

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

AMANDA BARLOW
Clerk to the Council

Telephone: 07495 962372
email: clerk@sundridgewithidehill-pc.gov.uk

To: The Members of the Ide Hill Amenities Committee of Sundridge with Ide Hill Parish Council

Cllrs Allgood, Evans, Fribbens (Chair), Manley and Maybury

I hereby invite you to attend a Meeting of the Parish Council to be held in the hall at **Ide Hill Village Hall at 6.30 p.m. on Monday 13 October 2025** to transact the undermentioned business.

Amanda Barlow
Clerk 8 October 2025

AGENDA

1. To receive apologies and reasons for absence.
2. To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.
3. **A Public Open Session.** Members of the public will be welcome to address the Parish Council with any local concerns they have related to Ide Hill amenities. Please note this item will be limited in time at the discretion of the Chairman.
4. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960
5. To agree the minutes of the meeting held on 30 June 2025 and matters arising not covered under Agenda Items.
6. Stubbs Wood
 - 6,1 Letter to the Parish Council from the Stubbs Wood Advisory Group (SWAG)
 - 6,2 To agree the arrangements, if appropriate, for a presentation by Kate Harvey of Maydencroft
 - 6,3 Management Plan
 - 6,4 Aztech – spraying at Stubbs Wood
 - 6,5 Tree Survey
 - 6,6 Stubbs Wood Account at 30 September 2025
7. Ide Hill Public Conveniences
 - 7.1 Complaints (in confidence)
 - 7.2 Castle Water (in confidence)
8. Ide Hill Recreation and Green
 - 8.1 Ide Hill Recreation Ground
 - 9.1.1 Use of the recreation ground by third parties
 - 9.1.2 Dog fouling
 - 8.2 Electricity supply to Ide Hill Scout Hut
9. Goathurst Common
 - 9.1 Goathurst Common Playground Project Account at 30 September 2025
10. Items to Note/Consider
 - 10.1 Salt Bags
 - 10.2 Streetlighting
 - 10.3 Christmas Events
 - 10.4 To note the sale of the Sundridge Burial Ground (for noting only, full discussion at Council meeting on 20 October)
 - 10.5 Signage for all assets
 - 10.6 To deal with any other Ide Hill Assets If required.
11. Date of next meeting

AGENDA DOCUMENTS

1. **To receive apologies and reasons for absence.** - no apologies received. The Sundridge Members of the Committee are not required to attend.
4. **To consider, and approve if appropriate, which agenda items are sufficiently confidential** as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960
Agenda Item 8.2 and 8.3
5. **To agree the minutes of the meeting held on 30 June 2025 and matters arising not covered under Agenda Items.**

**Ide Hill Amenities Committee
Minutes of a meeting held at Ide Hill Village Hall
on Monday 30 June 2025 at 6.30pm**

Present: Cllrs Coles, Fribbens (Chair), Manley and Maybury
In attendance: 8 members of the public, Mrs A Barlow (Clerk)
Apologies: Cllrs Evans, Allgood and De Bono

1. *To receive apologies and reasons for absence.*

Apologies were received and accepted from Cllrs Evans. The Sundridge Members were not required to attend as the meeting was quorate.

2. *To welcome the new Member representing the Ide Hill Ward, Cllr Tammy Coles.*

Cllr Fribbens introduced Cllr Tammy Coles who was co-opted to the Council on 23 June 2025.

3. *To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.*

None.

4. **A Public Open Session.** *Members of the public will be welcome to address the Parish Council with any local concerns they have related to Ide Hill amenities. Please note this item will be limited in time at the discretion of the Chairman.*

- *Mr & Mrs Northcote prepared a statement which she read out about the deer fencing erected by the Montreal Estate. She was concerned about the effect on Sundridge and Ide Hill and her personally.*
- *Nigel Rainey – Ide Hill Scout – recently become the Leader of the Scout Group. There was a mention of Stubbs Wood about using the woods. Cllr Sharron Manley agreed to contact Mr Rainey to show him the areas suitable for use in Stubbs Wood.*
- *Dominic Rossi asked why the £200 income was not carried forward to 2025/26 Stubbs Wood budget. The Clerk explained that this income was not ring fenced and went into the Parish Council funds at the end of the year.*

5. **To consider, and approve if appropriate, which agenda items are sufficiently confidential** as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960

Members resolved to discuss Agenda Item 8.3.

