

NORTHAMPTON BOROUGH COUNCIL
OVERVIEW AND SCRUTINY ALLOTMENTS (WATER CHARGES)
TASK AND FINISH GROUP

Monday, 21 August 2006

PRESENT:

Councillor Marion Allen (Chair)
Councillor Maria-Trinidad Crane
Councillor Michelle Hoare
Councillor Leslie Patterson

Barry Oliver Northampton Allotment Network (Co-Optee)
Tony Care Northampton Allotment Network (Co-Optee)

Paul Chambers Team Leader
Tony Spiezick Street Care and Environment Manager
Tracy Tiff Scrutiny Officer

1 APOLOGIES

There were none.

2 DECLARATIONS OF INTEREST

There were none.

3 MINUTES OF THE MEETING HELD ON 20 JULY 2006

Subject to the following amendment, the minutes of the meeting held on 20 July 2006 were agreed: -

5 SCOPING EXERCISE

It was agreed that the Northampton Allotment **Council** be

3(A) MATTERS ARISING

The Chair advised that she had received a response from Anglian Water regarding water charges billed for allotment sites and grey water. A copy of the letter is attached to the minutes. T Spiezick confirmed that he would respond to Anglian Water's letter, a copy of which would be circulated to the Task and Finish Group.

4 SITE VISIT EVIDENCE

The Task and Finish Group had visited four allotment sites: -

- Kettering Road (privately run site)
- Mereway
- Eastern Avenue (North)

- Blisworth (privately run site)

The main points from the site visits were: -

Kettering Road

Councillors Allen, Crake and Patterson, Mr Oliver and Mr Care visited Kettering Road allotment site on 10 August 2006 and were accompanied by Mr T Bailey from the allotment site.

Large site of 280 10-pole plots. There is a waiting list for plots. The water source is all natural from four wells and a stream. The average distance from the water source is variable but many plots have water butts attached to sheds. Most water butts were of average size (500 litres), some being open topped. The majority of allotment holders practice composting. Some sites had green houses. Water conservation was estimated at 25%. The security on the site was felt to be good and secure gates were in situ. A copy of the checklist is attached to the minutes.

Mereway

Councillors Allen, Crake and Mr Oliver visited Mereway Allotment site on 11 August 2006.

Mereway is a temporary site with 60 plots, although just 52 are in use as car parking and the community green area take some up. There are 80 tenants. Two plots are unusable due to water log. There is a waiting list for plots. The water source is via mains (large tanks) although the allotment holders feel there is a need for an additional seven large tanks. The allotment holders have suggested if NBC could provide the additional tanks, they would fit them on the site. The site operates a strict hosepipe ban. Some plots had water butts but there were no sheds. The allotment holders tried to conserve water but did not have enough facilities. Most users practiced composting. Security on the site is poor. Fencing is poor and it was felt that there is a need for spiked fencing.

The Chair commented that the continuity of the Mereway allotment site is in question but emphasised that it was a well-run site with poor security. She suggested that the final report could contain a recommendation regarding its future.

T Spiezick advised that the original fencing had not been replaced, as Mereway is a temporary allotment site. The adjacent Jewish Chapel is planning to increase its fencing which will help security on the allotment site. He added that discussions are ongoing with estates and asset management regarding this site. Mr Care confirmed that Councillor Larratt, Portfolio Holder, had met with the Allotment Association in this respect too.

A copy of the checklist is attached to the minutes.

