

Minutes of the Meeting of Community Infrastructure Board held in Rickards Hall on 1 December 2025 at 7:30 pm

Present: Cllrs. Jon Aldridge, Alan Layland, Margot McArthur (*Chair*), Angela Read, Michael Stockdale, Bob Todd
In attendance: Deputy Clerk; four Members of the Public; and no press.

19:30 Meeting opened.

1 To Receive Apologies for Absence

Apologies were received noted, and accepted from Cllrs Baker, Compton, Cummings, Gemmel Smith, Jacques, McGregor, and Sumner.

2 Declarations of Interests or Predetermination

Cllrs Baker and Stockdale declared an interest in item 8.1 as a trustee of the Museum.

3 Public Questions and Statements

19:31 the Chair closed the meeting.

None.

19:31 The Chair reopened the meeting.

4 To receive, approve and sign the minutes of the Community Infrastructure Board Meetings held on 10 February 2025 (pages 2023-085/1-4).

Resolved: that the minutes of the CIL Board meeting be signed by the Chair as a true and accurate record, held on 10 February 2025 (pages 2023-085/1-4).

5 To receive an update on the CIL funding and receipts

Members noted the current CIL summary for 2025-26 (up to 31 October 2025):

- Total receipts received: £257,189.10 (from British Legion - 13 High Street, Farmstead Drive, 4 Ridge Way and Jewson)
- Total interest: £5,274.45
- Total CIL awards paid out: £21,709.00

Balance: £411,959.29, of which £137,098.12 was allocated to other approved projects; unallocated CIL funds balance £274,861.17.

The two CIL bank/investment accounts held a total of £423,068.47, but £11,109.18 was yet to be moved back into Council bank account following payment of CIL invoices. October receipt of £223,495.91, with £200k transferred into the CCLA account for higher interest returns.

There were no questions.

6 To agree the Annual Return for SDC (year-End 31 March 2025)

Members noted the annual return to SDC had been completed and submitted within the time frame allowed, and was published on the website. Summary balance for 2024-25 year-end balance:

- Year-end total CIL funds £153,431.11; plus interest £7,691.69 (+ £10,099.94 from 2019-2024)
- Income/ receipts £87,225.09
- CIL awards/expenditure £79,805.59

There were no questions.

7 To receive an update of approved CIL Funding Schemes

Members noted the following:

Edenbridge Town Council: Promotional Infrastructure for Visit Edenbridge – balance £7,765 (resolution February 2020 5.3 £12k; reconfirmed commitment from funds 2024). 10 walks leaflets had been completed but had been part funded via a KCC Members grant so less CIL was needed. There were three trails being rewritten, and a walks envelope funded via the CIL award. The walks app/GPS was also outstanding. It was likely most of the above award would be released back to CIL funds.

Edenbridge Town Council: Contribution towards Electric Car Charging Points via KSTS for Edenbridge – £7,500 (October 2021 7.2). EVCs installed MYCP x 4. Awaiting invoice, though the terms of the EVCs had changed and the Council would not be receiving an income from these. It was hoped this money could be released back to CIL.

Edenbridge Rugby Club – Pavilion Refurbishment- £8,275 (resolution February 2022 5.2.). Details of the refurbishment schedule and works yet to be finalised to the Council, with the claim yet to be made by the Club.

Kent Highways - 40mph buffer zone November 2024 it was agreed to release some of the unspent funding back to CIL, leaving £2,858.45 to pay the balance of the white gate.

Hever PTA Primary School - outdoor classroom, £10,000 (resolution November 2024 076-7.2).

Edenbridge Town Council - Pavilion heating and boilers,£100k. The project for the heating, new boilers, and mains water was progressing with the first phase having completed the tender and quotes now being considered. SDC had also supported with £110k, and ETC had funded the professional fees. Unfortunately, the costs for the works were above initial budget.

Edenbridge Town Council - Pavilion gutters repaint and repairs £4,700. This had come in under budget with £700 surplus. Works were completed in May. Members confirmed:

Resolved: to release £700 back to the general CIL funds.

Recent claims noted: Edenbridge Town Council: walks leaflets (tourism) £2,125; Pavilion gutters repairs and repaint £4,000; Rickards Hall flooring repairs £5,000. St Paulinus: Kitchen floor £6,000. Edenbridge Allotment Association: new door and brickwork to repair garage £4,584.

There were no questions.

8 To consider applications for funding from the Edenbridge Town Council's CIL Fund

Representations were received from the bidders for each bid. Members discussed each application in the order as listed on the agenda before voting on each.

