

KPC Assets & Responsibilities

Ref: KPC Meeting 29th May 2024

KINGSTON PARISH COUNCIL

ASSETS & RESPONSIBILITIES

2023-2024

CONTENTS

- Roads
- St Pancras Green
- The Green
- Kingston Community Pavilion
- Bus Shelters
- Noticeboards
- Furniture, Office Equipment and Sundries
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Roads

1. Subsoil of estate roads, on Kingston Downs Estate:

- i) The subsoil of the following estate roads: The Avenue, Lockitt Way, Cordons (all having an overall width of approx 12 metres), St Pancras Green (having an overall width of approx 10 metres), Monckton Way and Bramleys (both having an overall width of approx 12 metres).

Notes:

- Estate Roads are all now adopted by the East Sussex County Council, the local Highway Authority, and are maintainable at public expense.
- The Avenue verges remain the responsibility of KPC (from Lockitt Way to Church Lane) but are currently maintained by residents.

2. Unadopted Roads

- i) That part of Church Lane (a private unadopted street) having a length of approx 23 meters and a width of approx 8 metres and lying to the south of its junction with The Avenue.
- ii) That part of Church Lane (a private unadopted street) lying south of its junction with St Pancras Green.
- iii) The Bumpy Lane lying between Ashcombe Lane and Monckton Way (an unmade pathway having an overall width of approx 4 metres, over which vehicular rights of access exist).
- iv) Fox Twitten, lying between Lockitt Way and the Bumpy Lane (an unmade pathway having an overall width of approx 4 metres).
- v) Acquired by conveyance from Crown Commissioners dated 24th July 1987

Land Registry ESX 136329 and SX55485 (ref Church lane ii)

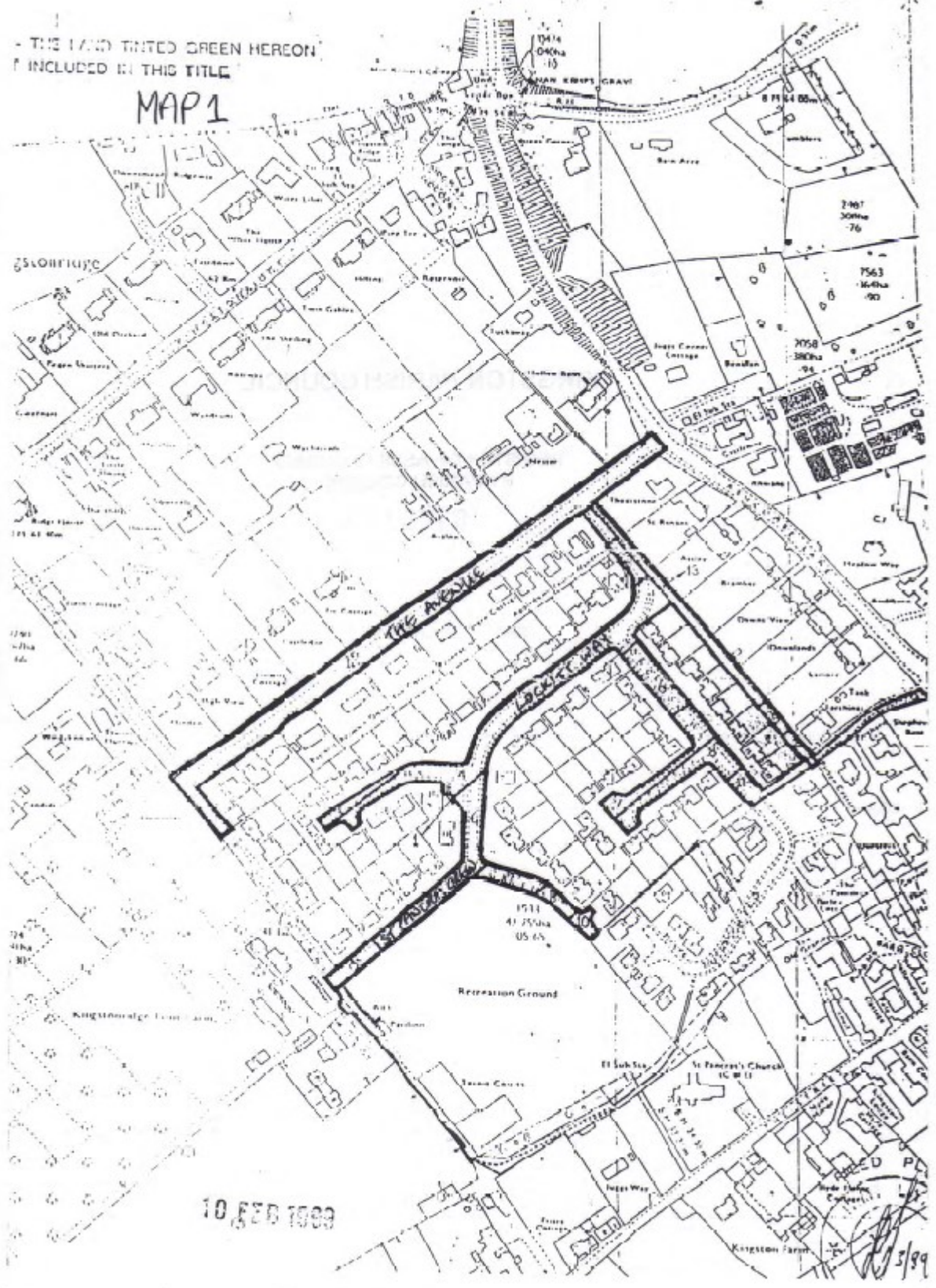
Notes:

