

**MINUTES OF THE MEETING OF THE  
AMENITIES AND OPEN SPACES COMMITTEE  
HELD AT HARTLEY LIBRARY, ASH ROAD  
ON WEDNESDAY 4<sup>th</sup> OCTOBER 2023 AT 10.20a.m.**

**Present:**

Cllr Larry Abraham  
Cllr David Conroy  
Cllr Laurence Glander – (*Chairman*)  
Cllr Anne Oxtoby  
Cllr Vincent Sewell

**In Attendance:**

Mrs H Boden – (*Clerk*)  
1 Member of the public

A site visit to the allotments, Woodland Avenue recreation ground and Gorse Wood was undertaken by Members of the Committee and the Clerk on Thursday 28<sup>th</sup> September 2023.

**1. Apologies for absence**

Apologies for absence had been received from Cllr Graeme, Cllr Malham and the representatives from New Ash Green & Hartley Cricket Club and Hartley De Sales Football Club.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Minutes of previous meeting**

RESOLVED: That,  
the minutes of the meeting of the Amenities and Open Spaces Committee held on 16<sup>th</sup> August 2023, be approved and signed by the Chairman as a correct record.

Pursuant to Standing Order 3 (e), the Chairman invited the member of the public present to express an interest if they wished to make representations, answer questions or give evidence in respect of any item of business included in the agenda.

The member of the public expressed an interest under agenda item 15 (a), Allotments.

RESOLVED: That,  
pursuant to Standing Order 10 (a) (ix), the order of business be altered so that agenda item 15 (a), Allotments, be brought forward.

#### **4. Allotments**

(a) The Committee had been requested to consider a request from residents, for the ivy on the fence at the rear of the allotment site to be removed.

At the Chairman's invitation, the member of the public addressed the Committee regarding the request.

The resident reported that several years ago a fence had been erected adjacent to the Parish Council's boundary fence, by West Kent Housing Association (WKHA).

The resident advised that the fence was now leaning and that the likely cause was the ivy growing up against the fence.

The Committee noted that the residents had carried out temporary repairs to the fence, but that WKHA had confirmed that they would not be undertaking fence repairs for at least the remainder of the financial year.

Cllr Glander explained that he, Cllr Conroy and the Clerk had recently inspected the fence and that there was a gap between it and the Parish Council's boundary fence.

The resident asked whether the Council could make arrangements for the ivy to be removed, to prevent it from leaning any further.

Cllr Glander suggested that as it was not clear where the ivy was originating from and due to the fact that the fence does not belong to the Parish Council, there was little that the Council could do without WKHA's consent.

RESOLVED: That,  
no action be taken by the Parish Council at the present time,  
but that the resident be advised to contact WKHA to discuss how to  
progress the matter.

*The member of the public left the meeting at 10.23a.m.*

#### **5. Football at Manor Field**

(a) There was no report from Hartley De Sales FC.

(b) There was no report from New Ash Green FC.

(c) There was no report from Ebbsfleet United Women's FC.

The Clerk reported that an incident had occurred at the Pavilion, Manor Field, over the weekend, whereby arrangements were made for the keys to be passed to Ebbsfleet FC from the NAG FC to enable them to use the toilet facilities.

The keys had not been passed over and the Pavilion had been left unlocked.

The Clerk reported that both New Ash Green FC and Ebbsfleet FC now had a set of keys and that she had been assured by both Club's that steps had been taken to prevent this from happening again.

RESOLVED: That,  
(1) the above report be noted and,  
(2) the situation be monitored.

(d) At the meeting of the Amenities & Open Spaces Committee held on 15<sup>th</sup> May 2023, the Committee considered an email dated 22<sup>nd</sup> March 2023, received from the



## **7. Meopham Cricket Club**

There was no report from Meopham Cricket Club.

## **8. Financial Report**

The Committee considered a financial statement setting out detailed income and expenditure by budget heading in respect of the Allotments, Open Spaces and the Pavilion, as at 28<sup>th</sup> September 2023.

The Clerk reported that the Playground Maintenance Budget had been exceeded, but that the majority of this had been paid using CIL funds.

The Clerk reported that no invoice had been received for the water use at the Pavilion, but that an email had recently been received from Castle Water asking for a meter reading.

