

Forest Row Parish Council

Clerk:
Email:

Mr David O'Driscoll
parishclerk@forestrow.gov.uk

(Office Hours: Monday to Friday 9am to 2pm)



To: All members of FOREST ROW PARISH COUNCIL:
Cllrs. Josephson (Chairman), Davies, Hill, Hopkins,
R Lewin, T Lewin, Moore, Pritchitt, Spackman,
Summers, Waters, Williams, Withers and Wogan

Community Centre
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East Sussex
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Dear Sir/Madam,

Your attendance is required at a meeting of the
FOREST ROW PARISH COUNCIL to be held on
TUESDAY 17th MAY 2022 in the Garden Room at the
Community Centre at **7.30 PM**.

Date: 11th May 2022

Mr David O'Driscoll
Clerk to Forest Row Parish Council

THE FIRST FIFTEEN MINUTES WILL BE AVAILABLE FOR RELEVANT QUESTIONS AND
REMARKS FROM THE PUBLIC – IF ANY. MEMBERS OF THE PUBLIC ARE WELCOME TO STAY
AND OBSERVE THE REST OF THE MEETING.

A G E N D A

1. PUBLIC QUESTIONS
2. APOLOGIES FOR ABSENCE
3. RECORDS OF PREVIOUS MEETING
 - 3.1 To approve the minutes of the Meeting of Council held on 5TH April 2022
 - 3.2 To consider any objections to deletion of the digital transcript of that meeting
4. CLARIFICATION OF ACTIONS FROM LAST ORDINARY MEETING
5. TO NOTE AND APPROVE LIST OF DELEGATED DECISIONS
6. TO DECLARE ANY INTERESTS OR REQUEST DISPENSATION RE THE ITEMS BELOW
7. CHAIRMANS COMMENTS
8. TO NOTE CLERK'S REPORT ON MATTERS NOT REQUIRING A DECISION
 - 8.1 INTERNAL AUDIT OUTCOME
 - 8.2 CEMETERY LAND PURCHASE
 - 8.3 COMPLAINTS TO ESCC
9. SUMMARY FINANCIAL REPORT
10. PRINCIPAL COUNCILS
11. STANDING COMMITTEES
12. REPRESENTATIVES ON OUTSIDE BODIES (IF ANY)
13. COMMUNITY WARDEN
14. TO DECIDE ON CO-OPTION
15. TO RESURRECT SLR OR NOT
16. TO CONSIDER DETAILED ARRANGEMENTS FOR ANNUAL PARISH MEETING
17. COUNCILS ROLE IN UKRAINIAN REFUGEE ASSISTANCE

If relevant: Pursuant to Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 the committee believes that the public and press to be excluded from the meeting on the grounds of the confidential nature of the business to be transacted.

18. TO CONSIDER AND RESOLVE ON A CAPITAL ISSUE

19. NOTICES, CONSULTATIONS & CORRESPONDENCE

20. ITEMS FOR FUTURE CONSIDERATION BY FULL COUNCIL OR COMMITTEE

FULL COUNCIL**BACKING PAPERS FOR MEETING 17th MAY 2022**

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**COUNCILLORS' BRIEFING FOR THE MEETING OF FULL COUNCIL
ON 17th MAY 2022**

1. **PUBLIC QUESTIONS**
2. **APOLOGIES FOR ABSENCE** None signified in advance, but the Clerk is away on annual leave.
3. **RECORDS OF PREVIOUS MEETING**
One meeting to be covered: 5th April 2022. The Annual Meeting minutes are not yet ready.
4. **CLARIFICATION OF ACTIONS FROM LAST MEETING**
ACTION: to discharge as appropriate
5. **TO NOTE & APPROVE LIST OF DELEGATED DECISIONS:** (as attached to backing papers)
ACTION: to note
6. **DECLARATIONS OF INTEREST/ REQUESTS FOR DISPENSATION** Members who have a financial interest in any of the items covered by this agenda may wish to declare a personal interest. However, occasional users of services or volunteers need not be concerned.
ACTION: to note

TO NOTE REPORTS

7. **CHAIRMAN'S COMMENTS**

8. **TO NOTE CLERK'S REPORT ON MATTERS NOT REQUIRING A DECISION**

At the date of this briefing note:

- 8.1 The final internal audit of the year is due on Monday 16th May. The Assistant Clerk will summarise the findings for the meeting. Assuming all is well, the Annual Return will be ready for signing off by Council.
- 8.2 Cemetery land. The request for consent to borrow is still with the Ministry in London. Council will need to take a view on next steps.
- 8.3 Complaints to East Sussex. Two formal complaints were sent to ESCC on 9th May, one regarding the absence to date of a reply to the Freedom of Information Act request lodge don 28th January, the second regarding the way in which the negotiations for a lease to the Sports Ground Association have been handled.

9. **SUMMARY FINANCIAL REPORT**

A summary printout for month 1 is attached. The first 50% of the precept has been banked, so has to be apportioned on a monthly basis to give a true picture of performance against forecast. At the end of month 1, that should be 8.3%.

On a corrected basis, overall income received was 7.8% of forecast, and expenditure 10.6%. The slightly elevated expenditure figure is attributable to the fact that all the year's non-domestic rates on the council's estate have been paid in month 1.

10. **PRINCIPAL COUNCILS**

County & District Councillors have been invited and may report orally

13. COMMUNITY WARDEN

Report attached

SUBSTANTIVE MATTERS

14. TO CO-OPT OR NOT TO CO-OPT?

As announced, the Elections Department did not receive the statutory request from ten electors for a by-election. Council should therefore co-opt to fill the current vacancy. [Paragraphs 5(5)&(6) of the *Local Elections (Parishes & Communities)(England & Wales) Rules 2006* state that co-option is obligatory unless there is less than six months left of the council term.] Council to decide when to advertise the co-option and make the selection.

ACTION: to resolve accordingly

15. TO RESURRECT SLR MEETINGS OR NOT?

Local meetings under the title 'Strengthening Local Relationships' (SLR) between the Council and officers of the County Council (mostly from Highways) used to take place quarterly, and latterly six-monthly. They were generally considered to be ineffectual, but lapsed altogether in 2020. We have recently been asked by the County Council if we wish to restart these meetings, for preference in a remote format (probably via Microsoft 'Teams').

