownCouncil.gov.uk
Twitter: @TenterdenTC Facebook: www.facebook.com/TenterdenTownCouncil

September 2017

External Committee 9th October 2017

Recreation Ground Rd Layby

Agenda Item 13

Please see attached below e-mail request from Dandara regarding the proposed delivery layby on Recreation Ground Rd. A plan is also attached to indicate its position on land owned by TTC (ransom strip).

The construction is a requirement of the planning permission and Dandara will need to comply with KCC restrictions on the project

Proposal: That permission be granted for work to go ahead



Phil Burgess
Town Clerk

Impact on Crime and Disorder : None
Impact on Bio-diversity : Slight
Budgetary Impact : None

"Dear Phil,

I refer to our conversation after yesterday's Steering Group meeting.

As part of the TENT 1 development we are obliged to carry out certain improvement works along Recreation Ground Road (subject to obtaining permission from any 3rd parties.)

One of the items involves the construction of a lay-by opposite the public toilets (refer to the attached plans).

The lay-by and associated footpath diversion are within land owned by TTC. For ease of reference I attach a copy of Title Number K914706. Unfortunately no Title Plan is attached but it's location can be identified by reference to the plan shaded pink.

I would be grateful if you would seek the Council's approval and send me a letter authorising us to construct the lay-by.

The works shall be designed and carried out in accordance with KCC's Adoptable standards .

We shall be entering into a Section 278 Agreement with KCC for the other works in recreation Ground Road. I anticipate that their roads inspector will inspect the lay-by works whilst carrying out his/her site visits."

TTC - No Title Plan



Official copy of register of title

Title number **K914706**

Edition date 05.08.2016

- This official copy shows the entries on the register of title on 11 SEP 2017 at 09:36:55.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Sep 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : ASHFORD

- 1 (04.01.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Recreation Ground, Recreation Ground Road, Tenterden.

NOTE: The land tinted green on the title plan is excluded from the title.
- 2 (04.01.2007) There are excluded from this registration the mines and minerals excepted by the Indenture dated 2 August 1894 referred to in the Charges Register.
- 3 (05.08.2016) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (05.08.2016) The land has the benefit of any legal easements reserved by the Transfer dated 19 May 2016 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (04.01.2007) PROPRIETOR: **TENTERDEN TOWN COUNCIL** care of Town Clerk, Town Hall 24 High Street, Tenterden, Kent TN30 6AN.
- 2 (05.08.2016) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the date of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.5(b) of a transfer dated 19 May 2016 made between (1) Tenterden Town Council and (2) Tenterden Developments Limited have been complied with

B: Proprietorship Register continued

or that they do not apply to the disposition.

- 3 (05.08.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the date of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 17.5 of a contract dated 16 March 2016 made between (1) Tenterden County Council and others, (2) Tenterden Developments Limited, (3) Welbeck Strategic Land LLP and (4) Dandara IOM Holdings Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.01.2007) An Indenture of the land tinted pink on the title plan and other land dated 2 August 1894 made between (1) The Ecclesiastical Commissioners For England and (2) The Mayor Aldermen And Burgesses Of The Borough Of Tenterden contains restrictive covenants.

NOTE 1:-Copy filed.

NOTE 2:- No plan to the Indenture was supplied on first registration.

- 2 (04.01.2007) The land is subject to the rights reserved by the Indenture dated 2 August 1894 referred to above.
- 3 (04.01.2007) The land is subject to the rights granted by a Deed of Grant dated 2 February 1959 made between (1) The Mayor Aldermen And Burgesses Of The Borough Of Tenterden and (2) The County Council Of The Administrative County Of Kent.

NOTE: Copy filed.

- 4 (04.01.2007) The land is subject to the rights granted by a Deed of Grant dated 16 May 1977 made between (1) Tenterden Town Council and (2) The Kent County Council.

NOTE: Copy filed.

- 5 (04.01.2007) The land is subject to the rights granted by a Deed dated 2 July 1979 made between (1) The Tenterden Town Council (2) Elizabeth Rose Ticehurst and (3) Neill James Warwick and Mona Warwick so far as they affect the land in this title.

NOTE:-Copy filed under K572248.

- 6 (04.01.2007) The land is subject to the rights granted by a Deed of Grant dated 11 October 1983 made between (1) The Tenterden Town Council and (2) The South Eastern Electricity Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 7 (04.01.2007) The land is subject to the rights granted by a Deed of Grant dated 24 November 1989 made between (1) Tenterden Town Council and (2) Waitrose Limited.