Members were reminded that previous attempts by the Clerk, Councillors and other parties, to locate the meter, had been unsuccessful and that the previous meter reading had been taken by the meter reader from Castle Water.

The Clerk reported that she had previously asked Castle Water if she could be present when they came out to read the meter so that she was aware of its location, but they had not contacted her at the time.

RESOLVED: That,

(1) the financial statement setting out detailed income and expenditure by budget heading in respect of the Allotments, Open Spaces and the Pavilion, as at 28<sup>th</sup> September 2023, be received and noted and,

(2) the Clerk be requested to contact Castle Water to ask them to read the meter and advise as to its location.

## **9. Budget 2024 – 25**

The Committee considered the draft Budget in respect of the Allotments, Open Spaces and the Pavilion for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

RESOLVED: That,

the draft Budget in respect of the Allotments, Open Spaces and the Pavilion for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025, as set out in Appendix 1 attached to these minutes be referred to the Finance Committee for consideration.

## **10. Trees**

At the meeting of the Amenities & Open Spaces Committee held on 16<sup>th</sup> August 2023, the Committee considered a request from a resident of Chantry Avenue, for a tree at the rear of their property, on land owned by the Parish Council, to be cut back, as it was overhanging their garden.

The Committee considered a report from the Tree Surgeon, advising that there were currently no health and safety issues with the tree.

It was resolved that in accordance with the council's tree policy, the resident be advised that no works will be undertaken at the present time, as the tree does not appear to be dead, dying or dangerous, but the situation will be monitored.

The Committee considered an email dated 1<sup>st</sup> October 2023, received from the resident, appealing against the Committee's decision.

The Committee noted the resident's concerns regarding the proximity of the tree to their garden wall.

Members were reminded that the Tree Surgeons report had not highlighted any health and safety issues, but had advised that as the tree was in close proximity to the wall, it should be monitored to prevent any damage in the future.

The Committee agreed that in view of this, arrangements should be made for the tree to be removed.

RESOLVED: That,

(1) quotations be sought for the tree to be removed and the roots treated to prevent re-growth and,

(2) delegated authority be given to the Clerk, in consultation with the Chairman of the Amenities & Open Spaces Committee, to accept the most suitable quotation, up to the sum of £800.

## 11. Gorse Wood

(a) The Clerk reported that a quotation for the repair of the damaged kissing gate at Gorsewood Road was still awaited.

RESOLVED: That,

the matter be deferred until the next meeting.

(b) The Clerk reported that there was no update on the possible installation of a CCTV camera in the car park at the rear of Caxton Close, but that communications with Sevenoaks District Council were ongoing.

RESOLVED: That,

the Clerk's report be noted.

(c) The Clerk reported that there was no update on the preparation of a Woodland Management Plan for the future maintenance of Gorse Wood, being prepared by the North West Kent Countryside Project, as the officer dealing with it is currently on annual leave.

RESOLVED: That,

the Clerk's report be noted.

## 12. Pavilion

### (a) Fire Risk Assessment

The Clerk reported that the Fire Risk Assessment Report was not yet available.

RESOLVED: That,

consideration of the Fire Risk Assessment report for the Pavilion, be deferred until the next meeting.

(b) Monthly Water Temperature Checks

The Clerk reported that the checking of the water temperature sheets completed by the cleaners was included as part of the monthly Pavilion checks carried out by the Clerk before each Council meeting.

The Clerk reported that the Assistant Clerk had undertaken the monthly checks for September and had noted that the sheets had not been completed for the month.

Members noted that the Clerk would be following this up with the cleaners to remind them to complete the sheets.

The Clerk reported that this had occurred on a previous occasion and the cleaners had confirmed that they were completing the checks as part of the cleaning contract and that the temperature results were recorded on their phone but had not been transferred to the check sheets.

RESOLVED: That,

(1) the Clerk's report be noted and,

(2) the cleaner be reminded of the need to transfer the water temperature results to the check sheet each month.

(c) Showers

The Committee had been requested to consider the removal/replacement of the existing showers in the home and away changing rooms.

The Clerk reported that she had received conflicting views from contractors regarding the suitability of electric showers which were favoured by the Committee.