For Council to decide if they wish to re-engage, and if so, who will commit to attendance.

ACTION: to consider & resolve as appropriate

16. TO RESOLVE ON DETAILED ARRANGEMENTS FOR THE ANNUAL PARISH MEETING

The APM is scheduled for 26th May. This is a meeting *of the parish*, rather than *of the Council*, but because it is usually called by the Chairman of the Council, the practical arrangements have been taken on by the Members, with administrative assistance from the office. Council – or a more limited working group - must now settle on the practical arrangements, and how the substantive items on the agenda are to be presented.

The APM needs to be formally announced/ called on Tuesday 17th to comply with statute.

ACTION: to resolve as appropriate.

17. COUNCIL'S ROLE IN UKRAINIAN REFUGEE ASSISTANCE

Council voted on 15th March to "establish a coordinating committee to help Ukrainians coming to Forest Row ... to be ratified with terms of reference at the next appropriate Full Council". Full Council on 5th April that a meeting had taken place between the Chairman & staff to consider what assistance might be appropriate. Although referred to as a 'working group', in fact only one meeting took place. The situation has been extremely fast-moving, and the lead has been taken by organisations outside the Council. The Council's help has in reality been limited to repurposing the former 'covid helpline', providing local welcome packs as per those given to new residents, and making a grant to the Community Fridge to provide food aid. The Clerk also authorised limited use of the VENUe under delegated powers. Council to decide whether a formal committee as such is now required.

18. TO CONSIDER & RESOLVE ON A CAPITAL ISSUE

Please see separate briefing note attached.

18/19. Standard items

FOREST ROW PARISH COUNCIL

ACTION TAKEN UNDER DELEGATED AUTHORITY

PERIOD - from: 01/04/2022 to: 10/05/2022

DECISION TAKEN	REASONS	OFFICERS NAME	DATE OF DECISION	COST
Parish Elections	Expenses of aborted election	The Clerk	28/04/2022	664.63

Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

Finance & Policy**401 Finance & Administration**

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4176 FI-Precept Received	208,340	415,000	206,660			50.2%	
4181 FI-Wayleave Income	0	5	5			0.0%	
4182 FI-Devolved Services Income	0	1,450	1,450			0.0%	
4183 Community Warden Hire	960	11,000	10,040			8.7%	
4190 FI-Interest Received	70	55	(15)			127.8%	
Finance & Administration :- Income	209,370	427,510	218,140			49.0%	0
4100 PENSION TOP UP	380	6,000	5,620		5,620	6.3%	
4101 FI-Salaries	23,725	345,000	321,275		321,275	6.9%	
4102 FI-Payroll Outsource Costs	0	420	420		420	0.0%	
4103 FI-Contrib. to Library Salary	0	3,285	3,285		3,285	0.0%	
4108 FI-Staff Training/Travel	0	3,000	3,000		3,000	0.0%	
4110 Community Warden Costs	40	500	461		461	7.9%	
4111 Forest Rate	0	25	25		25	0.0%	
4120 Postage	0	500	500		500	0.0%	
4121 Telecommunications	736	7,500	6,764		6,764	9.8%	
4123 Stationery	54	800	746		746	6.7%	
4124 FI-Subscriptions	1,749	6,000	4,251		4,251	29.2%	
4125 FI-Insurance	0	8,000	8,000		8,000	0.0%	
4126 Printer/copier	179	3,500	3,321		3,321	5.1%	
4133 FI-Chairman's Fund	0	680	680		680	0.0%	
4134 FI-Parish Meeting	0	500	500		500	0.0%	
4135 FI-Councillors Training/Travel	0	1,000	1,000		1,000	0.0%	
4136 Security Checks	0	150	150		150	0.0%	
4137 FI-Members Allowances	105	6,000	5,895		5,895	1.8%	
4151 FI - Bank Charges	110	2,000	1,890		1,890	5.5%	
4156 FI-Legal & professional fees	1,450	5,000	3,550		3,550	29.0%	
4157 FI-Audit & Financial Managemen	0	3,500	3,500		3,500	0.0%	
4158 FI-Van Lease	0	3,000	3,000		3,000	0.0%	
4160 Office Equipment	452	300	(152)		(152)	150.8%	
4161 Office Maintenance	0	700	700		700	0.0%	
4165 FI-Election Fund	665	1,000	335		335	66.5%	
4166 Wayleaves	1	25	24		24	5.4%	
4169 Community Occasion	0	500	500		500	0.0%	
7102 PR-Website	0	650	650		650	0.0%	
7110 PR-Newsletter & Distribution	0	500	500		500	0.0%	
Finance & Administration :- Indirect Expenditure	29,645	410,035	380,390	0	380,390	7.2%	0
Net Income over Expenditure	179,725	17,475	(162,250)				



Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
403 Other Grants							
4360 Other Grants	9,500	7,000	(2,500)		(2,500)	135.7%	
4361 FRGSA Subsidy	0	2,500	2,500		2,500	0.0%	
Other Grants :- Indirect Expenditure	<u>9,500</u>	<u>9,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100.0%</u>	<u>0</u>
Net Expenditure	<u>(9,500)</u>	<u>(9,500)</u>	<u>0</u>				
Finance & Policy :- Income	209,370	427,510	218,140			49.0%	
Expenditure	39,145	419,535	380,390	0	380,390	9.3%	
Movement to/(from) Gen Reserve	<u>170,225</u>						
<u>Amenities & Services</u>							
101 Allotments							
1180 Allotment Rents	62	1,675	1,613			3.7%	
Allotments :- Income	<u>62</u>	<u>1,675</u>	<u>1,613</u>			<u>3.7%</u>	<u>0</u>
1135 Allotments-Water & Upkeep	0	1,000	1,000		1,000	0.0%	
Allotments :- Indirect Expenditure	<u>0</u>	<u>1,000</u>	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>0.0%</u>	<u>0</u>
Net Income over Expenditure	<u>62</u>	<u>675</u>	<u>613</u>				
102 Village Greens							
1280 VG-Hire Income	324	750	426			43.2%	
1281 VG- Utilities Income	0	100	100			0.0%	
Village Greens :- Income	<u>324</u>	<u>850</u>	<u>526</u>			<u>38.1%</u>	<u>0</u>
1236 Outdoor Maintenance	140	5,000	4,861		4,861	2.8%	
1237 Outdoor Planting	0	1,000	1,000		1,000	0.0%	
1239 VG-Utilities	0	250	250		250	0.0%	
Village Greens :- Indirect Expenditure	<u>140</u>	<u>6,250</u>	<u>6,111</u>	<u>0</u>	<u>6,111</u>	<u>2.2%</u>	<u>0</u>
Net Income over Expenditure	<u>185</u>	<u>(5,400)</u>	<u>(5,585)</u>				
104 Amenities General							
1436 Skate & Play areas	1,442	1,000	(442)		(442)	144.2%	
1444 Environmental Support	0	3,500	3,500		3,500	0.0%	
1447 Dog Fouling	0	3,100	3,100		3,100	0.0%	
Amenities General :- Indirect Expenditure	<u>1,442</u>	<u>7,600</u>	<u>6,158</u>	<u>0</u>	<u>6,158</u>	<u>19.0%</u>	<u>0</u>
Net Expenditure	<u>(1,442)</u>	<u>(7,600)</u>	<u>(6,158)</u>				

Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
105 Outdoor Maintenance							
1501 Outdoor Maintenance Equipment	0	2,500	2,500		2,500	0.0%	
Outdoor Maintenance :- Indirect Expenditure	0	2,500	2,500	0	2,500	0.0%	0
Net Expenditure	0	(2,500)	(2,500)				
203 Street Lighting							
2314 SL-Power	0	4,000	4,000		4,000	0.0%	
2336 Streetlights	0	7,500	7,500		7,500	0.0%	
Street Lighting :- Indirect Expenditure	0	11,500	11,500	0	11,500	0.0%	0
Net Expenditure	0	(11,500)	(11,500)				
204 Road Safety							
2436 RS-Road Safety	0	750	750		750	0.0%	
Road Safety :- Indirect Expenditure	0	750	750	0	750	0.0%	0
Net Expenditure	0	(750)	(750)				
601 Cemetery							
6180 BU-Burial Fees	117	15,000	14,883			0.8%	
Cemetery :- Income	117	15,000	14,883			0.8%	0
6123 Cemetery Admin	0	300	300		300	0.0%	
6151 BU- Cemetery Rates	1,048	700	(348)		(348)	149.7%	
Cemetery :- Indirect Expenditure	1,048	1,000	(48)	0	(48)	104.8%	0
Net Income over Expenditure	(931)	14,000	14,931				
Amenities & Services :- Income	503	17,525	17,022			2.9%	
Expenditure	2,629	30,600	27,971	0	27,971	8.6%	
Movement to/(from) Gen Reserve	(2,126)						
Property & Assets							
301 Community Centre							
3180 CC-Lettings	1,407	15,000	13,593			9.4%	
3181 CC-Equipment Hire	16	750	734			2.1%	
3182 CC-Rents	1,159	22,000	20,841			5.3%	
3185 MISC - incl books/copying)	100	400	300			25.0%	
3187 CC Drinks Machine Income	0	500	500			0.0%	

Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
3189 Misc Property Refunds	370	0	(370)			0.0%	
Community Centre :- Income	<u>3,053</u>	<u>38,650</u>	<u>35,597</u>			<u>7.9%</u>	<u>0</u>
3111 CC-Rates & Services	7,829	20,000	12,171		12,171	39.1%	
3116 CC-Upkeep/Cleaning	1,324	12,000	10,676		10,676	11.0%	
3127 CC - Drinks Machine	206	500	294		294	41.3%	
3136 CC-Enhancement	0	3,250	3,250		3,250	0.0%	
Community Centre :- Indirect Expenditure	<u>9,359</u>	<u>35,750</u>	<u>26,391</u>	<u>0</u>	<u>26,391</u>	<u>26.2%</u>	<u>0</u>
Net Income over Expenditure	<u>(6,307)</u>	<u>2,900</u>	<u>9,207</u>				
<u>303 Venue on the Green</u>							
3306 VOTG Income	243	4,000	3,757			6.1%	
Venue on the Green :- Income	<u>243</u>	<u>4,000</u>	<u>3,757</u>			<u>6.1%</u>	<u>0</u>
3304 Votg Non Youth Equip	0	500	500		500	0.0%	
3305 VOTG Running Costs	2,132	9,500	7,368		7,368	22.4%	
Venue on the Green :- Indirect Expenditure	<u>2,132</u>	<u>10,000</u>	<u>7,868</u>	<u>0</u>	<u>7,868</u>	<u>21.3%</u>	<u>0</u>
Net Income over Expenditure	<u>(1,888)</u>	<u>(6,000)</u>	<u>(4,112)</u>				
Property & Assets :- Income	3,296	42,650	39,354			7.7%	
Expenditure	11,491	45,750	34,259	0	34,259	25.1%	
Movement to/(from) Gen Reserve	<u>(8,195)</u>						
<u>Localism & Community Projects</u>							
<u>206 Community Transport</u>							
2678 Medical Car Scheme Income	0	300	300			0.0%	
Community Transport :- Income	<u>0</u>	<u>300</u>	<u>300</u>			<u>0.0%</u>	<u>0</u>
2554 Wealdlink	232	1,000	768		768	23.2%	
2601 Voluntary Medical Car Service	0	200	200		200	0.0%	
Community Transport :- Indirect Expenditure	<u>232</u>	<u>1,200</u>	<u>968</u>	<u>0</u>	<u>968</u>	<u>19.3%</u>	<u>0</u>
Net Income over Expenditure	<u>(232)</u>	<u>(900)</u>	<u>(668)</u>				
<u>207 Market</u>							
3184 CC-Market Income	172	9,000	8,828			1.9%	
Market :- Income	<u>172</u>	<u>9,000</u>	<u>8,828</u>			<u>1.9%</u>	<u>0</u>
3151 CC-Market expenditure	85	1,300	1,215		1,215	6.5%	
Market :- Indirect Expenditure	<u>85</u>	<u>1,300</u>	<u>1,215</u>	<u>0</u>	<u>1,215</u>	<u>6.5%</u>	<u>0</u>
Net Income over Expenditure	<u>87</u>	<u>7,700</u>	<u>7,613</u>				

Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
209 Localism & Community Proj Misc							
2700 Repair Cafe & Wellbeing	0	3,000	3,000		3,000	0.0%	
Localism & Community Proj Misc :- Indirect Expenditure	<u>0</u>	<u>3,000</u>	<u>3,000</u>	<u>0</u>	<u>3,000</u>	<u>0.0%</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>(3,000)</u>	<u>(3,000)</u>				
304 Cafe							
3480 Gages - Sales	1,743	20,000	18,257			8.7%	
Cafe :- Income	<u>1,743</u>	<u>20,000</u>	<u>18,257</u>			<u>8.7%</u>	<u>0</u>
3436 Gages-Purchase of Equipment	203	1,000	797		797	20.3%	
3460 Gages -Purchases Food etc	818	12,000	11,182		11,182	6.8%	
Cafe :- Indirect Expenditure	<u>1,022</u>	<u>13,000</u>	<u>11,978</u>	<u>0</u>	<u>11,978</u>	<u>7.9%</u>	<u>0</u>
Net Income over Expenditure	<u>721</u>	<u>7,000</u>	<u>6,279</u>				
306 Thursday Club							
3680 TC-Subscriptions	296	400	104			74.0%	
Thursday Club :- Income	<u>296</u>	<u>400</u>	<u>104</u>			<u>74.0%</u>	<u>0</u>
3636 TC-Running Costs	286	1,000	714		714	28.6%	
Thursday Club :- Indirect Expenditure	<u>286</u>	<u>1,000</u>	<u>714</u>	<u>0</u>	<u>714</u>	<u>28.6%</u>	<u>0</u>
Net Income over Expenditure	<u>10</u>	<u>(600)</u>	<u>(610)</u>				
406 Youth Provision							
4676 YP-Grants & Other Income	371	2,500	2,129			14.9%	
Youth Provision :- Income	<u>371</u>	<u>2,500</u>	<u>2,129</u>			<u>14.9%</u>	<u>0</u>
4603 YP - Dev costs & General Expen	145	3,500	3,355		3,355	4.1%	
Youth Provision :- Indirect Expenditure	<u>145</u>	<u>3,500</u>	<u>3,355</u>	<u>0</u>	<u>3,355</u>	<u>4.1%</u>	<u>0</u>
Net Income over Expenditure	<u>227</u>	<u>(1,000)</u>	<u>(1,227)</u>				
Localism & Community Projects :- Income	<u>2,582</u>	<u>32,200</u>	<u>29,618</u>			<u>8.0%</u>	
Expenditure	<u>1,769</u>	<u>23,000</u>	<u>21,231</u>	<u>0</u>	<u>21,231</u>	<u>7.7%</u>	
Movement to/(from) Gen Reserve	<u>813</u>						

Detailed Income & Expenditure by Budget Heading 10/05/2022

Month No: 2

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Grand Totals:- Income	215,751	519,885	304,134			41.5%	
Expenditure	55,035	518,885	463,850	0	463,850	10.6%	
Net Income over Expenditure	160,716	1,000	(159,716)				
Movement to/(from) Gen Reserve	160,716						

COMMUNITY WARDEN REPORT MARCH 22

Parking issues

2. Village grassland A22 Lewes Road.

1. Highfields.

2. Disabled parking bays Hartfield Road.

1. Priory Road car parked over pavement.

1. Riverside Pavement parking by Brambletye Hotel.

Patrol of Football field discovered 10 youths down part of the banking which was dangerous due to rain leading to slippery banks asked all youths to vacate the area due to safety concerns.

2nd April

A large Fire on the football pitch field was started late Saturday night including an old bicycle with some of the aluminium being burnt in the fire. This can be dangerous due to toxic fumes from the aluminium. Photo taken sent to PCSO.

I have paid 2 visits recently to the High Five Club and the Venue on the green. As well as visiting the youth club and speaking with Charlotte the youth worker and speaking with some of the youths.

Emailing PCSOs regarding the old derelict church on Hartfield Road. Youths keep gaining access to the site.

Silver Toyota Rav 4 parked on Council Land, leaking fuel out from underneath the vehicle over tarmac. Sand was placed over fuel to soak it up. Contact Fire Brigade they checked it and made sure that it was safe.

06/5.

Spotted motorist at the junction of Station Road on his mobile phone and not wearing his seat belt. I gestured to him to put the phone down and put seatbelt on. As I was dealing with the motorist a cyclist coming out of Lower Road his front wheel collapsed as he went to turn and ended up on the ground, so I went over to check that he was alright.

10/5.

I have been doing a lot of liaising with Planning Enforcement & Environment Services

Wealden District Council

Regarding the Old derelict Church, no 88 Hartfield Road, due to youths congregating inside and causing further damage. Details are now being passed over to the Health & Safety Team at WDC. **Watch this Space.**



**FOREST ROW ANNUAL PARISH MEETING
THURSDAY 26TH MAY 2022
AT 7.30PM at THE VENUE ON THE GREEN**

**YOU ARE CORDIALLY INVITED TO THE ANNUAL PARISH MEETING TO
MEET YOUR COUNCILLORS AND DISCUSS MATTERS OF CURRENT
INTEREST**

TIMETABLE

7.30pm	Informal meeting time
8.00pm	Council Chairman's introduction and opening remarks. Formal business: approval of previous minutes
8.15pm	Introducing your Parish Councillors
8.20pm	Youth Service – current developments – Mel Mesher
8.35pm	Update on assistance for Ukrainian refugees
8.50pm	Floor open for questions
9.30pm	Close of formal meeting

Report on Ukrainian Support

With the councils generous grant the Community Fridge & Foodbank have been able to do the following to help Ukrainian Refugees within the Forest Row Parish Council parish:

- Provide welcome boxes containing store cupboard food items, fresh fruit, vegetable, meat & dairy.
- Provide personal hygiene products including sanitary items, laundry powder, toothbrushes, toothpaste, shower & bath gel, shampoo, conditioner, toilet rolls etc.
- Welcome packs supplied by the Parish Council office containing benefits information, local walks, bus timetables, details of classes held in the council buildings, information regarding schools, health providers and more.
- Details on how to get free pre-paid sim cards for 6 months.
- Once the Maximum of 3 foodbank vouchers have been utilized Ukrainian Guests are welcome to use the Community fridge to top up on items available to everyone in the community (food surplus)

The Foodbank are liaising with Emily Lewis-Brown (co-ordinator of the Forest Row Help Refugees group) to ensure that every refugee arriving in forest Row receives the same information and support. This group have also supplied the Foodbank with personal hygiene products along with the Hygiene Bank in Crowborough and the co-op Forest Row.

