NORTHFIELD MANAGEMENT COMMITTEE

The Parish Office, Ash Green Sports Centre, Ash Road, New Ash Green, Kent DA3 8JZ Telephone 01474 702760.

24 September 2025

Dear Councillor.

You are invited to attend a committee meeting of the Northfield Management Committee to be held on Tuesday 30 September 2025 in the Viewing Gallery of Ash Green Sports Centre, Ash Road, DA3 8JZ commencing at 12.30pm. We would like to remind members of the Committee that all original copies of the correspondence contained in the Agenda are brought to the Committee meetings and held on file. If any member wishes to have sight of the correspondence that is not copied with the Agenda, would they please contact the Secretary to the Committee.

Yours sincerely,

A de Jager

Alison de Jager Helen Boden

AGENDA

- 1. Apologies for absence
- 2. Declarations of Interests
- 3. To approve the minutes of the meeting of 06 May 2025.

4. Finance Report and Year End

- 4.1 Financial Report
- 4.2 Internal Auditor to give consideration to the appointment of an internal auditor for the 2025/26 financial year.

5. Land and Site Maintenance

- 5.1 To approve the specification for the Hay Cutting Contract.
- 5.2 To approve the specification for the Grass Cutting Contract and to give consideration to extending the current contract.
- 5.3 To give consideration to the options for repairing/replacing the pedestrian access from Farm Holt to Northfield.
- 5.4 To note that the Quantified Tree Risk Assessment will be carried out on 15 October 2025.
- 5.5 To receive and discuss the Ecology report received from Ecological Planning & Research Ltd. (emailed to members)
- 5.6 New Trees aftercare update, emailed to members on 01 September 2025.
- 5.7 To note that the hay was cropped mid-September.
- 5.8 Matters raised by members.

6. Horse Riding Route

- 6.1 To note that the horse riding route had 12 members.
- 6.2 To agree a date to close the horse riding route for the year.

7. Health and Safety

- 7.1 Visual Inspection inspections are carried out regularly and reported to Ash-cum-Ridley Parish Council.
- 8. Date of next meeting.

NORTHFIELD MANAGEMENT COMMITTEE

Minutes of the Meeting held on Tuesday 06 May 2025 at 12.30pm at Ash Green Sports Centre, Ash Road, New Ash Green, DA3 8JZ

Present:

Cllr S Fishenden

Cllr L Glander Cllr M Manley

Cllr A Oxtoby - Chairman

In Attendance:

A de Jager – Secretary

H Boden - Treasurer

1. Apologies for Absence

Apologies for absence had been received from Cllr I Macleod.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the Meeting of 13th January 2025

Cllr A Oxtoby PROPOSED that the minutes of the meeting held on 16 April 2025 2025 are approved and signed. SECONDED: Cllr S Fishenden and AGREED.

4. Finance

- 4.1 Bank balances the balances were RECEIVED and NOTED.
- 4.2 Payments the following payments were authorised for payment. PROPOSED: Cllr A Oxtoby SECONDED: Cllr M Manley and AGREED.

Chq no	Payee	Particulars	Net	VAT	Gross
100657	Rialtas Business Solutions	Data back up service- annual subscription	254.00	50.80	304.80
100658	Lionel Robbins	Inv 2025/39	105.00	0.00	105.00

- 4.3 Internal Audit Report the Internal Audit Report for 2024-25 was RECEIVED and NOTED.
- 4.4 Annual Governance Statement the Northfield Management Committee Annual Governance Statement for 2024/25 was completed with the Committee answering Yes to all questions and signed by both Chairman.

- 4.5 Accounts 2024/25 the accounts for the year ended March 2025 were considered and agreed with the dates for the period of exercise of public rights set for 03 June to 14 July 2025.
- 4.6 Statement of Internal Control the review and approval of the Statement of Internal Control was carried out without amendment. PROPOSED: Cllr A Oxtoby SECONDED: Cllr S Fishenden and AGREED.

5. Land and Site Maintenance

- 5.1 it was NOTED that the campfire on the boundary of Barnetts Wood has been cleared along with a second campfire area in Barnetts Wood.
- 5.2 It was NOTED that an email had been received from the Woodlands Group regarding the new trees and suggesting that the guards and stakes be removed. It was AGREED that this will be considered on receipt of a response from Kent Trees..