Eastern Avenue (North)

Councillors Allen, Crake, Mr Care and Mr Oliver visited Eastern Avenue (North) allotment site on 14 August 2006 and were accompanied by Ms Ash from the site. It is a very large site of 246 10-pole plots. There are no vacant plots. The water source is supplied by mains through tanks. There is a lot of water leakage on the site. Generally, plots are quite a way from the water source. 'DIY' taps had been installed on some of the tanks which indicated possible hose usage. There was no evidence of weed control and the weeds appeared healthy which could indicate water leakage. Water conservation was poor on the site. Security on the site was poor. Repair to the fencing was very poor (Councillor Crake circulated copies of photographs of the state of the poor repairs and example of debris on the site). The wire fencing was inadequate and access could be gained via adjacent housing. All allotment holders were issued with a key. There were a few sheds on the site and a few allotment holders had water butts. Plots were not marked out very clearly and it was difficult to see the division from plot to plot. A hazard that was noticed was the big drop (approximately one meter) by one of the roads that runs parallel to the site that had become very overgrown, making it extremely difficult to see the drop. Ragwort was present on the site and the Group was concerned that allotment holders might clear it without realising its dangers. Gloves and masks should be used to clear this weed.

The Group felt that it was a priority that repairs should be made to prevent the current water leakage problem. There were approximately 100 empty plots and many sites were rented but not cultivated. The Group commented that water is turned off for the winter period, October to March, each year. T Spiezick advised that last year the site had used 400 cubic meters but this year just 34 cubic meters had been used for the six-month period ending March 2006. To the best of his knowledge the Council's contractor had made repairs. T Spiezick undertook to check out the maintenance work and report back to the next meeting.

The Group requested that water usage from March to 1 September 2006 be provided for the next meeting.

In response to a query regarding possible downsizing of the site, T Spiezick advised that if this was the case approximately 80-100 would go. The Group commented that the report could contain a recommendation that the views of all the allotment holders on this site be sought regarding the possible downsizing of the site.

A copy of the checklist of the site visit to Eastern Avenue (North) allotment site is attached to the minutes.

Blisworth (privately run allotment site)

Councillor Allen, Mr Oliver and Mr Care visited the Blisworth allotment site on 15 August 2006 and were accompanied by Mrs Care and the site manager.

The site is 610-pole site (1.5 acres) with approximately 55 plots and 50 members. Most plots are 10 pole. There is flexibility in plot size and usage. The charge for a plot is £11 per year. Water is provided by mains via 12 standpipes. The site operates a water co-operative scheme. Each member pays £20 life membership

and the water bill is then split equally between all members of the co-operative. There is a water metre at the mains and charges are 95p per pole (£9.50 per 10 pole site). However, not all allotment holders are members of the water co-operative and therefore use their own water via water butts etc. The site practices 100% water conservation. There are no leaks and losses are not permitted. The site is very tidy and well kept. The pathways were in excellent condition but the roads were not in such good condition and tended to get very muddy when it wet. Parts of the site were used as a bridleway.

The Group commented that the water scheme was very fair. The charges for rental were also fair and flexible, for example, annual rental on an 8-pole plot (without water) equated to £11.90. Where a site has the provision of mains water it can be managed but there is a need to stop leakages on all sites. The installation of standpipes on allotment sites was felt to be a simple solution that worked. There is also a need to ensure good security on each site which should alleviate vandalism and encourage people to use allotments. Good security measures were felt to be very important.

In response to the Group's request, T Spiezick confirmed that he would produce costings for securing sites in comparison to repairing a leak and report back to the next meeting.

A copy of the tenancy agreement and constitution was circulated. Copy attached to the minutes. A copy of the checklist is also attached to the minutes.

The Chair thanked Councillor Patterson for producing the checklist template for each allotment site visit.

- AGREED: (1) That staff reports back to the next meeting on: -**
- **Water usage/charges for the period 1 March**
 - **-1 September 2006.**
 - **Costings for securing allotment sites and costings for repairing water leakages.**
 - **Maintenance work on Eastern Avenue (North) allotment site**

5 OFFICER'S REPORT

The Task and Finish Group received reports on: -

- Details of allotment sites within the Borough
- Actual cost of water to the Council
- Allotment benchmarking (October 2005)

Allotment sites within the Borough

A spreadsheet detailing allotment sites within the Borough was circulated. There are 13 Council run sites, two field sites (Bridgewater Road, Harlestone Road and Berrywood Road) and one leased site (Ekins Wellingborough Road). In addition four sites are privately run (Kingsthorpe Grove, Kingsley Road, Hardingstone Parish

N/P Road and Collingtree, Watering Lane). The largest site (Bridgewater Road) contains 313 plots and the smallest Collingtree, Watering Lane 21 plots.