Members noted that quotations were in the process of being sought and that the contractors had advised that they would need to check the water pressure to enable them to ascertain whether it would be sufficient if all of the showers were running at once.

The Clerk reported that due to the fact that the changing rooms had been closed for two months and as such, no water flushing could be carried out, she had been waiting for advice from the water testing contractor as to whether it would be safe for water pressure checks to be carried out by the contractors.

Members noted that the water testing contractor had now responded and had advised that as the water hasn't been run in that area of the Pavilion, it was not possible to tell whether there is any bacteria in the system. However, it should be fine to check the water pressure as long as the shower heads are removed before running the water.

RECOMMENDED: That,

(1) the Clerk's report be noted;

(2) the advice received from the water testing contractor be noted and,

(3) arrangements be made for the contractors to check the water pressure in the changing rooms and if sufficient, quotations be sought for the installation of 2 no electric showers in both the home and away changing rooms.

(d) Mens WC

The Clerk reported that the Cleaner had advised that the urinal in the Mens WC did not appear to be working properly, resulting in an unpleasant smell in the Pavilion.

The Clerk made arrangements for it to be inspected by a plumber, who advised that the battery in the flushing mechanism had corroded and due to this, it had been necessary to install a new cisterniser.

The Committee had been requested to confirm the Clerk's actions of arranging for the urinal in the Mens WC to be repaired at a cost of £400.00.

RESOLVED: That,  
the Clerk's actions of arranging for the urinal in the Mens WC to be repaired at a cost of £400.00, be confirmed.

(e) Emergency Light Testing

The Committee considered a quotation for the annual testing of the emergency lighting at the Pavilion, due in December.

RESOLVED: That,  
a quotation received from Harris Building Contractors, for the annual testing of the emergency lighting at the Pavilion, be accepted.

The Clerk reported that the PAT testing at the Pavilion was also due.

The Committee considered a quotation for this.

RESOLVED: That,  
a quotation received from Harris Building Contractors, for the PAT testing at the Pavilion, be accepted.

### **13. Security of Open Spaces**

(a) Hoselands Green

At the meeting of the Amenities & Open Spaces Committee held on 16<sup>th</sup> August 2023, it was suggested that mature trees be purchased and planted along the Ash Road side of Hoselands Green as a security measure to prevent future incursions.

It was resolved that the Woodland Trust and the Forestry Commission be approached, to enquire as to whether there are any grants available and to seek advice as to the most appropriate species of trees to plant.

It was also resolved that quotations be sought for the recommended mature trees to be purchased and planted.

The Committee considered advice received from the Woodland Trust and the Forestry Commission.

The Clerk reported that the Woodland Trust had suggested that the Council applies for its Free Tree Scheme. Trees are available in packs of 15, 30, 105 or 420. Saplings are UK cell-grown stock approx. 15-60cm tall.

The Clerk reported that the Council's application for 15 trees has been accepted.

The Committee agreed that as the free trees would be sent as saplings, they would not be suitable for the Council's requirements.

Cllr Oxtoby reported that she had been in contact with several Nurseries, but that only one was able to supply *and* plant mature trees.

The Nursery had advised that if the Council send them photographs of the proposed location, they will provide a quotation.

Cllr Oxtoby reported that the Nursery had advised that if the trees were planted in November, they would not require watering throughout the Winter.

Members were reminded that there is no budgetary provision for the purchase of the trees, but that as the purpose of them is to protect one of the Council's open spaces from possible incursion, they are considered necessary as a security measure.

It was agreed that in view of the fact that alternative quotations had been sought, but that none of the other Nurseries approached had been able to both supply and plant the trees, the Financial Regulations relating to contracts should be waived.

RECOMMENDED: That,

(1) the Council's application for 15 no free saplings from the Woodland Trust, be cancelled;

(2) the planting of 3-4 mature trees, adjacent to the highway on Hoselands Green be approved by the Council;

(3) photographs of the proposed location of the trees be sent to the Nursery to enable a quotation for the supply and planting of 3-4 mature trees to be sought.