7. Health & Safety

7.1 Visual Inspections – no items to report.

8. Date of Next Meeting

The date of the next meeting was set for Tuesday 30 September 2025 at Ash Green Sports Centre at 12.30pm preceded by a walk at 11.30am.

The meeting closed at 12.51am

Chairman Date

Financial Report

Northfield Management Committee

30th September 2025

Items for the agenda

1. Bank balances

To note the current bank balances in the two accounts held by the Northfield Management Committee.

- (i) Community Account £2,628.27 as at 29th August 2025.
- (ii) Business Base Rate Tracker account £10,975.50 as at 29th August 2025.

2. Financial Statement

To note the Committee detail report setting out the financial position of the Northfield Management Committee as at 24th September 2025. (APPENDIX 1).

3. Payments

To authorise the following payments:

Chq no	Payee	Particulars	Net	VAT	Gross
100657	Lionel Robbins	Internal Audit 2024-25 inv 2025/39	105.00	0.00	105.00
100658	Graham's Gardens	Visual inspection w/c 07/04- 28/04 inv 186	120.00	0.00	120.00
100659	Kent Grassland Services	Grass cutting May inv 3808	400.00	80.00	480.00
100660	Kent Grassland Services	Grass cutting June inv 3823	400.00	80.00	480.00
100661	Graham's Gardens	Visual inspection w/c 05/05- 26/05 inv 188	120.00	0.00	120.00
100662	Rialtas Business Solutions Ltd	Annual subscription data back up service inv SM31765	254.00	5080	304.80
100663	Graham's Gardens	Visual inspection w/c 02/06- 30/06 inv 663	150.00	0.00	150.00
100664	Sevenoaks District Council	Dog bin emptying Apr – June 2025	192.40	38.48	230.88
100665	Kent Grassland Services	Grass cutting July inv 3849	400.00	80.00	400.00
100666	Kent Grassland Services	Grass cutting August inv 3881	400.00	80.00	400.00

100667	Zurich Insurance	Annual premium	701.67	0.00	701.67
100668	Graham's Gardens	Visual inspection w/c 07/07- 28/07 inv 193	120.00	0.00	120.00
100669	William Johnstone	Installation of 1 new gate post & re hang gate. Replace chestnut paling & secure 2 no kissing gates. Inv 1445	534.00	106.80	640.80
100670	Rialtas Business Solutions Ltd	CHQ VOIDED AS ORIGINAL CHQ 100662 REPORTED AS LOST IN THE POST BUT SUBSEQUENTLY FOUND.	0.00	0.00	0.00
100671	Graham's Gardens	Visual inspection inv 189	120.00	0.00	120.00
100672	Sevenoaks District Council	Empty dog bins Jan – March 2025 + underpayment	301.24	60.24	361.48
100673	Kent Grassland Services	Grass cutting Sept inv 3916	400.00	80.00	480.00
100674	Ecological Planning & Research Limited	Final invoice for ecology inv 51440	1098.53	219.71	1318.24

4. Budget 2026/2027

To consider the draft budget for 2026/2027. (To follow).

5. Joint Management Committee

During the interim internal audit visit carried out by Hartley Parish Council's Internal auditor, it was noted that a separate AGAR is completed for the Northfield Management Committee.

The Internal Auditor advised that the proper practices for managing joint arrangements changed in March 2015 and reference to this is included in the JPAG Practitioners Guide (section 5.130 to 5.137).

At the meeting of the Northfield Management Committee held on 29th April 2024, it was agreed that each Parish Council will write a letter to NALC confirming the commitment that each Parish Council has agreed to share the guidance with the other joint Parish Council, and that further guidance be requested from NALC.

The Committee is requested to consider any advice received.