NOTE: Copy filed.

- 8 (04.01.2007) The land is subject to the rights granted by a Deed of Grant dated 22 January 1990 made between (1) Tenterden Town Council and (2) Ashford Borough Council.

NOTE: Copy filed.

- 9 (04.01.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 10 (13.10.2009) The lease of an Electricity Substation dated 7 October

C: Charges Register continued

2009 made between (1) Tenterden Town Council and (2) EDF Energy Networks (SPN) Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

- 11 (27.10.2009) The land is subject to the rights granted by a Licence dated 19 October 2009 made between (1) The Tenterden Town Council (2) Ashford Borough Council and (3) Kent County Council upon the terms therein mentioned.

NOTE: -Copy filed under K836041.

- 12 (25.09.2015) The parts of the land affected thereby are subject to the rights granted by a Lease of Land at Tenterden Leisure Centre made between (1) The Town Mayor and Councillors of the Town of Tenterden and (2) Ashford Borough Council dated 28 August 2015 for a term of years from and including 28 August 2015 to and including 31 December 2113.

-Copy filed under K836041.

- 13 (03.12.2015) By a Deed dated 28 August 2015 made between (1) The Town Mayor and Councillors of The Town of Tenterden and (2) Ashford Borough Council the terms of the lease dated 23 February 1990 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed copy filed under K519142.

- 14 (05.08.2016) A Transfer of the land edged and numbered TT51188 in green on the title plan and other land dated 19 May 2016 made between (1) Tenterden Town Council and (2) Tenterden Developments Limited contains restrictive covenants by the Transferor.

NOTE: Copy filed under TT51188.

Schedule of notices of leases

1	04.01.2007 edged and numbered 1 in blue	electricity substation	12.12.1961 60 years from 29.9.1961	K903423
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2	04.01.2007 edged and numbered 5 in blue	Leisure Centre	23.02.1990 125 years from 1. 1.1989	K836041
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NOTE 1: Lease includes also other land.

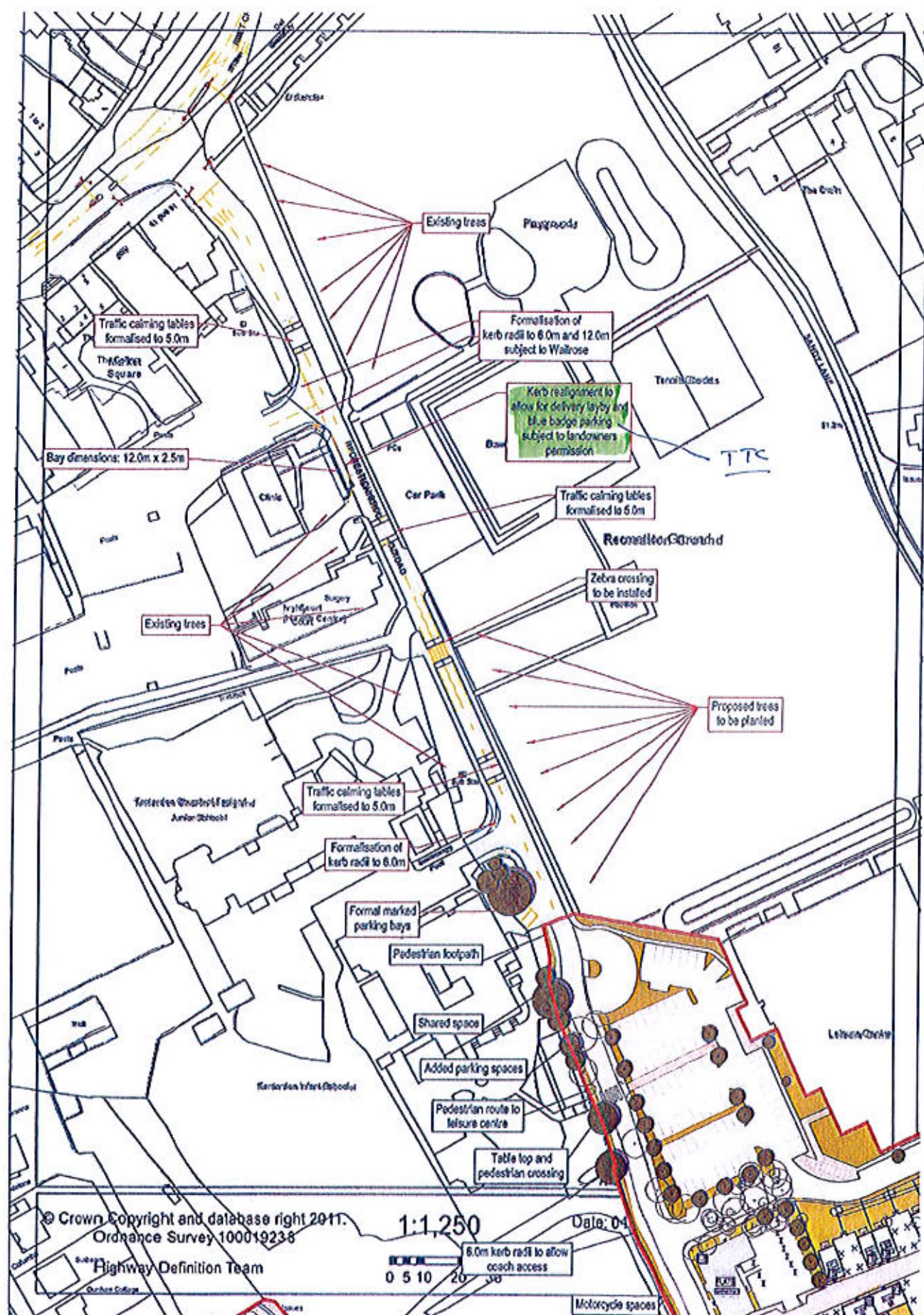
NOTE 2: The lease dated 23 February 1990 referred to above has been determined as to the land tinted blue on the title plan

