

## Agenda Item 5

### Plans for 2018/19

#### Plot 15

There has been a lot of activity on plot 15 this year which became vacant at the beginning of the year. There had been casual debate for some time about how useful this ploy would be for extending the communal activities on the site because of its unique position. In some respects, it became vacant a little too soon, but the Committee decided to seize the opportunity and begin to clear the plot for development. The plot was extremely overgrown and could not have been let immediately.

At the same time as clearing the plot we opened consultation with other plot holders to see what they would like to happen on the plot. A comments book and suggestions board were left in the trading shed as well as informal discussions on the site with individuals has left us with some good ideas about what people would like to see happen.

Forty-one people left written comments in the book and a summary of their comments is attached.

The majority of respondents are in favour of creating a community shed which can be used for social, training and educational events. There is slightly less support for the idea of a composting toilet with concern being expressed about the location (is it central enough, not wanting to be next to it) and many expressing concerns about how it would be kept clean (even though some people put their names forward for a rota).

There was also some support for a community growing space (poly tunnel or greenhouse)

There is also concern about the loss of more trees on and around the plot- loss of some trees higher up the site seems to have already changed the drainage on the surrounding plots. We are conscious of the need to keep this in our minds and the need to provide new tree planting – probably fruit trees - in keeping with the allotment objectives.

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In response to all this the committee has begun to develop a plan of action. This would involve dividing the project in to two, firstly developing the community shed and secondly considering the toilet provision and other elements as a second stage. This would allow us to see what the usage of the social shed is and develop the second stage project in the light of that.

Phase 1 would involve the building of the social shed on a very basic level – creating a secure shelter which can be fitted out over time. This not only gives us speed in getting a shelter we can use but keeps plot holders engaged in the continued development of the ideas. It keeps the costs down and allows us to make good use of the many talents we have on the site. At present we are looking at the idea on a metal building as this is low maintenance and very secure. Cladding or growing plants over it would help to make it look more in keeping.

We are lucky to have sufficient funds, following the dissolution of CHADAHS, to make a substantial contribution to project. This means we can get started and will, we hope, stand us in good stead in applying for a lottery grant for the rest of the project.

### ***Resolutions***

- 1** That £5000 of finds from SHAA account be set aside for the development of a community shed on Plot 15
- 2** That the committee be authorized to make an application for funding for the development of the community shed Phase 1
- 3** That we set up a sub committee of the main SHAA committee to help develop this work (all final decision remaining with the elected committee) and authorized tenants of SHAA be invited to join the subcommittee.
- 4** That the committee are authorized to apply for any permissions (planning etc.) in relation to construction of the community building.
- 5** The committee ensure that consultation with plot holders continues through the process of development

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### **Outing with APAA**

When CHADAHS was dissolved in early 2018 it was agreed that the annual outing, formerly organized by them, would be organised on a rotating basis by the two allotment associations. Ally Pally organized the 2018 outing to Barnsdale so it is now our turn to organize the 2019 outing. In financial terms the intention is always to break even but it needs to be recognized that this is not always possible. The Committee will seek to approve a plan which minimizes the risk of unintentional losses.

A sub group of the Committee will take the lead in developing the outing plan.

### **Subscription for trading shed**

When the trading she operation was run by CHADAHS there was an annual subscription on £2.00. It was the intention to continue this subscription when the running of the shed was taken over by SHAA but no resolution on this was put to the AGM last year. During 2018 we have charged a voluntary subscription of £2.00 and about 90 people have paid this.

The subscription is small, but it helps towards the maintenance of the shed and the cost of heating for those hardy volunteers who spend many a cold Sunday morning serving people.

**Resolution** The Committee recommends that we continue the subscription at £2.00 per annum per plot.

### **Maintenance**

Trading Shed repairs. All the external wood work (including the notice board) requires an overhaul and repainting. The door has been repaired and patched over the years and now probably requires replacing to stay secure. Internally the Trading Shed was painted a couple of years ago. The floor would benefit from being sealed to reduce dust.

There are several areas with over hanging trees and we will seek to deal with those during the coming year.

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### **Security**

Security of the site remains a considerable concern with this year having seen a number of thefts and damage as well as a rough sleeping. Plot holders are often working alone up on their plots and we are keen to maintain the safety and security of all plot holders as well as their property.

We have an extremely long perimeter fence and it is difficult and expensive to maintain this. In some cases, the responsibility for the cost of maintaining the boundary belongs to other land owners, private and public. We will continue to repair and replace short stretches of fence where it is being breeched. However, we feel that some areas of the perimeter need more drastic action. It is proposed that this year we carry out a comprehensive survey of the perimeter fence with a view to working with relevant land owners and the council to improve the perimeter security of the site.

We will also carry out a review of the gate security. Our keys are very cheap, easy to copy and we rarely, if ever, get them back from outgoing plot holders. Other allotment sites have moved to different locking systems where they have control of the key production and they charge a substantial deposit to registered plot tenants for the keys. The experience at other sites is that this has considerably increased site security. We feel it is better to look at this issue alongside the perimeter fence security so will investigate during this year coming back to the AGM with a firm proposal in 2019.

### ***Resolutions***

**1** The committee will undertake a comprehensive survey of the perimeter fence taking action, with other landlords and the Council, to improve the security of the site.

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**2** The committee will investigate the introduction of a new locking system for the site in consultation with plot holders with the aim of making any proposals for change to the AGM in 2019.