Date 24/0	09/2025 N	lorthfield Ma	nagement C	ommittee			Page
Time 14:26 Council Detail Report 24/09/2025							
		Actual Year to Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
INCOME							
100 I	Income						
1000	Hartley PC	0	2,000	2,000			0.0
	ACR PC	0	2,000				0.0
1002 I	Interest	36	150	114			24.2
1003 \	Wayleave	35	34	(1)			102.29
1004 I	Horse Riding	0	75	75			0.0
1006	Grants Recvd	0	3,900	3,900			0.0
	Subtotal	71	8,159	8,088	0	0	0.9
	TOTAL INCOME	71	8,159	8,088	0	0	0.9
EXPENDIT	TURE						
101 (General						
4102 \$	Subscriptions	254	250	(4)		(4)	101.6
4103 F		0	1	1		1	0.0
4105 I	Noticeboards	0	400	400		400	0.0
4106 /	Audit Fees	105	110	5		-5	95.5
4111 I	Insurance	702	600	(102)		(102)	116.9
	Subtotal	1,061	1,361	300	0	300	77.9
201 I	Maintenance						
4200 (General Maintenance	534	500	(34)		(34)	106.8
4201 (Grass Cutting	1,600	5,000	3,400		3,400	32.0
4202 F	Fence Repairs	0	500	500		500	0.0
4203 H	Hedge Cutting	0	2,000	2,000		2,000	0.0
4204 I	nspections	510	1,500	990		990	34.0
	Ragwort	0	1,000	1,000		1,000	0.0
	Dog Bin Clearance	56	800	744		744	7.0
	Ancient Woodland	0	1,500	1,500		1,500	0.0
4211	Tree work	0	2,000	2,000		2,000	0.0
	Subtotal	2,700	14,800	12,100	0	12,100	18.29
	Projects		000	800		202	0.01
4310 H	Horse Riding Route	0	200	200		200	0.0
	Subtotal	0	200	200	0	200	0.0
	TOTAL EXPENDITURE	3,761	16,361	12,600	0	12,600	23.09
	Total Income	71	8,159	8,088			0.99
	Total Expenditure	3,761	16,361	12,600	0	12,600	23.09
1	Movement to/(from) Gen Reserve	(3,689)					

Land & Maintenance

Ash-cum-Ridley Parish Council And Hartley Parish Council

Hay Cutting

Specification

Introduction

The two Parish Councils hold a 99 year lease for some 26 hectares of land known as Northfield in the Parish of Hartley. The land is designated for amenity purposes and the Councils are developing the land as a public open space.

Council Requirements Scope of Works

The Northfield Management Committee's aim is to establish a mutually advantageous arrangement between the Contractor and the Client in order to achieve best productivity crop outputs and ensure good management practices for the meadow.

The works will involve the cutting of the Meadow on Northfield which comprises of approximately 43 acres of low input permanent pasture and 5 acres of developing flower meadow.

Specification of Works

To cut the 43 acres of meadow as a hay crop from mid-July onward and preferably before the commencement of the school summer holidays.

The Contractor shall leave the 5 acres of wild flower meadow until late August, early September in order to allow the wild flowers to mature and drop seed. The responsibility of disposing of this area of hay will be for the contractor to arrange to his best advantage. (map attached).

If the conditions are such that a worthwhile crop has grown since the harvest of the July crop, then there will be no objection to a second cut of the meadow.

Contract Period

Length of contract to be 3 years.

Prices

Persons quoting must submit their prices on the form provided by the Council.

Payments to the Contractor

The contractor will be paid/invoiced the full price on completion of all the work to the satisfaction of the Councils; however it must be noted that the cycle of the Northfield Management Committee meetings, where the payments are authorised, are normally every 6-8 weeks.

General requirements

- (i) The contractor shall undertake the work detailed in this specification, in a proper and skilful manner and shall follow accepted practices and methods used in undertaking hay cutting works to a good standard.
- (ii) The contractor shall at all times comply with the requirements of the Health and Safety legislation to protect his employees and members for the public using the adjoining amenity area.
- (iii) No payment shall be made for extra works not authorised in advance by the Councils.