6. **To agree the minutes of the meeting held on 7 April 2025 and matters arising not covered under Agenda Items.**

Members resolved to agree the minutes of the meeting held on 7 April 2025.

7. Stubbs Wood

7.1 Management Plan

The CSA grant ran out in December 2024. Current Woodland Management Plan runs out in 2028. The Parish Council is not receiving the CSA Stewardship Grant. Members need to consider whether to have a new Woodland Management Plan or make an amendment to the Woodland Management Plan.

Members agreed that the work of the Woodland Management is nearly complete and the Plan was amended to reflect the work had been done.

Members resolved to modify the existing Woodland Plan in order to apply for a grant next year and then work on the Woodland Management Plan for 2028.

Members agreed that Kate Henry should present at a public meeting later in the year.

Members agreed to take the Agenda Items in the following order.

11. Items to Note/Consider

11.2 Deer proof Fencing constructed by the Montreal Estate

Members resolved that the Clerk should ask Cllr Robinson to check with the Planning Officer if the fence contravenes Planning Regulations. It was agreed that if the fence does not contravene Planning Regulations then there is nothing further to do. If it does contravene Planning Regulations then the Parish Council will submit an objection.

7.2 Stubbs Wood Volunteers

None

7.3 Stubbs Wood Account at 30 June 2025

Noted at Appendix A.

8. Ide Hill Public Conveniences

8.1 Opening times

96% of usage of the toilets is between 9am and 4pm.

8.2 Report from Plumber

Members resolved that the Clerk should instruct the plumber to make the

8.2 Castle Water

Members resolved that Cllr Fribbens should contact Castle Water to deal with outstanding bill.

9. Ide Hill Recreation and Green

9.1 Ide Hill Recreation Ground

The Clerk agreed to speak to Landscape Services about cutting behind the Scout Hut and to ask Ide Hill Football Club about moving the plastic markers.

9.2 Electricity supply to Ide Hill Scout Hut

Members agreed that the Clerk and Cllr Maybury should get two more quotes.

Members resolved that if a quote was obtained under £1,000 then they should be appointed.

10. Goathurst Common

10.1 Goathurst Common Playground Project Account at 30 June 2025

Noted at Appendix B.

There will be an official opening on August 24th 2025.

11. Items to Note/Consider

11.1 Ide Hill Village Hall Constitution

Members had no objection to the Constitution.

*11.2 Deer proof Fencing constructed by the Montreal Estate
This item was discussed after Agenda Item 7.1.*

*11.3 Streetlighting
There were no issues.*

*11.4 Defibrillator and First Aid Training
Members agreed that the should service the Defibrillator.*

12. Date of next meeting

6. Stubbs Wood

6.1 Letter to the Parish Council from the Stubbs Wood Advisory Group (SWAG)

STUBBS WOOD ADVISORY GROUP (SWAG)

Ide Hill [August 2025]

Dear Members of the Sundridge with Ide Hill Parish Council,

SWAG met recently to discuss progress with the management of Stubbs Wood, which, as you know, is our main concern. We were very concerned to hear from our local Parish Councillors that in recent months very little, if any, progress has been made in relation to the future management of the Wood. As you will know, the Countryside Stewardship Agreement, which provided grant aid for the maintenance of the Wood expired very nearly 8 months ago. Your previous forestry expert resigned some weeks before then, but despite the efforts of our local Parish Councillors, the proposed replacement expert has not been formally appointed and as a result, nothing has been done to prepare the new Woodland Management Plan (WMP) which is needed for the future. This risks postponing the date for receipt of future grant aid, risking the future maintenance of the Wood. The lack of action is most disappointing and could result in significantly increased costs for maintaining the Wood in the future.

