

Small Holdings and Allotment Act 1908 states *reasonable rents as to ensure the Council providing them from loss*

Current rent: £6.50pa for a plot size 150 square yards (125 square metres)
Water costs have increased.

Per allotment rules *The tenant shall pay a year rent of £6.50 per plot, or such other sums as may from time to time be decided by the Parish Council. The payment is due on the 1st October each year.*

Previous 3 years Allotment accounts:

2017/18 Income £ 286.00 Expenditure £ 531.96 (incl. skip £240)

2018/19 Income £ 240.50 Expenditure £ 224.67
(NB free rent to some holders to save costs of clearing)

2019/20 Income £ 240.50 Expenditure £ 449.64 (incl. skip £240)
(NB free rent to some holders to save costs of clearing)

2020/21 Expenditure already incurred for water bills under new supplier:
approx. £ 247.30 +VAT

Allotment Earmarked Reserves as at 31.3.2020: £579.57

Possibly £142.50 'passed over to PC by Allotment holders.'

Some funds should be held to pay for allotment clearance for new holders/plots.

Researched Allotment Rents (all per annum):

Stansted: Full Plot 250sqm £100 **Half plot 125sqm £50** New tenant levy £20

Saffron Walden: Full plot £ 54.60 Half plot £36.75 5% incr. agreed for 2021/22
NB Plot size not detailed

Ickleton: (2019) Full plot 250sqm £34 **Half plot 125sqm £21**

Bulmer: 22p per sqm as plots irregular sizes
Equiv. Clavering plot £ 27.50

Braintree: 43p per sqm **Equiv. Clavering plot £ 53.75**

Chelmsford:

Standard: £5 per rod

Concession: £2.50 per rod

Water: £2.00 per rod

A rod is equivalent to 25 square metres. You can rent allotments by the rod, up to a maximum of 10 rods. If availability is low, the maximum amount of rods you can rent will be five.

Concessions are not available on water charges.

Basildon £70 (£35 for OAPs)

Colchester

The current cost is 34p per square metre (£42.50 for 125 square meters) (30p with concession £37.50) or 50p per square metre with water charge (£62.50) (46p with concession £57.50).

Loughton

Full plot 10 rods in length £42, half plot is 5 rods £28 (Clavering plots are equivalent to 5 rods).

Water is included and there is electricity in the tea room (when it is open) some tenants are able to recharge battery operated garden tools. £50 new plot deposit is requested so new tenants are charged if they leave, and their plot is left in a mess, they do not get their deposit back.

Recommendations: Consider adding a water charge to the annual rent?

Received from an allotment holder:

Dear Clerk,
attention CPC
Allotments

My time with clavering allotments goes back to 1939 when we moved to a bungalow in Stortford Road and we took an allotment. During the war almost all the allotments were taken:

A – for food

B – to get rid of night soil. !

Over the decades following, allotment use has waxed and waned. At present, some are well looked after, some partly and some not at all, even though they are paid for.

Because of the state of untended allotments and those that are vacant and up for rent, the most pressing problem (at the allotments) is that these allotments produce mostly weeds. As allotment owners we hate weeds but are unable to do anything with these allotments as they are paid/not paid for.

I have thought the grapevine the adjustment of the annual rent. Fair enough a modest rise might be deemed necessary perhaps £8.00 - as most people are of pension age. I

personally can't see the need for a skip in 2021 as it mostly gets filled during the night by opportunists.

Could we not have a motion where rents are paid for at the end of the month after receipt of AN invoice. At that point the allotment can be reallocated or kept trimmed until a new tenant is found. This to be done in house as and when by ourselves.

I visualize greater use of the allotments as houses built for the masses now, have such small gardens.

Yours, [REDACTED]. 1st September 2020.