- (iv) The contractor shall reinstate all disturbed areas created by the works including access onto Northfield by the contractor's vehicles and equipment.
- (v) The route of the access for the contractor's equipment shall be agreed with the Councils prior to the start of the work.
- (vi) The contractor shall not transfer or assign the whole or any part of the work to another person or company without the prior approval of the Councils.
- (vii) Details of equipment to be brought onto the site together with arrangements for overnight/weekend storage, if required, must be provided to the Councils.
- (viii) The contractor shall undertake the work at a time to be agreed by both parties.
- (ix) The contractor must ensure that his operations do not damage trees, nearby properties or services.
- (x) The contractor shall indemnify the Councils against any claims arising from his actions in carrying out the work and shall secure an appropriate insurance cover to give effect to this indemnity.
- (xi) The contractor is advised that a dene hole was found on Northfield and subsequently filled in. Although there is no evidence of the presence of other dene holes, contractors should ensure that they advise their insurers in case they require any special measures.
- (xii) The contractor is advised of the presence of overhead power cables on the land and should therefore exercise care and normal safe working practices should they undertake any work in the vicinity of these cables.

Ash-cum-Ridley and Hartley Parish Council Form of Quotation

I/We the undersigned, having examined the Specification and other documents supplied by the Councils, offer to carry out hay cutting work at Northfield in accordance with the specification for the following fixed sum. Please note that the sums shown should reflect each year.

Details of works:- Please list the prices exclusive of \	/AT.
2020:	£
2021:	£
2022:	£
Total	£
I/We declare that the price is open for 09 th October 2019 .	or acceptance for a period of six months from the
I/We understand that the Councils received.	are not bound to accept the lowest or any quotation which may be
I/We certify that this is a bone fide q	uotation.
Signature(s):	
Print names in full:	
Date:	
Name and address:	

Asn-c	cum-Ridley and Hartley Parish Council Form of Quotation
References: Please give the name work in the past two years.	es and address of two persons for whom you have undertaken similar
1	2

Ash-cum-Ridley and Hartley Parish Councils

Grass Cutting Specification

A1. Introduction

The two Parish Councils hold a 99 year lease for some 26 hectares of land known as Northfield in the Parish of Hartley. The land is designated for amenity purposes and the Councils have developed the land as a public open space.

A2. Council Requirements

- (i) Details of works.
- (A) Meadow 5 metre band

The area to be mown as a 5 metre clear band on the field boundary at the beginning of May, July and September, making a total of 3 cuts. The area is indicated by as shown on the enclosed map.

- (B) Footpaths, Glade and Horse Riding Route
- i) The areas to be cut 3 metres wide, or one circuit of the mower in May, July and September making a total of 3 cuts. The area is indicated by _____ as shown on the enclosed map.
- ii) to cut swathes, at the beginning of May, July and September making a total of 3 cuts as indicated: XXXXXX 2026 XXXXXX 2027

Please note that an identifying strip should be left between the 5metre band (yellow) and the 3metre strip (green) where necessary.

(ii) Contract period

The start date is to be agreed with the successful contractor. The contract period will terminate at the end of October 2026.

(iii) Prices

Persons quoting must submit their prices on the form provided by the Council.

(iv) Payments to the Contractor

The contractor will be paid the full price on completion of all the work to the satisfaction of the Councils. Provision will be made with the successful contractor for staged payments. Invoices to be received monthly, however it must be noted that the cycle of the Northfield Management Committee meetings, where the payments are authorised, are normally every 6-8 weeks.

A3. General Requirements

- (i) The contractor shall undertake the work detailed in this specification, in a proper and skilful manner and shall follow accepted practices and methods used in undertaking grass cutting works to a good standard.
- (ii) The contractor shall at all times comply with the requirements of the Health and Safety legislation to protect his employees and members for the public using the adjoining amenity area.
- (iii) No payment shall be made for extra works not authorised in advance by the Councils.
- (iv) The contractor shall reinstate all disturbed areas created by the works including access onto Northfield by the contractor's vehicles and equipment.

- (v) The route of the access for the contractor's equipment shall be agreed with the Councils prior to the start of the work.
- (vi) The contractor shall not transfer or assign the whole or any part of the work to another person or company without the prior approval of the Councils.
- (vii) Details of equipment to be brought onto the site together with arrangements for overnight/weekend storage, if required, must be provided to the Councils.
- (viii) The contractor shall undertake the work at a time to be agreed by both parties.
- (ix) The contractor must ensure that his operations do not damage trees, nearby properties or services.
- (x) The contractor shall indemnify the Councils against any claims arising from his actions in carrying out the work and shall secure an appropriate insurance cover to give effect to this indemnity.
- (xi) The contractor is advised that a dene hole was found on Northfield and subsequently filled in. Although there is no evidence of the presence of other dene holes, contractors should ensure that they advise their insurers in case they require any special measures.
- (xii) The contractor is advised of the presence of overhead power cables on the land and should therefore exercise care and normal safe working practices should they undertake any work in the vicinity of these cables.