I was asked, as Chairperson of SWAG, to write to you formally to urge that you take the following actions without further delay:-

1. Appoint Kate Harvey (KH) as the PC's forestry expert;
2. Arrange a meeting between KH, Members, SWAG and volunteers to discuss what should be included in a new WMP;
3. Instruct KH to prepare a draft WMP to take into account those discussions;
4. Instruct KH to prepare/amend the existing draft questionnaire (prepared by SWAG) to seek the views of parish residents on such matters in relation to the Wood as KH advises are within the PC's discretion in a SSSI.
5. Thereafter hold a public meeting (presented by KH?) to discuss the contents of the draft WMP, if necessary informed by the findings of the questionnaire;
6. Thereafter instruct KH to finalise the WMP for presentation to the PC for approval;
7. Thereafter instruct KH to submit the agreed WMP to the Forestry Commission/RPA as appropriate for approval and adoption.

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

Separately, but urgently, to commission another Tree Safety Survey. The most recent survey is now three years old and out of date. Failure to commission a replacement not only puts the public in danger but also puts the PC at risk of liability.

Yours faithfully,

Richard Don

For and on behalf of SWAG

6.2 To agree the arrangements, if appropriate, for a presentation by Kate Harvey of Maydencroft

Kate Harvey presentation - 15th October at 18:30 proposed by Kate – new date to be agreed

Members to confirm this does - not need to be a public meeting

SwHPC members, SWAG members and registered volunteers to be invited. Kate charges £85 + VAT per hour so this needs approval and a formal request sent.

6.3 Management Plan

Dear Amanda

On reading the latest guidance on CSHT agreements, it appears that invitations are still being sent out. However, when an invitation is issued, we have just 10 days in which to respond with the correct documentation. Whilst it does not make sense to spend money preparing for something that may not happen, it is important that we monitor daily, if possible, for an invitation from DEFRA as we cannot afford to miss the invitation. Hopefully we have not already missed it.

I will be preparing a proposal for the next full council meeting where I will set out the potential ongoing costs of managing Stubbs Wood and therefore the need for Council funds and/or income from grants and donations. For grants we will need a consultant and this will cost money so if the other options are unavailable or insufficient there will be upfront costs.

Regards

Cllr. Martyn Fribbens

6.4 Aztech – spraying at Stubbs Wood

Invasive species spraying - From: "Aztech Group" <office@aztechgroupse.co.uk>

Sent: Wednesday, 3 September, 2025 16:00

To: clerk@sundridgewithidehill-pc.gov.uk

Cc: martyn.fribbens@sundridgewithidehill-pc.gov.uk

Subject: RE: Final extraction at Stubbs Wood

Hi Amanda,

I hope all is well.

We can undertake the spraying at Stubbs wood on a day rate at £360+VAT per day.

We envisage it taking 4-5 days to get everything covered.

Please let me know if you would like us to proceed.

6.5 Tree Survey

Tree safety survey - Almost 3 years has passed since the last survey. Concerns have been raised about the trees behind Hanging Bank so authorisation for a new survey to be done and all urgent remedial work actioned this winter.

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

6.6 Stubbs Wood Account at 30 September 2025

2025/26 PAYMENTS - STUBBS WOOD

Cost Centre Ide Hill - Stubbs Wood

Code 34 Professional Services

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
68	19/06/2025			Unity Trust Bank		Tree work	DRM Trees Ltd	S	1,100.00	220.00	1,320.00
						Subtotal for Code:	Professional Services		£1,100.00	£220.00	£1,320.00

Code 145 Volunteer Expenses

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
21	15/04/2025			Unity Trust Bank		Fuel and Oil for Stubbs Wood	Dominic Rossi	S	19.67	3.94	23.61
70	19/06/2025			Unity Trust Bank		Fuel and Oil for Stubbs Wood	Dominic Rossi	X	33.77		33.77
116	11/08/2025			Unity Trust Bank		Fuel and Oil for Stubbs Wood	Dominic Rossi	X	24.28		24.28
						Subtotal for Code:	Volunteer Expenses		£77.72	£3.94	£81.66
						Subtotal for Cost Centre:	Ide Hill - Stubbs Wood		1,177.72	223.94	1,401.66