Of the Council run sites seven had waiting lists there was also a waiting list for one of the field sites and the leased site. There are available plots on eight of the sites.

Actual cost of water to the Council

Details of the water used for each allotment site, the standing charge and the bill cost was circulated. The Group was concerned that some of the details given were for the winter period (October to March 2006) and requested that data for the summer period be given to the next meeting. Although water is turned off during the winter months a standing charge still applies for that period. Concerns were further conveyed regarding allotment sites that had a zero water usage and suggested that the final report recommends that consideration be given to the water supply for such allotment sites be turned off. Concerns were also expressed regarding the Graspin Lane allotment site and that during the period 13 May to 20 October 2005, 2081 cubic metres of water had been used equating to a bill of £1,810.95 (including £19.84 standing charge). The Group further requested that details be obtained why there had been no water usage for Bridgewater Drive and Harlestone Road (bill 2) allotment sites. An update would be given to the next meeting.

The Group suggested that it would be beneficial and cheaper to the Council to install standpipes on allotment sites and it understood that water pipes were due to be installed. The water tanks that are currently in place could be recycled and used similarly to a water butt, they would just need to be disconnected.

AGREED:

That staff supplies details on: -

- **Allotment water usage and costs for the period 1 March to 1 September 2006**
- **Further details on the water usage at Graspin Lane allotment site.**
- **Further details on no water usage for Bridgewater Drive and Harlestone Road (bill 2) allotment sites.**

Allotment Benchmark

Details of allotment benchmarking that was carried out in October 2005 was circulated and the replies received were summarised. T Spiezick confirmed that it was difficult to benchmark comparable allotment sites in other towns.

The Group noted that Bedford Borough Council offered concessions for allotment holders over 60 years, unemployed and various concessionary groups as per the Council's leisure card concessions. North Herts Council offered a 50% reduction in allotment rental charges for individuals over 60, unemployed, students over 18 and individuals on incapacity benefit. High Wycombe offered concessions of 50% for senior citizens, as did Basingstoke Borough Council and Chelmsford. Macclesfield offered 50% concessions for pensioners and 30% for society run sites. Lancaster gives the allotments associations discount for plots unlet or rented by pensioners or

those claiming benefits, the concessions are then passed onto the tenants. Luton Borough Council offers 50% discount to tenants on their first plot and Milton Keynes Borough Council gives 50% discount to concessionary groups (Pensioners, disabled, unemployed and single parents).

The Group commented that in the main the Authorities listed included water charges in their rental charges. However, where allotment rental charges are near or above that of Northampton's concessions are given. The Chair suggested that a possible recommendation of the final report could be that consideration be given to the introduction of concessions for allotment rental charges.

The Group supported Milton Keynes allotment charging policy of charging per pole. The charges in October 2005 were: -

- Plots from 4 to 12 poles
- £2.98 per pole for facilities
- £2.29 per pole for limited facilities
- £1.84 per pole for no facilities

In response to the Group's request that the possibility of flexible allotment charging for Northampton be investigated, Mr Oliver advised that this had been looked at previously and it had been ascertained not to be cost effective to go below 5 poles. T Spiezzick was asked to investigate how flexible charging could be administered and report back to the next meeting. The Chair suggested that a recommendation of the final report could be that allotment rental charges should relate to the size of the plot.

AGREED: That staff provides details of how flexible allotment rental charging could be administered to the next meeting.

6 DEFINE QUESTIONS FOR WITNESS EVIDENCE (PORTFOLIO HOLDER)

In its scope the Group had determined that a witness interview with the Portfolio Holder would be held. Councillor Larratt had been invited to attend the meeting on 7 September and had confirmed his attendance.