Ash-cum-Ridley Parish Council and Hartley Parish Council

Invitation to quote for grass cutting works at Northfield in the Parish of Hartley

B General Information and Instructions for Persons Quoting Invitation to Quote

- B1. The two Parish Councils invite quotations from persons experienced in grass cutting work as described in the specification and as shown on the accompanying plan.
- B2. Persons or Companies submitting prices are advised to ensure that they are fully familiar with the nature and extent of the obligations required of them and to inspect the location.
- B3. The successful contractor will be required to produce to the Councils:-
- (a) Details of his Public Liability Insurance Policy
- (b) Details of the method to be employed in carrying out the work, e.g. type of equipment to be used and the arrangements to be made to protect the public from any risk of injury.
- B4. Every quotation received shall be deemed to have been made subject to the terms and conditions of these documents.

Preparation of Quotations

- B5. It is the responsibility of the persons quoting to obtain for themselves and at their own expense all information necessary for the preparation of their quote.
- B6. All information provided by the Councils is for general guidance in the preparation of the quotations.

Persons quoting must satisfy themselves by their own investigation as to the accuracy of any information and no responsibility is accepted by the Councils for any inaccurate information obtained.

- B7. All documents are and shall remain the property of the Councils.
- B8. Persons quoting must be submitted for all of the works as detailed in the Specification and on the terms as set out in the Specification. Quotations for part only of the work will be rejected.
- B9. The quotation must be made on the Form of Quotation enclosed with these papers. It must be signed by the person quoting and submitted in the manner and by the date and time stated at clause B12.
- B10. The quotation must contain the names and addresses of two persons for whom the person quoting has undertaken works of a similar nature in the past two years.
- B11. The Councils written acceptance of the quotation will form a binding agreement between the Councils and the successful person quoting.

Quotation submission

- B12. All documents must be sealed and returned to the Secretary, Northfield Management Committee, Ash Green Sports Centre, Ash Road, New Ash Green, Kent DA3 8JZ, in the envelope marked 'Grass Cutting Contract' so as to arrive **not later than xxx 2026.**
- B13. The Councils may at their own discretion extend the closing date and time specified.
- B14. Persons quoting must keep their quotation valid for acceptance for a period of 6 calendar months after the closing date for the return of quotations.
- B15. In accordance with clause B3, the successful person quoting shall provide the Councils with a copy of his Public Liability Insurance Policy before the commencement of work.

Ash-cum-Ridley and Hartley Parish Council Form of Quotation

I/We the undersigned, having examined the Specification and other documents supplied by the Councils, offer to carry out grass cutting work at Northfield in accordance with the specification for the following fixed sum. Please note that the sums shown should reflect a whole year.

My/our price for the work as set out in A2 (i) Details of works is:-Please list the prices **exclusive of VAT.**

(A) Meadow 5 meter b 2026	eand per cut £	Total price for	3 cuts = £		
2027	£	Total price for	3 cuts = £		
(B) Footpaths, glade a 2026 i)	and Horse Riding Route	Total price for	3 cuts = £		
ii)	£	Total price for	3 cuts = £		
2027 i)	£	Total price for	3 cuts = £		
ii)	£	Total price for	3 cuts = £		
	Tota	I £			
	e up to four additional cuts to articularly heavy growing seas		lade, and (C) Meadow YES / NO		
Cost per additional cut (B) Footpaths & Glade 202	6 £			
	202	7 £			
Cost per additional cut (C)	Meadow 202	6 £			
	202	7 £			
I/We declare that the price is open for acceptance for a period of six months from April 2026					
I/We understand that the Councils are not bound to accept the lowest or any quotation which may be received.					
I/We enclose copies of my/our current Public Liability Insurance.					
I/We certify that this is a bone fide quotation.					
Signature(s):					
Print names in full:					
Date:					

Address:				
References: Please give the names and address of two persons for whom you have undertaken similar work in the past two years.				
1	2			
<u>s</u>				