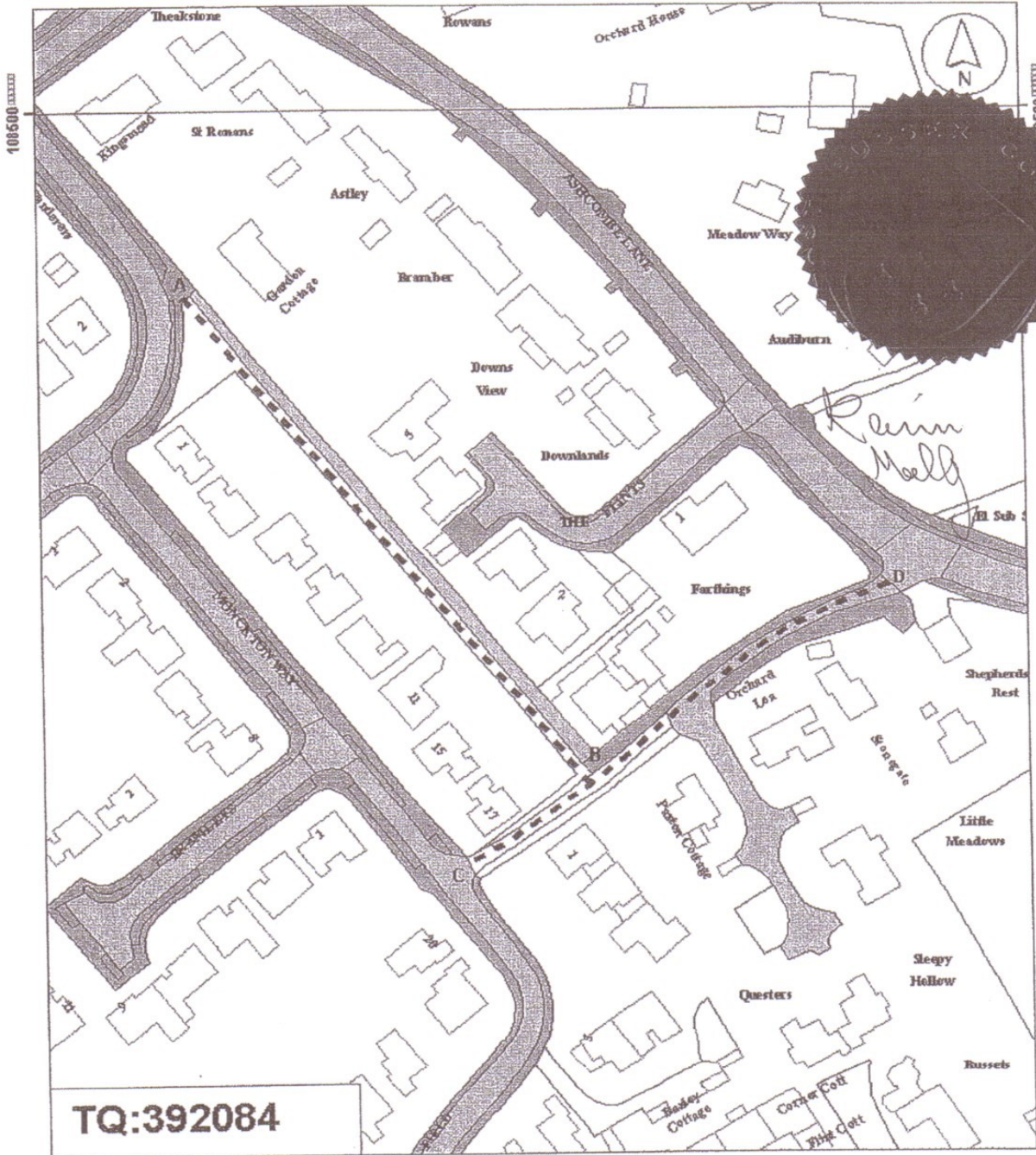
- All the above are shown on page 4 and 5 maps
- On 25 November 2010 Bumpy Lane and Fox Twitten shown on page 5 map by a black dashed line and running from A to B and C to D, were transferred to the South Downs Authority under a Public Pathway Creation Agreement by KPC to be Public Bridleway Kingston 19 and 20. Having a width of 4 metres to the "intent that such a strip of land shall hereafter be enjoyed by the public as a bridleway". To clarify duties of responsibility a Deed of Variation has since been agreed, November 2013, confirming ESCC as responsible for the maintenance of these bridleways.