The Group devised a list of core questions to be put to the Portfolio Holder, detailed below. Councillor Larratt would be issued with a copy of the questions as soon as possible so that he could prepare the information that the Group required.

In respect of the Allotments Strategy 2004, the Group commented that it would be beneficial to have individual business plans for each allotment site rather than an overarching plan and would put a question to the Portfolio Holder in this respect.

Draft Core Questions for Consultation

- 1 How did you arrive at the decision to implement water charges to allotment holders?
- 2 Why are water charges necessary?

- 3 How do you intend to tackle the issue of water charges?
- 4 What is the administration's commitment to investment in allotments within the Borough?
- 5 What are the plans for the future of allotment sites within the Borough?
- 6 What happens to the proceeds from the sale of allotment sites? NB: The Task and Finish Group will also put this question to the legal department
- 7 What is the statutory requirement for the number of allotment sites that the Council has to provide for the Borough? NB: The Task and Finish Group will also put this question to the legal department.
- 8 On an individual allotment site basis, what is the future for the temporary Mereway site
- 9 What is your view about allotment sites becoming the responsibility of Charitable Trusts with the land being leased to them by the Council?
- 10 The Allotment Strategy was produced in October 2004. Has this Strategy been approved and implemented? If so, could it be used as an umbrella for a five-year plan for each allotment site?

7 SCHEDULE OF MEETINGS

The schedule of meetings was noted: -

7 September 2006 a4pm (now in the Council Chamber

Agenda will include: -

- Witness Evidence – Portfolio Holder
- Officers' Reports

22 September at 2pm (now in the GODWIN ROOM)

Agenda will include: -

- Finalise the Chair's report

The meeting concluded at 7:55 pm

anglianwater

**Anglian Water
Services Limited**

PO Box 770
Lincoln
LN5 7WX

Tel 08457 145 145 (Lo-call)

Our ref **CFS/Allotments**

Your ref

Councillor Mrs Marion Allen
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

14 August 2006

Dear Mrs Allen

Thank you for your letter of 1 August 2006 and for speaking to me today regarding the water charges billed for allotment sites.

I have listed the answers to your queries below:

- *Disposal of Grey water - we have none.*
Grey water is clean water taken from the mains supply and used for domestic purposes, for example for bathing. The waste water, rather than then being returned to the main sewer, is diverted to a water butt and used on the garden. An allowance against sewerage charges for grey water usage would not be applicable to an allotment site as there is no domestic usage before the water is used on the allotments.
- Where a property or site has a connection to the main sewer and the water supply is measured by a meter, sewerage charges are based on 90 per cent of water usage. However, if you believe that the return of dirty water back to the main sewer is less than 90 per cent, you may apply for a sewerage abatement. To confirm the volume of water returned or not returned to the main sewer, a private sub meter should be installed. The installation, maintenance and reading of this meter would be the responsibility of Northampton Borough Council.
- You referred to leakage on water supply pipes within the allotment sites. Water supply pipes after our meter are the responsibility of the property owner who should arrange for the leak to be traced and repaired.

Cont'd 2

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14 August 2006

Councillor Mrs Marion Allen
for Northampton Borough Council

CFS/Allotments

- We are unable to waive standing charges for the winter period as these cover the costs of providing and maintaining the services, which we have to do even though the usage may be seasonal.
- To allow us to check the tariff and charges billed for each allotment site, you will have to provide us with the individual Anglian Water account numbers for each site.

I hope this clarifies the situation for you. However, if we can be of further assistance, please write to the above address or telephone on 08457 91 91 55 where our customer services staff will be pleased to help.

Yours sincerely



Carolyn Searle
Customer Services

TENANCY AGREEMENT

For use between the Association and individual tenants of the Allotment Gardens

AN AGREEMENT made this day of Two Thousand and
BETWEEN Blisworth Allotment Association – Stoke Road, (hereinafter called ‘The
Association’) of the one part and of (Name)
(Address) post code Tel.
hereinafter called ‘the Tenant’ of the other part

WHEREBY the Association agree to let, and the Tenant agrees to take on a yearly tenancy
from the day of Two thousand and The Allotment Garden
Plot number(s) in the register of Allotment Gardens and containing –
. pole, or thereabouts (subject to the exceptions and reservations of contained in
the lease under which the Association holds the land) a yearly rental of the current charges and
fees payable yearly.