(4) financial regulation 11. (k), be waived, due to the fact that the work required is specialised, required as a security measure and that despite approaching various Nurseries, only one is able to carry out the work required;

(5) the total cost of the purchase and planting of the trees be met from the Parish Council's general reserves.

#### (b) Woodland Avenue Recreation Ground

The Committee considered arrangements for the application of top soil and grass seed on the newly created bund around Woodland Avenue recreation ground.

RESOLVED: That,

quotations be sought for the application of top soil and grass seed on the newly created bund around Woodland Avenue recreation ground, for consideration at its next meeting..

#### **14. Quantified Tree Risk Assessment**

At the meeting of the Amenities & Open Spaces Committee held on 16<sup>th</sup> August 2023, Cllr Sewell offered to source a metal detector to assist the Council with locating the missing ground markers in Hartley Wood.



Cllr Sewell reported that he had not yet had an opportunity to progress the matter.

RESOLVED: That,  
the matter be deferred until the next meeting.

## 15. Playgrounds

### (a) Annual Inspection Report

At the meeting of the Amenities & Open Spaces Committee held on 16<sup>th</sup> August 2023, it was resolved that quotations be sought for the “very low risk” and “low risk” items contained within the report.

Members noted that several of the “very low risk” and “low risk” items related to equipment that required monitoring. It was agreed that as these items are monitored by the Playground Inspector during the quarterly playground inspections, they should not be replaced/repared until such time as the Playground Inspector considers necessary.

In addition, several items had been highlighted as requiring rubbing down and re-painting.

The Committee agreed that this should also be delayed.

RESOLVED: That,

the “very low risk” and “low risk” items identified in the Annual Inspection Report be noted, with no further action to be taken at present, with the exception of the following items:

#### Chantry Avenue

- Multi play – Install cap to remove finger entrapment

#### Longfield Hill

- Swings – Flat - Replace seats, chains, shackles & bushes

#### Woodland Avenue

- Gate – adjust to slow closure
- Multi Play – clean algae & moss  
replace missing fixing
- Springie – repair wetpour

The Committee was reminded that there were insufficient funds remaining in the Playground Maintenance budget for the required works.

RECOMMENDED: That,

- (1) the quotation received from SafePlay, to carry out the works described above, at the Councils three playgrounds, be accepted and,
- (2) the total cost of the required works be met from CIL funds.

(b) Damaged Fencing

The Committee noted that the perimeter fencing around Woodland Avenue recreation ground has recently been vandalised.

Cllr Glander reported that he had met with a contractor on site and that a quotation was awaited for its repair.

RESOLVED: That,

(1) the damage to the fencing be noted and,

(2) the matter be deferred pending receipt of a quotation for its repair.

(c) MUGA Damage to Carpet Surfacing – Woodland Avenue

The Committee noted that the carpet surfacing on the MUGA at Woodland Avenue recreation ground had recently been vandalised.

This had been highlighted as a “low risk” item in the recent Annual Playground Inspection Report.

The Committee considered quotations for the damage to be repaired, but agreed that if the damaged area was filled with sand, it would remove any potential trip hazard.

RESOLVED: That,

(1) the damage to the carpet surfacing on the MUGA at Woodland Avenue and the Playground Inspector’s “low risk” assessment of the damage, be noted and,

(2) arrangements be made for the damaged area to be infilled with sand.

(d) Fencing – Woodland Avenue Recreation Ground

The Committee noted that the recent Annual Playground Inspection Report had highlighted the fact that the fencing at Woodland Avenue Recreation Ground (surrounding the play area), was in need of repair/replacement.

Cllr Glander reported that part of the fence had been vandalised, but that this had now been repaired.

Cllr Glander reported that he had met with a contractor on site who had advised that although parts of the fence had deteriorated, it was not in need of replacement at the present time.

RESOLVED: That,

(1) the above report be noted and,

(2) no further action be taken with regard to repairing/replacing the fence at the present time.

(e) Safety Surfacing

The recent Annual Playground Inspection Report had highlighted the fact that the safety surfacing in all three of the Parish Council’s playgrounds was in need of repair/replacement.

The Committee considered quotations for the recommended repairs.

Members were reminded that at the meeting of the Finance & General Purposes Committee held on 16<sup>th</sup> August 2023, it had been recommended that the necessary safety surfacing works at the Council's three playgrounds, be met from CIL funds.