Forest Row Foodbank has also applied for grant funding from Ashurst Wood Parish council and East Sussex County council which we are still awaiting a decision & Forest Row Business group who have already donated a sum of money to carry on this service for as long as necessary.

The business group have also purchased much needed under garments which will be added to the personal hygiene bags over the coming weeks.

The Community Fridge team would like to thank the Parish Council for their support as without this grant funding we would not have been able to act as quickly as was needed and in turn help the 20 families who have already relocated or are due to arrive within the next few day.



Director

Forest Row Community Fridge CIC

FULL COUNCIL

CONFIDENTIAL BACKING PAPERS FOR MEETING 17th MAY 2022

	Description	Page nos
	Clerk's briefing note	C1
18	Land valuation	C2-C19

**COUNCILLORS' BRIEFING FOR CONFIDENTIAL ITEM
MEETING OF THE COUNCIL**

17th MAY 2022

18. TO CONSIDER AND RESOLVE ON A CAPITAL ISSUE

We are currently awaiting Secretary of State consent to borrow up to £100,000 from the PWLB for the purchase of land for an extension to the cemetery. In the meantime, and notwithstanding the Committee's initial hesitation, I felt we were legally obliged to obtain our own valuation of the parcel of land in question, and I now attach the resultant document, of which the key page is 17 (C18), giving a valuation of £64,500.

The critical issue now before Council is: at what level should we pitch our offer to the landowner(s)? As expected, our valuer has effectively discounted the land having residential development value (the basis of the inflated valuation provided by the landowner), but he rightly points out that we may need to offer more than the bare valuation to acquire the land in a timely way. I would look to the Council to give an indication of an upper limit for a negotiated price, but delegate the actual process to the office.

As to compulsory purchase, I have taken advice as requested, and attach the advice received. The solicitor does not give a specific estimate of costs, but the sections highlighted make it clear that the liability could be open-ended, with the parish obliged to pay the administrative and legal costs of the District Council as well as its own, potentially up to a Tribunal hearing, *in addition to* the value of the land. Hence to be avoided in almost any circumstances.

PLEASE NOTE THAT THIS BRIEFING NOTE AND THE LAND VALUATION AND SURVEYOR'S ADVICE HAVE A PARTICULAR COMMERCIAL SENSITIVITY. PLEASE DO NOT SHARE THESE DOCUMENTS OR THEIR CONTENTS WITH ANY THIRD PARTIES, OR LEAVE THESE PAPERS WHERE THEY MIGHT BE SEEN BY OTHERS.

VALUATION REPORT

PREPARED ON BEHALF OF

**FOREST ROW PARISH COUNCIL
THE COMMUNITY CENTRE
HARTFIELD ROAD
FOREST ROW
RH18 5DZ**

IN RESPECT OF

**LAND ADJOINING FOREST ROW CEMETERY
FOREST ROW
EAST SUSSEX
RH18 5HF**

VALUATION DATE: 31ST MARCH 2022

REPORT DATE: 31ST MARCH 2022

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1. INTRODUCTION

INSTRUCTION

- 1.1. Bray Estates ("Bray Estates") were appointed by Mr David O'Driscoll, Clerk to the Parish Council via signed Terms of Engagement, to provide market valuation advice in respect of:

Land Adjoining Forest Row Cemetery

Forest Row

East Sussex

RH18 5HF

- 1.2. The scope of the assignment has covered the freehold interest.
- 1.3. Our instructions are to consider the value of the subject land, bounded in red and labelled Area 2 on the plan at Appendix 2 of this report. The Parish Council wishes to understand the value of the property to support its negotiation with the landowner prior to a potential purchase, to allow the expansion of the current cemetery.

REPORT FORMAT

- 1.4. This report is arranged in defined sections providing opinions of value, analysis data, information on the basis of valuation adopted, together with valuation assumptions pertaining to the assignment. It is supported with an Executive Summary at Appendix 01 and Plans & Maps at Appendix 02.

DATA CONFIDENTIALITY

- 1.5. The data collected during the course of the assignment will be held in strict confidence and shall not be divulged to any third party without prior approval.

INSPECTION

- 1.6. We have carried out an external inspection of the land, from within the site boundaries of the Forest Row Cemetery at its south-east as well as from the highway. Given the existing access to the subject land is over the adjacent fields at its north and west as well as a private access to the north an inspection of the northern and western parts was limited to that visible from our vantage points.
- 1.7. We did not have access to any hidden or inaccessible areas. It is assumed that an inspection of those parts which were unable to be inspected will not reveal or uncover any material defects which would cause us to change or amend our valuation materially.

- 1.8. Site areas were obtained using digital mapping software.
- 1.9. The weather at the time of our inspection was dry, partly cloudy, with a temperature of some thirteen degrees Celsius.

2. BASIS OF VALUATION

- 2.1. Our valuation has been prepared on the basis of Market Value in accordance with the requirements of the RICS Valuation – Professional Standards – 2022 (the Red Book Global) who define basis of value as:

Market Value

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

ASSUMPTIONS AND SPECIAL ASSUMPTIONS

- 2.2. Due to the nature of our instruction, a number of reasonable assumptions have been made during the course of our assignment, which we have detailed in the relevant sections of the report.
- 2.3. If any of the assumptions made during the course of the assignment differ from the true legal position, then our valuation opinion may be affected.
- 2.4. In arriving at our opinion of value, we have made no special assumptions other than those contained within this report.

DATE OF VALUATION

- 2.5. The valuation figure in this report represents our opinion of value as at the declared valuation date of 31st March 2022.

USE OF VALUATION

- 2.6. A valuation on the basis of Market Value is not suitable for taxation or any other purposes other than as described in this report.
- 2.7. Our valuation may be relied upon for the stated purpose as at the date specified and, in normal conditions, the value may not change materially in the short term. However, the

market is constantly changing and is susceptible to many external facets which can affect business confidence.