THE TENANCY is subject to the Allotment Acts 1908 –1950 and to the regulations endorsed in this
agreement and to the following conditions.

The tenant shall not cut any timber or take, sell or carry away any mineral sand or clay

1. The rent shall be paid on the 29th day of September each year
2. The tenant shall use the plot as an Allotment Garden only (that is to say wholly or mainly for the production of vegetables, fruit and flowers for use by the tenant and his/her family) and for no other purpose and shall keep it clean and free from weeds, in a good state of cultivation and fertility and in a tidy condition.
3. The tenant shall not cause any nuisance or annoyance to the occupier of any other Allotment Garden, or obstruct any path set out by the Association for the use of the occupiers of the Allotment Gardens.
4. The tenant shall not assign or part with the possession the Allotment Garden or any part thereof without the consent of the Association..
5. The tenant shall not keep livestock on the allotment without the prior consent of the Association.
6. The tenant shall keep every hedge that forms part of the boundary of his allotment properly cut and trimmed, and shall keep in repair any fences and sheds on his plot.
7. The tenant shall not use any barbed wire for a fence adjoining any path set out by the Association for the use of the occupiers of the Allotment Garden. Any equipment used by the tenant will be at the users liability
8. The tenant shall not, without the permission of the Association, erect any building on the allotment, and shall be responsible for the removal of any buildings on or before the expiry of the tenancy.
9. The tenant shall not plant trees on the allotment except they are fruit trees, and these only with the permission of the Association. Any soft fruit bushes may be grown.
10. If the tenant shall have been in breach on any of the foregoing provisions of this agreement for a period of one month or longer or if the rent is in arrears for not less than 40 days, then the tenancy shall be terminated.
11. The tenant shall on entry, pay any compensation to the outgoing tenant for crops, sheds or improvements by joint agreement.
12. The tenancy of the Allotment Garden shall terminate on the yearly Rent Day after the death of the tenant and shall also terminate whenever the tenancy or right of occupation of the Association terminates.

Signed Signed
By the Tenant For the Association

Date.....

16. Minutes shall be kept of the proceedings and these should be agreed after any amendments at the beginning of the next meeting. The chairman shall sign the Minutes to signify that they have been agreed.
17. The committee shall present reports and statements of accounts to each Annual General Meeting.
18. No committee member shall receive any benefit in money or in kind, or have any financial interest in the supply of goods and services to the association.

General Meetings

19. An Annual General Meeting shall be held in March every year, or as near thereto as possible.
20. All members shall be entitled to attend General Meetings of the association.

Accounts

21. The committee shall keep proper accounts and records relevant to the income and expenditure of the association.
22. The committee shall prepare an annual statement of account for the association for the Annual General Meeting.

Bank Accounts

23. All cheques shall require two signatories for the authorised members of the committee.
24. No new bank account or other means of investment shall be commenced without the authorisation of all members of the committee.
25. No member shall commit the association financially in any way without the authority of the committee.

Dissolution

26. If the committee or members decide that the association should be dissolved, they shall request an Extraordinary General Meeting at which there must be a quorum on nineteen members. A resolution for dissolution must be proposed and carried by two thirds of those voting for the dissolution to take effect.
27. If the resolution for dissolution takes effect the net monetary assets of the association shall be distributed within the village of Blisworth as determined by a simple majority of the members.

This Constitution was drawn up in draft form for members at the autumn meeting in 2004. Some amendments were agreed and the final document presented to all current members in March 2005.