Nominal cost value – £1


- THE LAND TITLED GREEN HEREON
INCLUDED IN THIS TITLE

MAP 1





TQ:392084

Map Title: CREATION OF A PUBLIC BRIDLEWAY AT MONKTON WAY, KINGSTON		East Sussex County Council County Hall St Annes Crescent Lewes	
Key: Proposed Bridleway - - - - -		 <small>© East Sussex County Council 2010 Aerial Photography © Geographics.com 2010 Reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100015057 2010.</small>	
Date: 06th May 2010	Map No: RoW/Kingston/1		
Scale: 1:1,125	Author: S Coleman		

St Pancras Green

The land includes the Kingston Community Pavilion and 2 tennis courts. It extends to approx 3.5 acres in area and is situated to the north of St Pancras Church and is shown on page 6 map.

Notes:

- The Council's ownership does not include that parcel of land forming the east corner of the Playing Field extending to approx 0.5 acres in area which lies to the rear of Nos 11-33 (consecutive) Mushroom Field. This land is owned by the Parochial Church Council and is leased to the Parish Council.
- Neither does the Parish Council own the land adjacent to the south east boundary, which is known locally as 'The Shrubbery' and contains a public bridleway. This land is owned by i) the freeholder of Kingston Manor and ii) the freeholder of Juggs Way.
- The green is made up from two parcels of land each referred in **Land Registry Titles SX 48319 and SX 55485**. There is a restriction by way of Deed of Dedication in favour of the Big Lottery Fund on both the Land Registry Titles applying to the land on which the Pavilion is sited (which spreads across both Land Registry Titles) plus all land of St Pancras Green owned by the Council (giving access to the pavilion). The Deed of Dedication expires 21st June 2029.
- The land was acquired in part by conveyance from Mr R.E. Turner dated 11th December 1961 and in part by conveyance from Mr T.H. Rea dated 25th February 1963.
- St Pancras Green does not have registered green status.

Land nominal cost value £1 – held as community land

The Green, Ashcombe Lane

Land having an area of approx 1.315 acres situated to the southwest of and having a frontage to Ashcombe Lane of approx 80 metres, to the north of The Juggs. The land is shown on page 7 map 3.

Notes:

- The land includes a children's play area with 8 items of play equipment, two picnic benches and one wooden/metal bench. The fences running between points A, B and C on the plan and those between the various items of play equipment are owned by the Parish Council.
- Vehicular access is gained via the car park of The Juggs Public House. Keys to the access gate are held by The Juggs and Barcombe Landscapes (for grass cutting).
- Acquired by Deed of Gift dated 28th September 1960 from Mrs. L.I. Smith and the Sussex Mutual Building Society. **Land Registry Title ESX293497**.