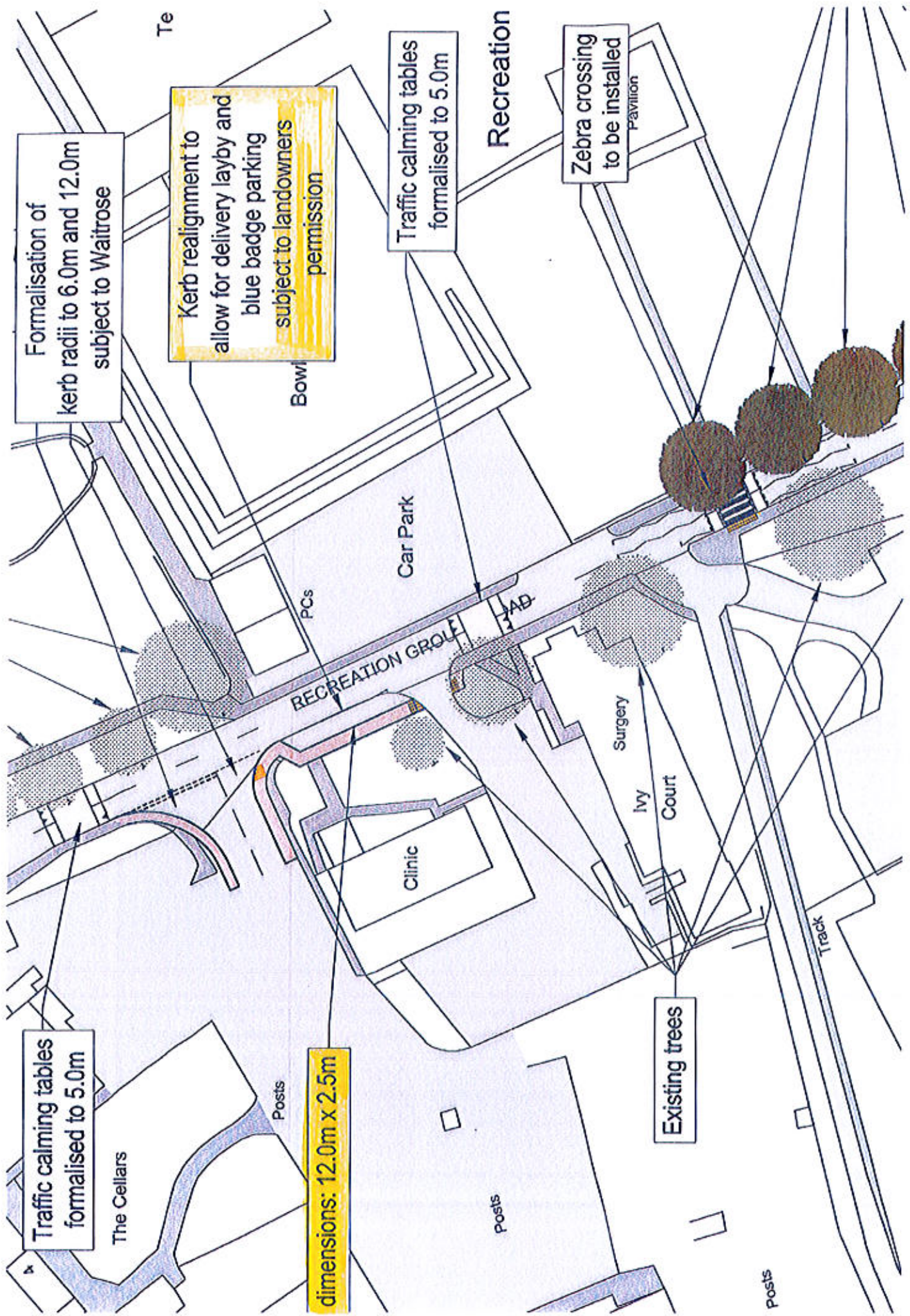
3	04.01.2007 edged and numbered 4 in blue	Bowling Green	09.10.2001 30 years from 1.1.2001	K836159
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4	13.10.2009 edged and numbered 2 in blue	electricity substation	07.10.2009 60 years from 7.10.2009	K959849
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NOTE: See entry in the Charges Register relating to Landlords Restrictive Covenants