BLISWORTH ALLOTMENT ASSOCIATION – STOKE ROAD

CONSTITUTION

Definitions

1. 'The Association' means Blisworth Allotment Association – Stoke Road.
2. 'A member' means a plot holder of the association whose rent is not in arrears.
3. 'The committee' means the executive committee who manage the affairs of the association, i.e. the chairman/secretary, site supervisor, and treasurer.

Name

4. The name shall be 'The Stoke Road Allotment Association.'

Objects

5. To provide members with the opportunity to produce food and flowers, and to share an interest in the continuance of this long standing heritage.
6. To provide members with the advantage of the National Seed Scheme and any other offers as appropriate.

Membership

7. Membership shall be available to any plot holder upon payment of their correct pole rent and fees for National Association membership and public liability insurance as determined by the Annual General Meeting. The fee will be for one calendar year.
8. Membership is also open to non-tenants who may order Kings seeds and other offers, and may attend meetings. Non-tenant members may not vote on constitutional issues.
9. A member will be deemed to be in arrears if rents and fees have not been paid within three calendar months.
10. Each tenant member will have one vote at General Meetings. If the votes are equal the chairman will have a second or casting vote.

The Committee

11. The committee shall have the responsibility for the administration of the association, its property and affairs.
12. The committee shall consist of a Chairman/Secretary, a Site Supervisor and a Treasurer.
13. Nominations for membership of the committee shall only be valid if made and seconded by members other than the nominee and if the nominee is a member who has given consent.
14. The committee shall have the power to co-opt any member as it shall deem fit.
15. The committee shall meet whenever necessary, but at least two times a year.

BLISWORTH ALLOTMENT ASSOCIATION
SEPTEMBER 2006

Dear

Rents and Water Scheme payments are now due. Please fill in the form at the bottom of this sheet, as applicable to you, and return it to me at 20, Stoke Road, Blisworth. NN7 3BZ. or **bring it to the Allotment meeting on October 24th**

RENT

You cultivatePoles of ground on plot numbers.....Ground rent at 70p per Pole is £. plus £1.75 for National Association fees and 25p only for insurance.

Total Due £

Rent cheques payable to 'Blisworth Allotment Association' please.

WATER SCHEME

*You are / are not / a member of the Scheme. Your water payment for this year is / would have been 25p per pole plus a standing charge of £1.

A Bargain during this years drought ! Total charge £

If you are not a member but would like to join the Scheme now, the life membership fee is £20. You would have no more to pay until October 2006. The scheme is run as a Co-operative, for more details and conditions call me on 01604 858478.

All water payments to be made payable to Jane Percival please. *THANK YOU*

PAYMENTS 2006

Name Plot No.....Telephone No.

I enclose £ for RENT and fees. **(to Blisworth Allotment Association.)**

*I am / am not / a member of the Water Scheme.

*I enclose £for WATER for 2005.

*I would like to join the Water Scheme and enclose the £20 membership fee.

Please delete * as applicable. **All water payments to Jane Percival.**

Additional Notes

Water charged per plot not size

Tidy Site – Large Area Water logged therefore not useable – except possibly raise plots disabled

Has green area for community use

Need fencing by Mereway Road

Site Visit Attended by:

Cllrs Allen, Crake and Mr Oliver



NORTHAMPTON BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

**ALLOTMENTS (WATER CHARGES) TASK AND FINISH GROUP
ALLOTMENT SITE VISIT – CHECK LIST**

ALLOTMENT SITE AND DATE VISITED: BLISWORTH – Private Site 15.08.06

610 Pole Site (4½ Acres) **Rental:** £330/PA £11/PA per plot Incl

Approx 55 Plots (Mostly 10 Pole Plots) – 50 Members Flexibility in Plot Sizes + Use