Land nominal cost value: £1 – held as community land

Play equipment current reinstatement value (insurance value 2020-2021) £49,992.22

Additional play equipment purchased February 2022 (inground trampoline/Zip Wire) cost £23,000

Additional sports equipment purchased September 2023 (Netball ½ court/hoop, boule court, 3 piece adult exercise equipment) £34,653

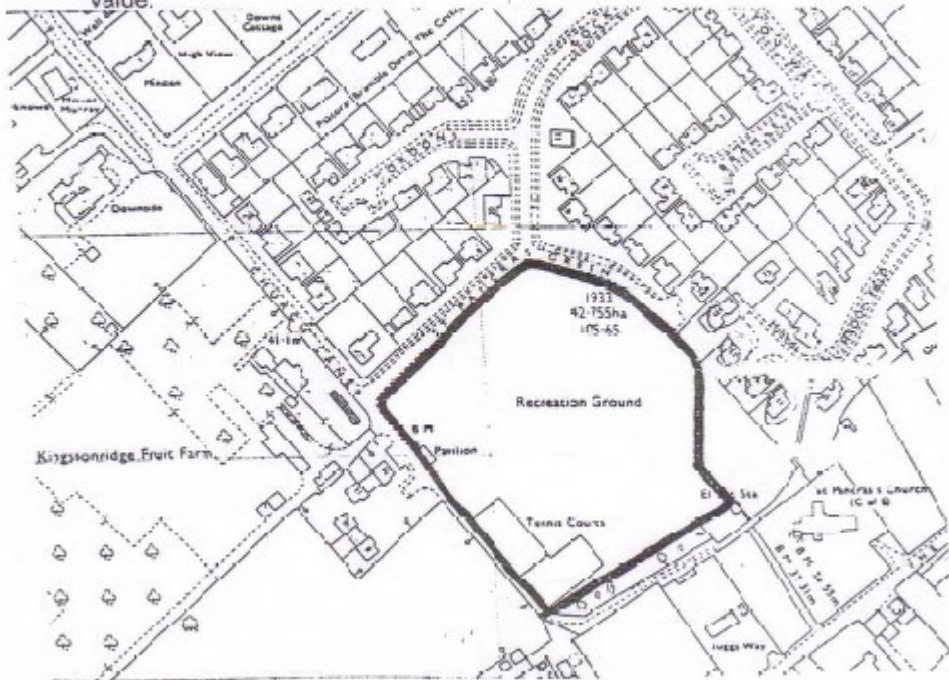
Other surfaces current reinstatement value (insurance value 2020-2021) £68,575.64

20th February, 1963.

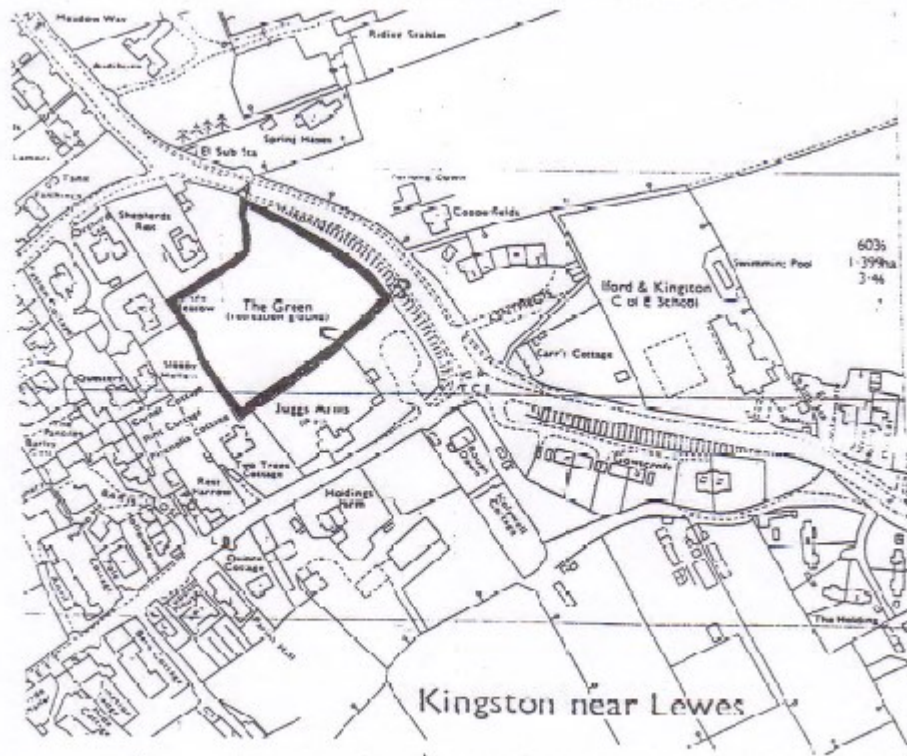
Current Value: £1 - held as Community land with only nominal value

10 FEB 1963

MAP 2



MAP 3



Kingston Community Pavilion, Recreation Ground, Church Lane, BN7 3LN

A timber-framed building consisting of a clubroom with kitchen, multipurpose room, changing rooms and lavatories, with two storerooms accessed from the exterior of the building. Externally there is a large clock and 4 benches.
Community Defibrillator.