8.1 Eden Valley Museum - replacement covers for display cabinets, £1,950

Representation from Eden Valley Museum provided details for the display cabinet covers needed - current ones were 25-years old. Exhibits displayed in the cabinets are crucial for safety, protection and for residents and visitor to be able to view the items, some of which are 1500 years old.

Members noted the validation form had confirmed suitability for this award with SDC under social infrastructure, and unanimously supported the bid for replacement display cabinet covers:

- The Eden Valley Museum is a well-used community asset; and with increased development, increases the use and demand on the facility.
- The infrastructure improvement meets the development needs to provide a better community facility for Edenbridge.
- Evidenced strong social benefits.
- It meets both regulation 8, 59C (a) maintenance of infrastructure, and (b) addresses the demand from development in the area.

Resolved: to award Eden Valley Museum £1,950 for new replacement display cabinet covers. Payment would be made upon purchase and receipt of an invoice in the name of the Eden Valley Museum Trust.

8.2 **Edenbridge Allotment Gardens - replacement composting toilet, £5,867.99**

Representation from Edenbridge Allotment Gardens Association (EAGA) provided details for a new replacement composting toilet as the current one was no-longer functioning properly. The costs included removing existing, purchase and installation of total replacement onto a new concrete base.

Members noted the allotments are for Edenbridge residents and with the increase of development would increase demand for allotment plots, and unanimously supported the bid for new composting toilet:

- The Forge Croft allotments are a well-used community facility; and with increased development, increases the use and demand on the facility.
- The infrastructure improvement meets the development needs to provide a better community facility and use of open spaces in Edenbridge.
- Evidenced strong social benefits.
- It meets both regulation 8, 59C (a) maintenance of infrastructure, and though it does meet (b) addresses the demand from development in the area; funding is more suited from (a).

Resolved: to award EGAG £5,867.99 for new replacement composting toilet at Forge Croft allotments. Payment would be made upon purchase and completion of the works, and receipt of an invoice in the name of the EGAG.

8.3 **Edenbridge Cricket Club - irrigation system, £12,000**

Representation from Edenbridge Cricket Club for the installation of a rainwater irrigation system for the cricket square at Blossoms Park. Rainwater would be collected from the roof of the pavilion, stored in tanks, and pumped out to automatic sprinklers at the square.

Members noted the the project would improve the cricket pitch facility using an environmental and economic watering solution, and unanimously supported this project,

- Provides a community facility ensuing environmentally maintenance of the cricket square and ensuring high quality cricket pitch to help maintain and grow membership with the town's increasing population.
- The infrastructure improvement meets the development needs to provide a better community facility for Edenbridge.
- Evidence of strong social and fitness benefits, and economic benefit to the Club reducing the time and mains water consumption.
- The irrigation system harvests rain water, which is environmentally efficient.
- Meets both regulation 8, 59C (a) maintenance of infrastructure, and (b) addresses the demand from development in the area

Resolved: to award Edenbridge Cricket Club £12,000 for installation of a new irrigation system at Blossoms Park. Payment would be made upon purchase and completion of the works, and receipt of an invoice in the name of the Edenbridge Cricket Club.

8.4 **WI Hall - refurbishment and electricals, £9,587**

Representation from WI Hall management committee was received, noting that the CIL Board had previously supported other improvements, this was to for further refurbishment of the Hall including repainting of the main hall, replacement ceiling lights and other minor electoral improvements.

Members noted CIL funding was appropriate use for community hall improvements, and that the WI Hall was a well used facility, therefore unanimously supported this project,

- The WI Hall was a well-used community facility; and with increased development, increases the use and demand on the facility.
- The infrastructure improvement meets the development needs to provide a better community facility for Edenbridge.
- Evidenced strong social benefits.
- Evidenced strong economic benefit.
- It meets both regulation 8, 59C (a) maintenance of infrastructure, and (b) addresses the

demand from development in the area.

Resolved: to award Edenbridge Town Village Hall Charity (WI Hall Management Committee) £9,587 for the refurbishment works: painting to the main hall, ceiling lights and other electrical works. Payment would be made once work had completed and upon receipt of an invoice in the name Edenbridge Town Village Hall Charity.

8.5 Edenbridge Town Council - Bandstand Stangrove Park, £22,570

Edenbridge Town Council's Strategic Plan and Objectives identified a bandstand would provide additional infrastructure and community facility for the town, enabling use by the Town Band, Edenbridge A Cappella, and other performing organisations, fitness and yoga classes, thus bringing the community together in a growing town, providing a healthy environment, and expanding social opportunities. The project was for construction of a new bandstand in Stangrove Park, along with concrete plinth foundations and the creation of a new path. The octagonal bandstand would likely be of column pitch of approx. 7 metre in diameter, and have a selection of decorative components with columns located on each side. The project had already received support from SDC CIL funding support for £72,430.

