

Sale of Appledore Parish Council Field

Project Summary April 2022

In February 2019 Appledore Parish Council sold the Parish Council Field to Martello Developments. The contract we negotiated specified that payment would be in the form of cash, capital project expenditure (work in kind) and the purchase of one of the houses to be built on the site. The summary figures for the contract are shown below:

Contract Summary

Contract sale price for Parish Council Field	£805,000
Independent land valuation by Dawson & Associates	£671,000
Benefit to Appledore above independent valuation	£134,000

Capital Projects

The Parish Council is obliged by law to spend the income from the sale on Capital Projects for the benefit of Appledore. The project list was established by public consultation with residents. The project valuation report from Sibley Pares highlights the benefit to the Parish Council in not directly managing the refurbishment works ourselves. Had we done so we would have incurred additional building and materials costs in excess of £77,000 as a consequence of the Covid pandemic.

The projects and their costs are shown below:

Completed Projects

Contract value - Village Hall and Car park

Village Hall extension and refurbishment	£352,000
Car Park refurbishment	£ 85,000
Project Contract Value	£437,000
Independent project works valuation by Sibley Pares	£630,206.32
Benefit to Appledore above contract value	£193,206.32

Contract value - Public Conveniences

Refurbishment of Public Conveniences	
Project Contract Value	£30,000
Independent project works valuation by Sibley Pares	£40,093.19
Benefit to Appledore above contract value	£10,093.19

Village Signage

Car Parks, Tourist Maps and Village History sign	
Project budget	£10,000
Project cost	£ 7,770
Budget saving	£ 2,230

Projects in progress

Recreation ground improvements	£16,000
Children's play area safety improvements	£ 2,000

These projects are currently being estimated by specialist contractors

Cash Payment

The cash element of the sale was £70,000. This money is allocated as follows:

Recreation ground pavilion building refurbishment	£60,000
Village signage	£10,000

House purchase

The Parish Council contracted to buy one of the new properties to be built on the field as a capital investment for Appledore. The house is designated as an 'affordable housing' property which will be available to rent by a qualifying family registered on the Ashford Housing list, preference will be given to Appledore residents. The house is excluded from 'right to buy' legislation. Building work is due to start in spring 2022.

Contract price for 3 bedroom detached house	£250,000
Independent valuation by Phillips & Stubbs	
- as an affordable housing property	£285,000
- as an open market property	£425 - 450,000

Approximate net Annual Rental Income

£ 8,000

Anticipated costs for management by Ashford Borough Council and maintenance have been deducted from the gross income. The income will be invested in village facilities and services.

Developer Contributions (S106 payment) in addition to contract value

As part of the Planning Consent agreement Martello Developments will make additional payments via Ashford Borough Council to a total value of £60,056 as detailed below:

Recreation Ground Improvements	£22,980
Linear Park	£ 9,108
Play area	£15,744
Allotments	£ 3,888
Cemetery provision	£ 5,520

After consultation with residents the Parish Council has asked Ashford Borough Council to re-allocate the Play area payment from the original proposed location at Heathside to the existing play area on the Recreation Ground. If the allocated payments above are not taken up by Appledore they will be retained by Ashford Borough Council.

The following payment will also be made by Martello Developments to Ashford Borough Council:

Ashford Strategic Parks, libraries and other services	£ 2,816
---	---------

Charitable donation by Martello Developments

In addition to their contractual commitments Martello Developments have made a charitable donation of £10,000 to Appledore Village Hall for the purchase of new chairs and tables.