TOTALS **£1,177.72** **£223.94** **£1,401.66**

Stubbs Wood Budget @ 30 September 2025

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
Carried f/wd from 2024/25		503.00		
Payments to 30 September 2025			1,778	
		503.00	1,778	

In budget from Parish Council	3,000.00
Plus c/f	<u>503</u>
	3,503.00
Less payments	<u>1777.72</u>
	£1,725.28

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

Stubbs Wood

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
2019/20				
Other Income	200		11,438	11,420
2020/21				
RPA Grant	3,720	3,720	910	910
Other Income				
2021/22				
RPA Grant	3,720	3,720	4,864	4,864
Other Income	1,575			
2022/23				
RPA Grant	3,720	3,720	2,436	1,439
Other Income	1,326			
2023/2024				
RPA Grant	3,720	3,720	10,252	10,069
Other Income	600			
	18,581.40	14,880.00	29,900	28,702
EA Grant		15,000.00		
Total Ring Fenced Income		29,880.00		
Ring fenced income		29,880.00		
less payments		-28,702.00		
Ring fenced income c/f to 2024/25		1,178.00		

Stubbs Wood Budget @ 31 March 2025

	Receipts	Ring Fenced	Payments	Payments against ring fenced income
Carried f/wd from 2023/24		1,178.00		
2024/245				
RPA Grant	4,724		5,399	5,399
Other Income	200			
	4,924	1,178.00	5,399	5,399
Ring fenced income		4,724.00		
c/f ring fenced income		1,178.00		
less ring fenced payments		-5,399.00		
Ring fenced income c/f to 25/26		503.00		

7. Ide Hill Public Conveniences

7.1 Complaints (in confidence)

7.2 Castle Water (in confidence) – Cllr Fribbens will look into this matter during the week.

8. Ide Hill Recreation and Green

8.1 Ide Hill Recreation Ground

9.1.1 Use of the recreation ground by third parties

To discuss the possibility of charging for third party use.

Sundridge Rec Charges are:

9.1.2 Dog fouling

Signage? And awareness via social media.

8.2 Electricity supply to Ide Hill Scout Hut

From: Sean Murphy

Sent: 01 August 2025 14:35

To: russell.maybury@sundridgewithidehill-pc.gov.uk

Cc: clerk@sundridgewithidehill-pc.gov.uk

Subject: RE: Ide Hill - Scout Hut

Hi Russell,

UKPN are offering a land access form, as this is the usual document to seek consent for installing network that serves the property owner. I was wrongly informed by the designer that he wanted a Wayleave Agreement, hence the reason why we are now seeking a land access form.

There is no issue between UKPN and the resident, as the two affected residential parties have agreed to a new route serving their properties. The only issue to resolve now is with the Parish Council, and how we look to instal a new more resilient service to the Scout Hut. Irrespective if this works has been born from an aesthetic issue, UKPN have asked for the consent to be via a land access form. There is no need to secure a Wayleave Agreement and incur legal fees.

Kind Regards

Sean Murphy

Associate Director – Networks (England & Wales)

Blackhall & Powis Ltd.

Chartered Surveyors

LAND | MARINE | COMMUNITIES

Property Services for Energy, Utilities and Infrastructure Providers

m: 07378 928291

w: www.blackhallpowis.com

e: sean.murphy@blackhallpowis.com

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

9. Goathurst Common 9.1 Goathurst Common Playground Project Account at 30 September 2025

2024/25 RECEIPTS

Cost Centre Ide Hill - Goathurst Common

Code 154 Playground Fundraising

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
31	25/10/2024			Unity Trust Bank		Goathurst Common Fundraising	Goathurst Common Playground Gr X		18,275.00		18,275.00
45	18/02/2025			Unity Trust Bank		Goathurst Common Fundraising	Goathurst Common Playground Gr X		1,690.00		1,690.00
						Subtotal for Code:	Playground Fundraising		£19,965.00		£19,965.00