Members unanimously supported the award towards this project,

- Cultural and Social Benefits: A platform for performances, events, and celebrations that bring the community together. Providing good community facilities is essential for meeting the recreational, leisure, and cultural needs of society, and promoting social cohesion, cultural engagement, and a stronger sense of community.
- Economic Benefits: Increased footfall and support for local businesses, with visitors drawn to events in the park.
- Environmental and Accessibility Benefits: Promotion of sustainable, walkable access and use of public transport to leisure spaces and an inclusive design accessible to all.
- New community facilities broadens the range of needs due to increase of development in Edenbridge and meets the CIL expenditure requirements.
- It meets both regulation 8, 59C (a) improvement and maintenance of infrastructure, and (b) addresses the demand from development in the area.

Resolved: to award CIL funding of £22,570 towards a new Bandstand for Stangrove Park. The project was to be managed through the Open Spaces Committee with payment made upon delivery and completion of the project.

8.6 Edenbridge Town Council - Pavilion disable access ramps, £2,800

The application is made by the Town Council following request from the Rugby Club to improve the disabled access to the Sports Pavilion and provide better access for those in wheelchairs, mobility scooters or with prams.

Members unanimously supported the disabled access improvement to the Pavilion,

- Sports and Social Benefits: The Recreation Ground Pavilion is a well-used community facility by sporting organisations for youth and adult sport, and the Pavilion is used to support the activities and social events.
- Economic Benefits: Improved access to the Pavilion enables more events.
- Environmental and Accessibility Benefits: Promotion of sustainable, walkable access and use of public transport to leisure spaces and an inclusive design accessible to all. Sports Pavilions are infrastructure as they provide an inclusive community facility, and the increase of development in the town adds to the use of the facility and need for improvements and Accessibly for disabled people.
- It meets both regulation 8, 59C (a) maintenance of infrastructure, and (b) addresses the demand from development in the area.

Resolved: to award CIL funding of £2,800 to create a new disabled access in to the Pavilion. Project to be overseen by the Buildings and Lease Committee, with payment upon completion of the works.

8.7 **Edenbridge Town Council - Pavilion mains water connection and removal of water tanks, £50,000**

CIL Board had already approved funding for up to £100k towards new heating and hot water system for the Pavilion (February 2025). In addition SDC CIL Board has awarded £110k for the scheme and including reference to failing systems and water tank system increased risk of legionella. A recent (March 2025) independent inspection had identified issues with the water tanks and recommended consideration to replacing the tanks. This was not part of the SDC CIL application and award, but does form part of the overall upgrading of the Pavilion's water systems to ensure compliance with regulations and efficiency.

Following further inspection and an independent engineers report (received October 2025), the evaluation confirms that the cold water storage tanks located in the roof space are inadequate, with ill-fitting galvanized steel lids, of which some have holes and are generally in a poor state. Three of the five tanks do not comply with current HSE ACOP L8 (Health and Safety Executive's Approved Code of Practice for the control of Legionella bacteria in water systems). It has been recommended that the best course of action would be the provision of new underground mains water supply to serve all fittings and water heaters, making the water tanks redundant. The existing five cold water storage tanks would be removed. An area of the ceiling would need to be removed and reinstated following the removal works. Estimated additional cost is £101,500k, this includes professional fees to oversee the tender specification, tender and project management. SDC Legal team advised that CIL expenditure on ancillary costs necessary for the provision of infrastructure is an acceptable use of CIL monies under A and/or B CIL payments, and that this projects would fall under this.

Mindful of the two CIL awards, part of the works could be funded by the surplus of Council CIL funds but a further award was needed.

Members supported the bid to ensure the improved water pressure for water to the Pavilion which should aid the new hot water system, compliance with water and legionella, and unanimously confirmed the additional award on the basis,

- Sports and Social Benefits: The Recreation Ground Pavilion is a well-used community facility by sporting organisations for youth and adult sport, and the Pavilion is used to support the activities and social events.
- Economic Benefits: Efficient water systems, lower bills.
- Environmental: Promotion of sustainable, and contributes towards commitment to tackling climate change.
- The Recreation Ground Pavilion was a well-used community facility; and with increased development, increases the use and demand on the facility.
- The infrastructure improvement meets the development needs to provide a better community facility for Edenbridge.
- It meets both regulation 8, 59C (a) maintenance of infrastructure, and (b) addresses the demand from development in the area

Resolved: to award an addition CIL award of up to £50,000 to be awarded towards the new heating and hot water with "new mains water connection, removal of the old water tanks and the professional fees to oversee the tender process and project management". Payment(s) would be upon Council following its procurement procedures, and public tender process (.gov Contract Finder). Payment would be upon the provision of invoice to and approved by Edenbridge Town Council.