End of register





Formalisation of
kerb radii to 6.0m and 12.0m
subject to Waitrose

Kerb realignment to
allow for delivery layby and
blue badge parking
subject to landowners
permission

Traffic calming tables
formalised to 5.0m

Zebra crossing
to be installed

Traffic calming tables
formalised to 5.0m

dimensions: 12.0m x 2.5m

Existing trees



TURNERS AVE.

August 2017

Further to your letters of 18th April and 30th June, 2017, the parking problem has become much worse.

Without any parking controls, drivers are parking all day on corners and opposite our garage exit. Parking to this side of the road is so close (and sometimes over) our exit. We have to drive out "BLIND" or get someone to see us on to the road IN SAFETY.

Often, we have to reverse back into our garage area to let vehicles pass. There are fifty-eight houses to the right whose drivers have to go through the double line of parked cars to get onto the main road.

If we confront the inconsiderate drivers who block our exit, the usual reply is "we're not paying to park in the town and anyway, if we didn't park here, someone else would"!

On behalf of Numbers, 36, 38, 42 and 44 (who use the same garage area), we ask if you would install double yellow lines so we can see to get onto the road IN SAFETY.

We all pay around £200 a month Council Tax, but if you are unable to meet the cost, we would be pleased to assist, before there is a nasty accident.

COPY OF LETTER SENT TO
KIERON LEADER.
ASHFORD BORO. COUNCIL
RE Dangerous parking in Turners Ave.
* ADVISED TO SEND A COPY TO
TOWN COUNCIL *

Town Hall

From:
Sent: 24 September 2017 17:21
To: Town Hall
Subject: Tenterden regeneration.

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your Autumn Newsletter which I have read with interest; I wonder if I might be allowed to make a couple of small comments about the town's impending regeneration?

Firstly, may I suggest an extension of the pavement on the north side of the high street between Coombe Lane and Church Road. The pavement here is very narrow, and this is exacerbated by the small number of 4x4 and BMW owners who see it as their obligation to park with as much as 400mm of their vehicle overhanging the defined pedestrian walkway. This is particularly tiresome outside Payden's Chemist, where the pavement is especially narrow. Nobody wants to see an explosion of street furniture to spoil the essential nature of the town, but it might be possible to design a sympathetic extension to deter these half-wits from ignoring their social responsibilities. A better alternative might be to amend local bye-laws to deem it an offence to park 'over' the pavement: less capital expenditure; more parking revenue - a win-win situation! Surely, it requires only the political will of the town council to achieve this admirable amendment.

Also, I would consider it an immense personal favour if the Town Council were to re-name the municipal car park between Tesco and the high street '*Bridewell Ponds Car Park*' in honour of your contractor's unique ability to lay the tarmac to fall **away** from the drain points, thus creating a rather splendid water-scape at times of moderate rainfall. The hazard of a passing car soaking the pedestrian's legs would thus be acceptably enshrined in the re-named facility.

Thank you for reading this message which I hope has, in some small way, been helpful to you.

Kind regards,



Virus-free. www.avast.com