

Raglan Community Council
Notes of the Open Allotment Meeting held on Thursday
2 November 2017 at, Raglan,
at 7.00pm

Present

Cllr Sylvia Price (Chairman)

In attendance:

Adrian Edwards, Clerk to the Council.
12 current allotment tenants in attendance

1 Agenda 1:- Apologies for absence.

Cllr Hazel Davies, Cllr Brian Willott, Cllr Marty Dorey

2 Agenda 2:- Overview of the previous year

Cllr Price gave those present an overview of the previous year which has been very interesting in relation to the allotments. In 2016/17 the council has received £360 in income from the allotments. The council has spent an estimated **£2,943** on different types of improvements to both sites over two years. It was raised again in last year's meeting and was brought to everyone's attention, concern over the width on the paths between some allotments. It was pointed out a number of tenants have encroached on to the paths and you were asked if the paths could be reinstated to a width of a minimum of 600 mm or in old money '2 FEET'. It would appear that the situation has not improved. There was some debate over this, and it was concluded that the individual tenants should be written to.

3 Agenda 3:- Allotment management and cultivation.

Cllr Price explained this matter was reported last year, and it appears it needs to be raised again this year. Some of the allotments have been well maintained and tenants have grown a lot of produce, but on the down side it has been noted that some allotments have not been cultivated to their full potential.

Cllr Price also explained the community council has received a number of complaints regarding material stored in the surrounding hedges. Cllr Price asked if it would it be possible to remove any unwanted equipment or soil or any other material from the hedges.

A number of allotment tenants expressed concern that all the tenants received a letter informing them about this matter and they believe letters should have only been sent to those tenants with allotment plots against the hedges. It was explained the members of the community council asked the clerk to write to all allotment tenants.

4 Agenda 4:- Subletting or dividing allotment plots and the insurance implication relating to subletting, and non-payment.

Cllr Price explained it's come to the attention of the council again that some tenants may have been subletting or dividing allotments with other individuals. In the existing agreement it sets out that the tenant should not underlet without consent.

Cllr Price asked those present if there are tenants who have any views on this matter or section of the agreement. No-one expressed any points. One tenant asked about the current situation with a former tenant and what is the current situation. It was explained that the matter has not been concluded at this stage.

5 Agenda 5:- Allotment access points.

Cllr Price explained that a number of questions have been asked over the last year about people gaining access onto the allotments. This is an issue where non tenants are walking around the allotment sites without consent. It was explained if someone is walking around either site without consent or reason, those persons are not covered under the community councils insurance. The community council has public liability cover, but it can still be classed as a risk.

Cllr Price asked if anyone has a view on this matter.

There was some discussion about this and it was felt that the community council should fix signs warning people not to enter

6 Agenda 6:- Update on the management of the allotment sites.

Cllr Price explained that a management committee was set up three or four years ago, but that group was not continued with in 2015. No person in attendance made any comment.

7 Agenda 7:- Consider setting up a management group.

Again this question has been asked on a number of occasions over the last three years - would anyone consider setting up a management group and work in partnership with the community council. There was some discussion around a management committee. Two tenants present put themselves forward to be part of a management group, to work with the community council.

8 Agenda 8:- Any amendments to the statutory tenancy agreement.

Cllr price explained that last year the community council made a number of amendments to the agreement. Does anyone have any amendments they would like to include in the 2019 agreement? Any amendments will need to comply with the 1922 Allotments Act so the council are able to comply with this.

9 Agenda 9:- Improvements proposed by current allotment tenants.

Cllr Price asked those present if anyone has any improvements the allotment tenants would like to see implemented from April 2019. No improvements were highlighted

10 Agenda 10:- Access to allotment site from High Street.

Cllr Price explained that a number of allotment tenants have had concern over the access onto High Street. The community council has invited builders with the relevant experience to submit quotations to construct steps and a ramp.

The community council are in a position where anyone undertaking work on the side of the highway should have the relevant insurance cover and highway knowledge. The estimates that the council has received are not

deemed to be value for money. It was explained that the community council are proposing to lock the gate during the winter months on the grounds of safety and would ask everyone to use the access gate on Usk Road.

There was some debate over this, and the impact it may have on some tenants. After some discussion it was agreed some allotment tenants would meet the clerk on site to look at the issues.

11 Agenda 11:- Consider the tenancy rent from April 2019.

The community council drew everyone's attention to the current financial climate we all find ourselves in would it be prudent to consider an increases in the tenancy rent? There was some debate over this and a number of allotment tenants proposed a number of things. after some discussion it was:

Conclusion:

- Proposed the rent from 2019 will be £20.00
- Any rent increase from 2019 should be locked for five years.
- No changes to the tenancy agreement for 2019 were proposed
- Letter/s sent to individual tenants where allotments are not maintained
- The vacant allotments should be sprayed and covered with a ground sheet.
- Install access only to authorised persons signs
- Install access closed sign from High Street
- Replace both field gates on both sites
- Breakdown of costs to the next meeting showing the income and expenditures for the last ten years.

12 Agenda 12:- Agree the provisional date 17 October 2018 as the date of next meeting.

The Chairman thanked everyone for attending.

Signed by _____
Chairman
Date 22 November 2017