8.8 **Edenbridge Town Council - new replacement Playground Marsh Green, £70,000**

The Council's 30-years maintenance plan, and failing playground inspections had identified the need to replace the existing children's playground in Marsh Green. The current equipment was nearing the end of its lifespan and did not meet modern safety or accessibility standards, limiting opportunities for local children to play safely and actively. The proposed new playground would provide a safe, inclusive, and engaging space for local children. It would feature modern play equipment designed to encourage physical activity, creativity, and social interaction, helping to promote health and wellbeing across the community.

This project directly supports the Council's strategic aim to enhance local amenities and outdoor

recreation opportunities, particularly in rural parts of Edenbridge where facilities are limited. The new playground would become a welcoming focal point for families, strengthening community connections and providing a long-term asset for residents of Marsh Green, the pre-school and surrounding areas.

Members unanimously supported the need to replace the playground noting,

- Health and Wellbeing: Promotes health and wellbeing – the benefits of outdoor play, developing social and cognitive skills.
- Social benefits: Creating a safe play area for young children, age groups up to 10 years, and would bring them and parents/guardians together in a safe, social environment.
- Economic Benefits: A well-maintained playground enhances the area's attractiveness to families, helps keep people using local facilities.
- Environmental: Promoting stay local. Where possible sustainable materials will be used.
- Provides community and recreational facilities for an expanding community
- Forms part of the planned strategy to increase community facility and infrastructure
- It meets both regulation 8, 59C (a) improvement and maintenance of infrastructure, and (b) addresses the demand from development in the area.

Resolved: CIL funding of up to £70,000 to be awarded to allow the refurbishment and upgraded of the playground facility at Marsh Green. The project would be overseen by the Open Spaces Committee. Payment(s) made on the provision of invoices for the completion of the works.

8.9 Edenbridge Town Council - replacement streetlight columns Cedar Drive and Park Avenue, £40,000

The bid to improve the lighting for pedestrians along Cedar Drive and Park Avenue, and to the new houses and the newly improved shop. The current lighting columns along Cedar Drive and Park Avenue are part of the Town Council's 30-year maintenance programme. Streetlights had assessed the area and recommended relacing the concrete columns with modern steel columns and LED lanterns; this would help to bring the lighting up to the lighting standards. The current lighting did not provide sufficient lighting for the length of the road especially since it now provided pedestrian access to the new housing and the new improved shop.

SDC had confirmed the proposed use of CIL expenditure for replacement street lighting had previously been checked with Legal and they have advised this would be an acceptable use of CIL monies. Monies from A and/or B payments can be used to fund this project. You will also need to be satisfied the CIL expenditure supports the increase of development that has been permitted in your area.

Members unanimously supported the application on the basis that,

- Infrastructure maintenance: Streetlights are important infrastructure, with the additional development on Stangrove estate the need for better lighting is necessary.
- Economic and social benefit: Residents able to walk and use local facilities.
- Safety: Improved lighting aid safer places, reducing anti social behaviour and crime.
- Environmental: Better energy efficient lights, and use of less lighting energy.
- It meets both regulation 8, 59C (a) provision of infrastructure, and (b) addresses the demand from development in the area

Resolved: CIL funding of £40,000 to be awarded for replacement of 10 streetlight columns along Cedar Drive and Park Avenue. Project to be overseen by Open Spaces Committee. Payment(s) for UK Power Networks and Streetworks made upon provision of invoices.

8.10 Edenbridge Town Council - new streetlight Church Street, £6,000

To improve the lighting for pedestrians along Church Street and from the High Street towards the cemetery. The current lighting columns along Church Street did not provide sufficient lighting for the length of the road and the area outside the Cemetery and the footpath alongside it was very dark.

Members unanimously supported the application on the basis that:

- Infrastructure: Streetlights are important infrastructure, with increase development this area is attracting more pedestrians.
- Economic and social benefit: Residents able to walk and use local facilities.
- Safety: Improved lighting aid safer places, reducing anti social behaviour and crime (and noting previous incidents in this area).
- Environmental: Better energy efficient lights, and use of less lighting energy.
- It meets both regulation 8, 59C (a) provision of infrastructure, and (b) addresses the demand from development in the area

Resolved: CIL funding of £6,000 to be awarded for an additional streetlight along Church Street near the cemetery. Project to be overseen by Open Spaces Committee. Payment(s) for UK Power Networks and Streetworks made upon provision of invoices.

9 Date of Next Meeting - 23 February 2026

Noted.