Cost value £510,205 using March 2017 insurance value (insurance reinstatement value 2020-2021 £585,389.71).

Bus Shelter

- i) One on north side of Wellgreen Lane (C 324) adjacent to the eastern boundary of the site of the Iford and Kingston Church of England Primary School.
- ii) Original details of Acquisition/Construction – not known
- iii) Refurbished May 2016 by Kingston Parish Council to include a lockable notice board

Nominal cost value £1 held as a community building

Four Noticeboards

- i) One on the south eastern side of The Street, at the front of the Parish Hall. Replaced with a new board March 2018 and retains the memorial inscription of a previous board. Cost to Kingston Parish Council £750.
- ii) One on the south eastern side of The Avenue, at its junction with Ashcombe Lane. Situated on Public Highway – responsible authority the East Sussex County Council. Replaced with a new board March 2018. Cost to Kingston Parish Council £750
- iii) One on north western side of Kingston Ridge at the front of The Firs – situated on land owned by the owner of The Firs. Replaced with a new board March 2018. Cost to Kingston Parish Council £750
- iv) One integral to the refurbished bus shelter situated the boundary of Iford and Kingston Primary School. Cost to Kingston Parish Council £175.

Snednore Verge Bollards

In 2012 a license was granted by ESCC to erect 17 bollards on Snednore Verge to prevent anti-social parking.

The license was updated in December 2013 with an agreement from ESCC to reduce the height of the bollards in uniformity with others in the village.

Kingston Parish Council is responsible for cutting the grass around the bollards and also to replace missing or dysfunctional reflector tabs.

The ESCC license was originally due for renewal 10th June 2017 but the council was informed the license will run ongoing as long as the bollards are maintained.

Inventory Kingston Community Pavilion – attached as Appendix 1

Inventory of Sundry Items KPC

Item	Location	Date Acquired	Purchase Price
Grey metal filing cupboard	Parish Hall - on loan		
5 dual litter bins	Throughout the village	October 2017	£456 each
1 litter bin	Play area	October 2017	£182.29
2 picnic benches	Play area	unknown	
3 picnic benches	St Pancras Green	unknown	
3 bench seats	St Pancras Green	unknown	
1 cordless hedge trimmer	On permanent loan to the Action Group maintenance team	February 2018	£129.99
1 Laptop -Acer Aspire E1-571	KPC Clerk use	2013	DECOMMISSIONED AUGUST 2019
1 Laptop Lenovo 330S + Microsoft lifetime license + annual recharge Norton security	KPC Clerk use	August 2019	£365.83
1 Shredder Fexel REM820	KPC Clerk use	March 2019	£107.17
1 Hard Drive	KPC Clerk use	unknown	

Inventory Miscellaneous items in the Clerk's cupboard:

- 2 splitters; 1 ethernet/ethernet cable; 1 'phone jack/'phone jack cable
- 1 Business Broadband installation CD; 1 BT Business Total Broadband booklet
- 1 Hub Wireless network/SSID
- 2 splitters; 1 ethernet/ethernet cable;
- 1 Business Broadband installation CD; 1 BT Business Total Broadband booklet & Quick Start guide
- 1 CD containing OKI printer driver software
- 1 Booklet of operating instructions for Sony LCD digital colour TV
- 1 Leaflet with instructions on Network Settings for Sony LCD digital colour TV
- 1 Booklet and CD installation disk for Q-waves PC dongle
- 1 Microsoft Office DVD, Home and Student version
- 1 set - Extra hand-set and two charging stations for the cordless 'phone donated by John Carey, mentioned above. Charging stations are identical, type PQLV 30055ZA s/n 7FCQA S
- 1 office gavel
- 1 badge of office (council chair)
- 1 NALC award 2010 and award certificate
- 1 key safe
- Miscellaneous framed and unframed photographs of general village scenes and views.

General contents reinstatement value including computer & ancillary equipment (insurance value 2020-2021) £15,423.32.

Reviewed & Adopted by: Kingston Parish Council	Meeting Date: Minute item:	Review Date: May 2025	Clerk: JOD
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