This recommendation had been ratified by the full Council at its meeting held on 11<sup>th</sup> September 2023.

RESOLVED: That,

a quotation received from SafePlay for the necessary repairs to the safety surfacing at Chantry Avenue and Longfield Hill recreation grounds, be accepted.

### **16. Allotments**

(b) The Committee noted that a meeting with the allotment holders had been arranged for Wednesday 25<sup>th</sup> October 2023 at 7.00p.m.

### **17. Manor Field – Car Park Re-surfacing**

The Clerk reported that there was no update on the re-surfacing of the car park at Manor Field.

### **18. Billings Hill Shaw**

The Committee noted that several of the trees planted as part of the Queen's Platinum Jubilee celebrations have perished.

Members agreed that the trees should be replaced.

The Committee noted that there were insufficient funds remaining in the Open Spaces Maintenance budget for the purchase of the additional trees.

RECOMMENDED: That,

- (1) the Council approves the replacement of the perished trees;
- (2) a site visit be arranged to ascertain the number of trees required;
- (3) quotations be sought for the required number of trees and,
- (4) the total cost of the trees be met from the Parish Council's general reserves.

### **19. Site Visits**

Before the meeting, the Clerk and members of the Committee had carried out a site inspection at the allotment site, Woodland Avenue recreation ground and Gorse Wood.

The Committee noted that no issues had been highlighted other than those already dealt with elsewhere on the agenda.

### **20. Date of next meeting**

To be arranged.

The meeting closed at 12.25 p.m.

Signed:..... Date:.....

Chairman of the Amenities and Open Spaces Committee

06/10/2023  
 12:30

**Hartley Parish Council**  
**Annual Budget - By Committee**  
**Note: Approved Budget**

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	Last Year 2022-23		Current Year 2023-24				Next Year 2024-25 Draft			
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward	
<b>AMENITIES &amp; OPEN SPACES</b>										
<b>301 Allotments</b>										
1300	Allotment Rents	1,080	1,201	1,140	851	0	0	1,254	0	0
	<b>Total Income</b>	1,080	1,201	1,140	851	0	0	1,254	0	0
4300	Allot - Maintenance	350	524	500	52	0	0	500	0	0
4302	Allot - Water	600	469	600	140	0	0	600	0	0
	<b>Overhead Expenditure</b>	950	993	1,100	192	0	0	1,100	0	0
	<b>Movement to/(from) Gen Reserve</b>	130	208	40	660	0		154		
<b>401 Open Spaces</b>										
1400	Cricket	1,900	1,920	2,000	1,221	0	0	2,040	0	0
1401	Football	1,900	1,612	1,900	0	0	0	2,090	0	0
1404	Wayleave Payments	28	38	39	0	0	0	39	0	0
	<b>Total Income</b>	3,828	3,570	3,939	1,221	0	0	4,169	0	0
4400	OS - Grass Cutting	9,500	5,446	9,500	3,273	0	0	9,500	0	0
4401	OS - Gang Mowing	3,500	2,497	3,640	1,476	0	0	4,000	0	0
4402	OS - General Maintenance	2,000	2,036	2,000	2,086	0	0	2,000	0	0
4403	Playground Maintenance	1,500	3,387	1,500	5,566	0	0	1,500	0	0
4404	Playground Inspection	850	852	860	263	0	0	950	0	0
4405	Rubbish Clearance	0	783	0	0	0	0	0	0	0
4406	Dog Bins	1,800	1,544	1,800	386	0	0	1,600	0	0
4407	Rectory Meadow	1,800	1,750	1,800	0	0	0	1,800	0	0

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**Hartley Parish Council**  
**Annual Budget - By Committee**  
**Note: Approved Budget**