- 2.8. If any reliance is to be placed on the valuation figure, following any changes which could affect business confidence, then further consultation is strongly recommended. In any event, this valuation should not be considered valid after a period of two months.

3. PROPERTY DESCRIPTION

ADDRESS

- 3.1. Land Adjoining Forest Row Cemetery,
Forest Row,
East Sussex
RH18 5HF

LOCATION

- 3.2. The land is situated to the south-west of the village of Forest Row, West Sussex.
- 3.3. Forming part of a larger plot of agricultural land with further land at its north and west. The subject flanks the Forest Row Cemetery at its east with Priory Road to the south.
- 3.4. Whilst the highway runs adjacent to the plot, it is separated by a steep verge sloping down from the subject to the road. Access to the land is currently over the adjacent fields.
- 3.5. Located at the edge of the village in a semi-rural position. The amenities and facilities of Forest Row are to the north-east, accessible via Priory Road. There are some residential dwellings located to the south of Priory Road. Land to the north and west is predominately open, agricultural/pastureland with some residential and commercial buildings interspersed within.
- 3.6. Forest Row is on the northern edge of the Ashdown Forest, approximately three miles to the south-east of East Grinstead, which provides a number of comprehensive amenities and facilities.

DESCRIPTION

- 3.7. The subject forms a roughly rectangular shaped parcel of land, narrowing at its south, totalling some 1.91 acres (0.77 hectares).

- 3.8. The plot is predominately open, undulating but with a prevailing slope from north west to south east laid to grass. Currently used we understand for agricultural purposes, forming part of a larger parcel of agricultural land known as Burnthouse Farm.
- 3.9. We have consulted the Soilscape National Soil Resource, which indicates the subject is within an area of slightly acid loamy and clay soil with impeded drainage. The soils are classified as having moderate to high fertility, with land coverage principally arable and grassland. General cropping is reasonably flexible, but more suited to autumn sown crops and grassland.
- 3.10. There are no structures upon the land although there are electrical pylons within the site, in close proximity to the boundaries, which are principally defined by a mix of hedgerow, trees, stock fencing and timber post and rail fencing. The boundary is open to the north, with the remainder of its field.

4. CONDITION

- 4.1. We have considered the condition of the subject.
- 4.2. The parts of the site that were inspected, show the boundaries to be defined although some are damaged in places.
- 4.3. Further, given the subject forms part of a larger field, its northern boundary would require defining if transferred out of its current title.
- 4.4. We have not carried out detailed or invasive investigations into ground conditions, nor have we undertaken research of an archaeological nature. Accordingly, we have proceeded on the assumption the ground conditions are suitable for the current use and structures in place.

5. TENURE & TENANCIES

- 5.1. The freehold of the subject is held within title reference ESX283601, which includes land at its north, west as well as the Grade II listed Burnthouse Farmhouse at its north.
- 5.2. We have proceeded to value on the basis that there are no unusual or especially onerous restrictions, encumbrances, outgoing, lease terms, covenants or easements affecting the use of the property that are likely to have a detrimental impact on value.

5.3. We have assumed that there are no Farm Business Tenancies over the land nor any Basic Payment Scheme payments or equivalent grants. We have proceeded to value the freehold interest with vacant possession, on the assumption that the property has good title.

5.4. We recommend that the tenure and legal position is verified by a solicitor or by a report on title. If any of the assumptions made differ from the true legal position, then our valuation opinion may be affected.

6. HIGHWAYS

6.1. The subject does not benefit from its own private access from the public highway, with access to land the currently from within the adjoining fields at its north and west, via a private access road to the north, off Priory Road.

6.2. If purchased by the client, then access could be available from within the curtilage of the existing cemetery. If the land to be acquired were sold on a stand-alone basis, within the open market, then then a suitable access would need to be created and necessary rights property documented.

6.3. We recommend this is verified by a solicitor. If any of the assumptions made within this report differ from the true position, then our valuation opinion may be affected.

7. PLANNING AND REGULATIONS

7.1. The property is within the jurisdiction of Wealden District Council.

7.2. Our enquiries show the property does not appear to be in a conservation area but is within an Area of Outstanding Natural Beauty.

7.3. Our enquiries show that Burnthouse Farmhouse is Grade II listed, with the subject appearing to sit within its freehold title, along with the adjoining land at its north and west and the principal access from Priory Road.

7.4. The local planning authority website shows there have been no planning applications relating to the subject within the last ten years.

7.5. We are aware of historical planning applications which we understand relate to the subject under reference TD/1958/657T/0 for residential development which was refused on 26th

August 1958 and subsequently under reference T/1964/1212T/0 for the erection of 24 dwellings, also refused, on 26th October 1964.

- 7.6. It is assumed that the subject in its existing form, conforms with its lawful permitted use, which we assume to be agricultural, grazing or amenity land as well as having the necessary statutory consents in place.
- 7.7. Planning policy within the village is set within the Wealden District Core Strategy Local Plan (February 2013), along with same saved policies contained in the Wealden District Local Plan (1998). There have been other plans adopted including an Affordable Housing Delivery Local Plan (May 2016).
- 7.8. We understand as part of the 2013 Core Local Plan, the Forest Row development boundary from the 1988 plan was retained. This document shows that the subject sits outside of the development boundary.
- 7.9. There were no additional housing requirements for the village detailed within the 2013 local plan. Further, our enquiries show the subject plot has not been allocated for any future development and was not included within the Wealden Strategic Housing and Economic Land Availability Assessment in January 2019.
- 7.10. A new local plan is being prepared by Wealden District, to replace the 2013 plan and a Statutory Regulation 18 Consultation of the draft local plan is projected to take place in the Spring of 2022, with adoption of the new Local Plan in 2023. We have not had sight of any further documentation in relation to this.
- 7.11. We recommend a solicitor has sight of the necessary planning and statutory documentation. If any of the assumptions made within this report differ from the true legal position, then our valuation opinion may be affected.

8. SERVICES

- 8.1. The services have not been tested as this was outside the scope of our instruction. We are not aware of any services being connected to the land.
- 8.2. There are electrical pylons and cables running across the land and we assume the necessary wayleaves or easements are in place relating to access etc.

- 8.3. We recommend a solicitor has sight of all documentation and verifies the assumptions made.