Type of water source	Mains – Stand Pipes – (12)	Water Cooperative Scheme not all plot holders*
Average distance from source	Variable – average 10-20 metres	
Do plots have water butts? Capacity Frequency Good design?	Some do Variable Standard Butt not with bottom Taps	
Composting practiced?	Yes	
Security?	Open site with Bridleway User visit chickens 2-3 times day	
Association facilities? Shop Notice board Names Contact numbers Paths Roads Wheelbarrows Other – Plot prep	 } Held by site manager } - Excellent - Not so good – grass tracks - Some	 Yes if new holder
Sheds/storage	- Yes on some plots	
Greenhouses	- A small number (with glass intact)	Some plastic
Labelling of plots		
Visitor parking	- Very little	
Water conservation %	- No hoses permitted No leaks	100%
NBC notice board?	N/A	

Additional Notes: -

* Water Scheme £20 Life Membership – Meter at Main 95p/Pole £9.50 per 10 pole plot
The Allotment Association for Blisworth has a Constitution
Very tidy well-kept site
Chickens – well cared for – accepted part of Allotment
Community Asset – some plots used as garden extensions

Site Visited attended by: -

Cllr Allen, Mr Oliver, Mr & Mrs Care, Site Manager/Supervisor



NORTHAMPTON BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

**ALLOTMENTS (WATER CHARGES) TASK AND FINISH GROUP
ALLOTMENT SITE VISIT – CHECK LIST**

ALLOTMENT SITE AND DATE VISITED: Eastern Avenue(North) NBC Owned.
Visited on 14.08.06

Very Large Site
Approx 280 plots. 10 pole plots Available. No Plots unattended

Type of water source	Tanks supplied by mains – A lot of leakage	
Average distance from source	- Generally quite a way from plots	
Do plots have water butts? Capacity Frequency Good design?	Some	Taps evident by tanks Suggests possible hose use e.g. Tank number 31
Composting practised?	By some	
Security?	Each plot holder is issued with a key	Subjected to vandalism
Association facilities? Shop Notice board Names Contact numbers Paths Roads Wheelbarrows Other – prep	- Yes - Yes - Variable – some cannot be seen Very Uneven & one has dangerous drop to Plots - Some -	
Sheds/storage	Variable – Recently new shed burnt down	
Greenhouses	Again risk of vandalism	
Labelling of plots	- Yes	No visible weed control
Visitor parking	- Yes	
Water conservation %	Poor – High rate leakage	
NBC notice board?		

Additional Information

Concessionary Rates 50% Discount

Repair to Fencing by Path to Bradlaugh Fields – appalling Not value for money i.e. £60 call out

Ragwort – A hazard if removed without protection

Proceeds from land sale – to whom??

Uncared for overgrown site – Lots of rubbish dumped

One user seems to have extended his garden

Site Visit attended by

Cllrs Allen and Crake, Mr Oliver, Mr Care and Ms Ash



NORTHAMPTON BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

**ALLOTMENTS (WATER CHARGES) TASK AND FINISH GROUP
ALLOTMENT SITE VISIT – CHECK LIST**

ALLOTMENT SITE AND DATE VISITED: Kettering Road (privately owned) visited on 10.8.06

Large Site – No Allots 280
10 pole plots
No vacant plots – Waiting list for plots

Type of water source	Natural – Four wells and a spring	
Average distance from source	Variable – but many plots with butts	
Do plots have water butts? Capacity Frequency Good design?	Yes – Many have water butts attached to sheds Mostly standard size – some open topped	Size of water butts:- 500lbs some 1,000 litres (some cost £25 each)
Composting practiced?	Yes by majority	Leaf delivery to assist
Security?	Gates secure and security felt to be good	
Association facilities? Shop Notice board Names Contact numbers Paths Roads Wheelbarrows Other – Plot prep	- Yes - Yes } Held in shop } - Yes but not all good - Good - Supplied to all members	
Sheds/storage	Yes	
Greenhouses	Some	
Labelling of plots	Yes	
Visitor parking	Yes	
Water conservation %	Approx 25%	80% from wells no mains water use
NBC notice board?		

Additional Information

Some users have chickens and geese

Some dumping of wood etc, could be tidier. As from 1 October, debris will be burnt

Site Visit attended by

Cllrs Allen Crake and Patterson, Mr Oliver, Mr Care and Mr T Bailey (from the allotment site)