Code 150 Playground Grant

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
15	23/08/2024			Unity Trust Bank		Grant for Goathurst Common Playgro	National Lottery Community Fund X		19,999.00		19,999.00
43	23/01/2025			Unity Trust Bank		Grant from Round Table	Sevenoaks Round Table X		8,734.75		8,734.75
44	24/01/2025			Unity Trust Bank		Grant for Goathurst Common Playgro	Sevenoaks District Council X		12,500.00		12,500.00
						Subtotal for Code:	Playground Grant		£41,233.75		£41,233.75
						Subtotal for Cost Centre:	Ide Hill - Goathurst Common		61,198.75		61,198.75

TOTALS £61,198.75 £61,198.75

2024/25 PAYMENTS

Cost Centre Ide Hill - Goathurst Common

Code 109 Maintenance

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
206	17/01/2025			Unity Trust Bank		Removal of goal posts at Goathurst Common	Banbrook Handyman and Garden :X		132.00		132.00
223	18/02/2025			Unity Trust Bank		Maintenance	Banbrook Handyman and Garden :X		132.00		132.00
						Subtotal for Code:	Maintenance		£264.00		£264.00

Code 152 Playground Equipment

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
151	15/11/2024			Unity Trust Bank		Play equipment for Goathurst Common 50%	Sutcliffe Play	S	32,487.59	6,497.52	38,985.11
211	18/02/2025			Unity Trust Bank		Additional play equipment for Goathurst Common	Sutcliffe Play	S	1,122.00	224.40	1,346.40
212	18/02/2025			Unity Trust Bank		Additional Installation costs	Sutcliffe Play	S	728.40	145.68	874.08
272	18/02/2025			Unity Trust Bank		Play equipment for Goathurst Common	Sutcliffe Play	S			
275	18/02/2025			Unity Trust Bank		Play equipment for Goathurst Common	Sutcliffe Play	S			
						Subtotal for Code:	Playground Equipment		£34,337.99	£6,867.60	£41,205.59
						Subtotal for Cost Centre:	Ide Hill - Goathurst Common		34,601.99	6,867.60	41,469.59

TOTALS £34,601.99 £6,867.60 £41,469.59

2025/25 RECEIPTS

Cost Centre Ide Hill - Goathurst Common

Code 152 Playground Equipment

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
8	05/06/2025			Unity Trust Bank		Refund of overpayment	Sutcliffe Play	X	1,513.68		1,513.68
						Subtotal for Code:	Playground Equipment		£1,513.68		£1,513.68

Code 154 Playground Fundraising

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
10	23/07/2025			Unity Trust Bank		Donation Maybury	Cllr Russell Maybury	X	400.00		400.00
						Subtotal for Code:	Playground Fundraising		£400.00		£400.00

Code 150 Playground Grant

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
1	11/04/2025			Unity Trust Bank		Grant for Goathurst Common Playgro	Sevenoaks District Council X		12,500.00		12,500.00
						Subtotal for Code:	Playground Grant		£12,500.00		£12,500.00
						Subtotal for Cost Centre:	Ide Hill - Goathurst Common		14,413.68		14,413.68

TOTALS £14,413.68 £14,413.68

2025/26 PAYMENTS

Cost Centre Ide Hill - Goathurst Common

Code 152 Playground Equipment

Vchr.	Date	Invoice No	Minute	Bank	Cheq. No.	Description	Supplier	Vat Type	Net	Vat	Total
10	15/04/2025			Unity Trust Bank		Supply of plans and services	Tara Dalton Garden Design	S	1,967.50	393.50	2,361.00
18	15/04/2025			Unity Trust Bank		Installation of Goathurst Common Playground	Sutcliffe Play	S	30,832.57	6,166.51	36,999.08
19	15/04/2025			Unity Trust Bank		Treetops Saw	Sutcliffe Play	S	2,916.17	583.23	3,499.40
87	16/07/2025			Unity Trust Bank		Goal posts	Soccer Store	S	1,229.17	245.83	1,475.00
						Subtotal for Code:	Playground Equipment		£36,945.41	£7,389.07	£44,334.48
						Subtotal for Cost Centre:	Ide Hill - Goathurst Common		36,945.41	7,389.07	44,334.48

TOTALS £36,945.41 £7,389.07 £44,334.48

10. Items to Note/Consider

Remembrance Sunday as the Church in Ide Hill is currently closed for renovations – to agree Cllr Evans places the wreath at St Mary's Church, Sundridge and Cllr Fribbens places a wreath on the war memorial on the green at 11am on 11/11.