9. ENVIRONMENTAL

- 9.1. Other than the field shelters, there are no buildings on the plot. As per your instructions we have not undertaken a detailed survey and no guarantee or assurance should therefore be inferred that, in the absence of any comment to the contrary, either the buildings or services are in good condition. Further, we have not carried out a topographical or invasive survey.
- 9.2. For the purpose of this report, we have assumed no works are required in order to comply with any statutory regulations.
- 9.3. We have not carried out detailed investigations into ground conditions, nor have we undertaken research of an archaeological nature. Accordingly, we have proceeded to valuation on the assumption the ground conditions are suitable for the current structures or for any redevelopment of the property.
- 9.4. We have not undertaken detailed investigations into the historical uses of this land or property, nor made specific enquiries of statutory or other bodies, in order to establish whether there is likely to be any contamination of the property, or of any neighbouring properties, which could give rise to a potential liability to third parties or place a statutory liability on the owners for remedial works. We are not aware of any potential contamination. If a detailed environmental survey reveals actual or potential contamination, our valuation may be adversely affected.
- 9.5. We have not been able to establish whether any deleterious materials, such as high alumina cement concrete, calcium chloride additive, asbestos or permanent wood wool shuttering, are present within the plot. We have produced our valuation on the assumption no such substances are present or, if they are, conditions are such that the structural integrity of the building is not affected. If any works are undertaken at the property we recommend they are in accordance with statutory
- 9.6. We have taken no account of any environmental issues concerned with chemicals, waste and hazardous materials that may be within machinery and equipment or elsewhere on the premises.

- 9.7. From the parts of the site inspected, we did not encounter any invasive species; however, we were not able to fully inspect the whole of the plot. If following an environmental survey, it is apparent there are invasive species within the site, then our valuation opinion may be affected.

10. VAT & TAXATION

- 10.1. No allowance has been made in the valuations for the costs of realisation, any liability for tax which might arise in the event of disposal, or for any mortgage or similar financial encumbrance over the properties. No allowance has been made for VAT.

11. MARKETING HISTORY & MARKETABILITY

- 11.1. We are not aware of the subject having been placed on the open market for sale or for letting. We understand the subject currently forms part of a larger, working farm.
- 11.2. We are of the opinion that the land is marketable for sale and would be of most interest to an owner occupier. The client, being an adjacent landowner would arguably be a special purchaser, given their interest in extending the current curtilage of the cemetery adjacent.
- 11.3. Given the location of the land, soil conditions and ground cover, we are of the opinion the land would be suitable either for grazing of livestock, equine purposes or agricultural uses subject to the necessary consents being in place.
- 11.4. The value may be affected by the current access to the land, given there does not appear to be an established access from the highway directly to the property along with it being within an Area of Outstanding Natural Beauty. We have assumed that access will be provided via the adjoining fields to the highway.
- 11.5. There are though a scarcity of similar types of plots or open land available for sale, especially in semi-rural positions, close to residential property which also has an impact on the value.

12. VALUATION ANALYSIS AND OTHER ASSUMPTIONS

- 12.1. In undertaking our valuation we have given consideration to the existing use of the land and adopted the comparable method to determine our market value figures.
- 12.2. We have also considered whether there may be any development potential over the subject.

12.3. We have looked at a number of similar plots of land that have sold in and around the vicinity. We have also taken account of sales that have taken place in the wider West Sussex area.

12.4. Amongst the evidence we have considered are the following:

- Land lying to the West of Priory Road, Forest Row, East Sussex – sold on 30th April 2021 for £105,000 – open plot of open, paddock land, with private access totalling some 4.87 acres.
- Land adjoining Rystwood Farm, Hartfield Road, Forest Row, East Sussex – sold on 21st May 2020 for £108,200 – open paddock with wooded boundary, located on the edge of Forest Row, adjacent to Rystwood Farm totalling some 8.12 acres.
- Land lying to the north of Hartfield Road, Forest Row, East Sussex – sold on 1st February 2021 for £30,000 – a plot of open amenity land, set to the east of Forest Row village, to the rear of a number of dwellings adjacent to the Sports Pavilion, totalling some 2.26 acres. Our enquiries show the property appears to only benefit from pedestrian rights of access.
- Land at Culvers Farm, Upper Hartfield, Newtons Hill, Hartfield, East Sussex – currently under offer at an asking price of £100,000 – an open plot of amenity land with mains water, and road frontage within the village of Hartfield, totalling some 4.91 acres.
- Land off Coombe Hill Road, East Grinstead, East Sussex – sold subject to contract at an asking price of £175,000 – two separate parcels of open paddock land with wooded boundary, located within the Sunnyside area of East Grinstead, totalling 7.64 acres.
- Land on Lydens Lane, Hever, Edenbridge, Kent – currently on the market for sale at an asking price of £70,000 – an open plot of pastureland with road frontage totalling 2.00 acres.
- Land at Burton Hill, Burton Park Road, Petworth, West Sussex – sold on 10th March 2022 for £100,000 – an open plot of pastureland with the benefit of mains water totalling some 3.10 acres.

- 12.5. In having regard for the evidence, it is apparent that plots of amenity land between five and eight acres have achieved values between £20,000 and £23,000 per acre on an agricultural, pasture or amenity use basis. Larger plots, in excess of eight acres have achieved values of between £13,000 and £15,000 per acre.
- 12.6. Smaller plots, below five acres are affected by quantum. This increases the value on a pound per acre basis, with those sold in the vicinity or available for sale with full rights of access, achieving values between £30,000 and £35,000 per acre.
- 12.7. There is a similar sized plot located within the village of Forest Row, which sold in 2021 for £30,000 however we understand this did not benefit from any vehicular rights of way and had a basic amenity use, which significantly impacted its value.
- 12.8. Outside the immediate vicinity, there is evidence of smaller plots, between one and three acres having sold for in excess of £35,000, with some properties in West Sussex, of open pasture/equine use, with highways access and services connected or stabling achieving values in excess of £40,000 per acre.
- 12.9. Given the location of the subject its existing use, size and position, we would consider the value to be in the region of £30,000 to £35,000 per acre. This is on the assumption that there are vehicular rights of access to the property, which either need to be provided form within the existing title or a new access provided along the boundary with Priory Road, however this may prove difficult and would require additional cost and consent.
- 12.10. We have also considered the cost of defining the northern boundary of the subject given it is open with its adjacent field.
- 12.11. Given the subject is an open plot of land, within the village, we have also had regard for its development potential.
- 12.12. The property is within an Area of Outstanding Natural Beauty, which requires additional considerations when granting planning consent. The land is outside the development boundary of Forest Row and has not been included within the latest SHEELA Site Appraisal. Further, the subject sits within the same title as the Grade II listed Burnthouse Farmhouse and there may be additional considerations in relation to this given it could be argued the subject is within the curtilage of a listed building.