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	Last Year 2022-23		Current Year 2023-24				Next Year 2024-25 Draft		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
4409 OS - Misc Expenses	200	138	200	0	0	0	200	0	0
4411 Football	1,100	1,318	1,100	64	0	0	1,500	0	0
4412 Routine Maint contract	15,000	9,101	12,000	3,545	0	0	15,000	0	0
4413 Equipment (new)	500	0	500	0	0	0	500	0	0
4414 Tree Work	10,000	5,085	8,000	2,030	0	0	8,000	0	0
<b>Overhead Expenditure</b>	<b>47,750</b>	<b>33,936</b>	<b>42,900</b>	<b>18,689</b>	<b>0</b>	<b>0</b>	<b>46,550</b>	<b>0</b>	<b>0</b>
<b>401 Net Income over Expenditure</b>	<b>-43,922</b>	<b>-30,366</b>	<b>-38,961</b>	<b>-17,468</b>	<b>0</b>	<b>0</b>	<b>-42,381</b>	<b>0</b>	<b>0</b>
6000 plus Transfer from EMR	0	2,946	0	4,063	0	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<b>(43,922)</b>	<b>(27,420)</b>	<b>(38,961)</b>	<b>(13,404)</b>	<b>0</b>	<b>0</b>	<b>(42,381)</b>		
<b>402 Manor Field Pavilion</b>									
1450 Lettings Manor Field Pav	2,500	5,048	2,500	2,036	0	0	2,500	0	0
<b>Total Income</b>	<b>2,500</b>	<b>5,048</b>	<b>2,500</b>	<b>2,036</b>	<b>0</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>0</b>
4450 Cesspool	1,000	213	1,000	213	0	0	600	0	0
4451 Calor Gas	1,500	604	3,000	952	0	0	2,500	0	0
4452 Electricity	600	523	1,000	195	0	0	1,000	0	0
4453 Water	200	84	200	0	0	0	150	0	0
4455 Cleaning	2,500	2,288	2,500	1,050	0	0	2,500	0	0
4456 Cleaning Materials	100	258	100	210	0	0	150	0	0
4457 Maintenance	2,500	2,971	2,500	3,384	0	0	2,500	0	0
4458 Testing	1,000	275	1,000	1,926	0	0	1,300	0	0
<b>Overhead Expenditure</b>	<b>9,400</b>	<b>7,216</b>	<b>11,300</b>	<b>7,930</b>	<b>0</b>	<b>0</b>	<b>10,700</b>	<b>0</b>	<b>0</b>

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**Hartley Parish Council**  
**Annual Budget - By Committee**

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**Note: Approved Budget**

	<u>Last Year 2022-23</u>			<u>Current Year 2023-24</u>			<u>Next Year 2024-25 Draft</u>		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<b>402 Net Income over Expenditure</b>	-6,900	-2,168	-8,800	-5,895	0	0	-8,200	0	0
6000 plus Transfer from EMR	0	0	0	850	0	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>(6,900)</u>	<u>(2,168)</u>	<u>(8,800)</u>	<u>(5,045)</u>	<u>0</u>		<u>(8,200)</u>		
<b>AMENITIES &amp; OPEN SPACES - Income</b>	7,408	9,818	7,579	4,108	0	0	7,923	0	0
<b>Expenditure</b>	58,100	42,145	55,300	26,810	0	0	58,350	0	0
<b>Net Income over Expenditure</b>	<u>-50,692</u>	<u>-32,327</u>	<u>-47,721</u>	<u>-22,703</u>	<u>0</u>	<u>0</u>	<u>-50,427</u>	<u>0</u>	<u>0</u>
plus Transfer from EMR	0	2,946	0	4,913	0	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>(50,692)</u>	<u>(29,381)</u>	<u>(47,721)</u>	<u>(17,789)</u>	<u>0</u>		<u>(50,427)</u>		
<b>Total Budget Income</b>	7,408	9,818	7,579	4,108	0	0	7,923	0	0
<b>Expenditure</b>	58,100	42,145	55,300	26,810	0	0	58,350	0	0
<b>Net Income over Expenditure</b>	<u>-50,692</u>	<u>-32,327</u>	<u>-47,721</u>	<u>-22,703</u>	<u>0</u>	<u>0</u>	<u>-50,427</u>	<u>0</u>	<u>0</u>
plus Transfer from EMR	0	2,946	0	4,913	0	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>(50,692)</u>	<u>(29,381)</u>	<u>(47,721)</u>	<u>(17,789)</u>	<u>0</u>		<u>(50,427)</u>		