10.1 Salt Bags

They will deliver the salt bags to somewhere in the Parish that we designate.

From: Mike.Payton@kent.gov.uk <Mike.Payton@kent.gov.uk>

Sent: 23 September 2025 08:46

Subject: RE: Parish Salt Bags

Good Morning all.

I hope you are all keeping well.

As winter is approaching, I am writing to offer all of the Sevenoaks parishes the chance to have a one tonne bag of salt/sand mix or a small number of 25kg bags. These are to be used by parish councils on the public highway.

If you are interested in receiving one/some of these bags, please email me with a delivery address and a contact name/number for the delivery.

If I have not heard from you before **17:00 on 20th October 2025**, then I will assume that you do not require any bags for this coming winter.

Many thanks

Mike



Mike Payton FIHE. | Highway Manager - Sevenoaks | Highways Asset Management | Kent County Council | www.kent.gov.uk | Telephone 03000 418181 | for further details of roadworks across Kent visit

10.2 Streetlighting

Any updates from Cllr Manley

10.3 Christmas Events

£350 in budget for Ide Hill Christmas activities

£350 in budget for trees (Sundridge and Ide Hill)

Confirm Carols on the Green with Mulled wine and mince pies (alternatives for children)

From: martyn.fribbens@sundridgewithidehill-pc.gov.uk <martyn.fribbens@sundridgewithidehill-pc.gov.uk>

Sent: 23 September 2025 20:28

To: 'clerk@sundridgewithidehill-pc.gov.uk' <clerk@sundridgewithidehill-pc.gov.uk>

Cc: russell.maybury@sundridgewithidehill-pc.gov.uk; sharron.manley@sundridgewithidehill-pc.gov.uk; tammy.coles@sundridgewithidehill-pc.gov.uk

Subject: Christmas Carols at Ide Hill

Dear Amanda

PARISH COUNCIL OF SUNDRIDGE WITH IDE HILL

I propose that the Ide Hill Carols on the Green takes place once more this year and request funds for the refreshments as usual. I suggest we hold it at 6pm on Friday 5th December.

Regards

Martyn Fribbens

10.4 To note the sale of the Sundridge Burial Ground (for noting only, full discussion at Council meeting on 20 October)

Ms A Barlow
Sundridge Parish Council
Sundridge Village Hall 203-
209 Main Road Sundridge
SEVENOAKS TN14 6EJ

Our Ref : CAM/TAL/260/L075
Date : 18 September 2025

Dear Amanda

AUCTION – 18 SEPTEMBER 2025 – ONLINE AUCTION

LOT 075 – LAND ON THE WESTERN SIDE OF CHURCH ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6AU

I am very pleased to formally confirm for your records that I have been successful in selling your above Lot for the sum of £167,000.

We will shortly be sending to your Solicitor the Auction Contract signed by the Buyer or us as Auctioneers and can confirm that we have supplied the purchaser with details of our client account, so that the deposit can be transferred.

Once we have received this, we will be forwarding the balance of the deposit to your Solicitor, having deducted our fees in due course, so that immediately upon completion they can account to you for the balance of the purchase price. Where an Auction board has been placed at the property it will be collected after completion.

I am now inviting entries for my next series of auctions, which will take place on Thursday, 30 October (Online Auction). The closing date for entries will be 06 October 2025.

If you would like any advice on buying or selling by Auction, or any further assistance at this stage, then please do not hesitate to contact me.

Yours sincerely

Christopher Milne MNAVA DipDEA
Auction Appraiser
Mobile: 07960 242252

10.5 Signage for all assets

Members to confirm what assets require signage and location of signs.

10.6 To deal with any other Ide Hill Assets If required.

11. Date of next meeting

To be agreed at the meeting.