- 12.13. We are also aware of historical refusals of residential development over the subject although dating back to the 50's and 60's.
- 12.14. In its current form, with the current designations in place, we are not of the opinion there is any short to medium term development potential of the land. However, Wealden District Council are currently in consultation over a new Local Plan, and this may result in changes to the designation of the subject, housing requirements of the village or other changes which may promote or facilitate a potential purchaser in trying to obtain planning consent.
- 12.15. Whilst we have considered the value of the subject on a market value basis, the Parish Council would be deemed as a special purchaser given the land flanks the existing cemetery, and the intension to the Parish Council to use this land to extend its existing curtilage.
- 12.16. Given the property is not on the open market, and the reluctance of one of the owners to sell, means the definition of market value requiring a willing buyer and a willing seller is not being met. Whilst the Parish Council may be able to compulsory purchase the land, this can be a long and drawn-out process, requiring significant input and funds to facilitate.
- 12.17. Further, there appear to be a lack of suitable plots for the Parish Council to purchase within the village as an alternative to that proposed to allow the expansion of the cemetery to take place.
- 12.18. It is for these reasons that we could understand why the Parish Council may wish to, or need to pay a sum in excess of the market value figures we have detailed within this report to secure the land.

13. VALUATION OPINION

PROPERTY ADDRESS

- 13.1. Land Adjoining Forest Row Cemetery,
Forest Row,
East Sussex
RH18 5HF

DATE OF VALUATION

- 13.2. 31st March 2022.

BASIS OF VALUATION

- 13.3. The basis of value is Market Value and is in accordance with the requirements of the RICS Valuation – Professional Standards – 2022 (the Red Book Global).

DECLARATION AND VALUATION

- 13.4. In accordance with the foregoing in our opinion the value of the subject with vacant possession may be fairly represented by a figure as follows:

£64,500

(Sixty-four thousand, five hundred pounds)

14. TERMS AND CONDITIONS OF ENGAGEMENT

USE OF THIS REPORT

- 14.1. This report is provided for the stated purposes and for the sole use of the named client. It is confidential to the client and its professional advisors and Bray Estates accepts no responsibility whatsoever to any other person or party.
- 14.2. Neither the whole, nor any part of this report, nor any reference thereto, may be included in any published document, circular or statement, or published in any way, without Bray Estates written approval of the form and context in which it may appear. If Bray Estates consents for part only of the report to be used within a publication then the wording provided in Appendix 02 should be included.

INFORMATION AND DISCLOSURE

- 14.3. This opinion of value and report has been prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made to us. We cannot accept any liability or responsibility in the event of information provided being incomplete or incorrect. We have based our opinion of value on information which has been made available to us and on our local enquiries. In the absence of documentary details, we have been dependent upon verbal information supplied to us. Unless otherwise stated, all information supplied by the client named in this report, their staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources has been accepted as being correct.

- 14.4. We have assumed that the information provided is correct and we cannot accept any responsibility or liability if it later transpires that this information is incorrect, incomplete or inaccurate.

RICS INVESTIGATIONS

- 14.5. This valuation may be investigated by the RICS for the purposes of the administration of the Institutions conduct and disciplinary regulations. Guidance on the operation of the RICS monitoring scheme including matters relating to confidentiality is available from www.rics.org.

JURISDICTION

- 14.6. In the event of a dispute arising in connection with this valuation, unless expressly previously agreed otherwise in writing, Bray Estates, the client and any third party using this valuation will submit to the jurisdiction of the British Courts only.

15. DECLARATION

COMPLIANCE

- 15.1. I confirm that this report has been prepared in accordance with the requirements of the relevant sections of the RICS Valuation – Professional Standards – 2020 (the Red Book Global), which incorporates the International Valuation Standards prepared by the IVSC. I further confirm that the facts presented are correct to the best of my knowledge, the fee is not contingent upon any aspect of the report and that said fee represents a minimal proportion of the overall fee income received by Bray Estates over the course of the previous twelve months.

IMPARTIALITY

- 15.2. I confirm that Bray Estates has acted in the role of external valuers to the client named in this report. An external valuer is defined by the RICS and the IVSC as *‘A valuer who, together with any associates, has no material links with the client, an agent acting on behalf of the client, or the subject of the assignment’*.

VALUATION PERSONNEL

- 15.3. I confirm that this valuation has been prepared by Michael Bray FRICS, RICS Registered Valuer, for and on behalf of Bray Estates, who has sufficient knowledge and the skill and understanding to undertake the valuation competently.

CONFLICT OF INTEREST

- 15.4. I confirm that to the best of my knowledge, undertaking this valuation does not give rise to any conflict of interest.

SIGNATORY



Signature of Valuer

Name of Valuer:

MICHAEL J BRAY FRICS

APPENDIX 1 – EXECUTIVE SUMMARY

The Royal Institution of Chartered Surveyors Valuation – Professional Standards – 2022 requires that where a report or reference to a report or its contents are to be included in a report or financial statement, issued by the instructing party, then a statement is issued by the valuer to reflect the scope and nature of the property valued.

- The freehold property interest, located at Land Adjoining Forest Row Cemetery, Forest Row, East Sussex, RH18 5HF was valued on 31st March 2022 by an external valuer, Michael Bray FRICS and RICS Registered Valuer, on behalf of Bray Estates.
- The valuation was carried out in accordance with the requirement of the RICS Valuation – Professional Standards – 2022.
- The valuation of the freehold property interest at the specified location was valued on the basis of Market Value.
- There were no special assumptions made when undertaking the valuation.
- The valuer's opinion of the Market Value was derived using comparable market transactions on arm's length terms.
- The valuer's opinion of the Market Value was:

£64,500

(Sixty-four thousand, five hundred pounds)

APPENDIX 2 – PLANS AND MAPS

