

# NOTES OF THE ALLOTMENTS LIAISON GROUP

Wednesday 10<sup>th</sup> July 2024

Present: Councillor M Jennings  
Councillor B Mayne  
Councillor P Mayne – Chairman  
Councillor T Morgan  
Councillor M Rowley  
Councillor A Samuels – Vice Chairman (present from 6.15pm)  
Donna Johnston – Town Clerk & RFO

Ellins Terrace 1 – 2 representatives  
Ellins Terrace 2 – 1 representative  
Gladstone Street – 2 representatives  
Heys Buildings – 1 representative  
Newland Lane – 2 representatives  
Norwood Street – 2 representatives  
Wentworth Terrace – 1 representative

## **1. Update from the Town Council**

### Property Officer Role and Responsibilities

The Property Officer was appointed on a trial basis in January to carry out a range of property related tasks including working on the allotments.

The idea is that he will be able to get out to site more frequently and have more of an idea of when there are issues. He can carry out small maintenance tasks, arrange quotes for bigger jobs and liaise with Site Secretaries on works that are required.

At the moment, he is doing 1 day a week but there is scope to do more as we have discovered while he has been on site.

### Inspections

The initial inspections will be carried out by the Property Officer as he is out and about onsite. There will not be a formal date for an inspection as it will be determined by workload and weather. If a plot is inaccessible, Jonathan will arrange with the tenant to gain access.

The inspections will be carried out at various times throughout the year and will not be limited to a once-a-year visit.

Training has begun at Norwood Street, and he will be working his way over to other sites over the coming weeks.

The office will only be able to issue advisory letters.

Any official warnings and evictions must be authorised by the Committee for the time being until they are satisfied that the procedure is working.

This will be done via photographs taken at the time of the inspection or site visit as appropriate.

### Site Issues

Some of the work that has been carried out on the sites this year includes:

Cypress Road	Tree pruned near gate
Ellins Terrace 1	Skip x 2 on the lane
Ellins Terrace 1	Tree Pruning at the gate
Gladstone Street	Tree Removal x 2
Heys Buildings	Demolition of Greenhouse
Heys Buildings	Installation of Fence
Heys Buildings	Skip x 3
Heys Buildings	Tap Repair x 2
Gladstone Street	Skip x 1
Newland Lane	Fence Damage – Awaiting action by WMDC
Norwood Street	Skip
Norwood Street	Repairs to fence post
Wentworth Terrace	Tap Repairs
Various Sites	23 x Structure requests considered and processed.

In addition, we have dealt with a large number of complaints from residents and tenants regarding plot holders' behaviour and cultivation standards across various sites.

We are currently working on the following issues:

Ellins Terrace 1	Quotes for replacement gates
Ellins Terrace 1	Quotes for treatment of Japanese Knotweed
Ellins Terrace 1	Strimming of Plots 28-31
Ellins Terrace 2	Quotes for replacement fencing near the main gate
Ellins Terrace 2	Quote to clear 7 abandoned plots £37,015
Gladstone Street	Clearance of brambles behind containers
Gladstone Street	Asbestos removal
Newland Lane	Quotes for replacement gates
Newland Lane	Quotes for repairs to fencing
Norwood Street	Strimming of path and verge
Norwood Street	Asbestos removal

## Budget

A budget document was circulated which showed the following information:

Income 2020-2025	£33,096
Expenditure 2020-2025	£44,849
Loss	£11,753

Water Bills 2020-2025	£17,274
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Average cost of water per plot     £9.27  
(Range £3 - £33 dependant on site)

## **2. Updates and Suggestions from Sites**

### Cypress Road

Not Present

### Ellins Terrace 1

- The replacement gate is not required
- The money should be used to replace the fence on the corner near plots 28-31.
- Harris fencing would be sufficient.
- Carrying out their own grass cutting but one corner has not been done.
- Would like some road scapings for the tracks
- Concerned that NAS rules should not apply as they are not members.

### Ellins Terrace 2

- There has been a leaking tap at the top of the site.
- Concern about the state of the overgrown plots which need to be cut back and weed killer applied at the end of the season.
- Raised concern about 'out of area' applicants.

### Gladstone Street

- Would like a site inspection ASAP due to concerns about four plots.
- Query the 1 plot per household rule which will need to be considered by the committee.

### Heys Buildings

- The site is nice but there are some tenants who aren't doing anything.
- New Site Sec queried what her role and boundaries are and if she could contact tenants to check if they were ok.

### Newland Lane

- Concerned that NAS rules should not apply as they are not members.
- Asked why the Town Council are members of NSALG / NAS.

- Asked why we are following NAS rules and not our own rules.
- Doesn't believe that NTC are tough enough with tenants and take too long to evict for non-cultivation.
- Wanted clarification on who the members of the committee are.
- Expressed concern at the stopping of the annual maintenance payment which is not paid to other sites.
- Complaint about the Wakefield Council trees on the boundary of Smirthwaite Park.
- Requires new taps throughout the site.
- Fencing is too low (currently 6ft)
- Concern that fencing has been installed incorrectly.
- Tree in the corner has left the site open for 5 months.
- Why is NTC allowing people to apply to more than one site.
- Raised concern about communication issues with tenants.

#### Norwood Street

- Generally concerned about the state of the site as a whole and the terrible state of weeds on some plots.
- Wish to have a Site Secretary again.

#### Wentworth Terrace

- No issues at Wentworth Terrace – Everyone is happy

### **3. Next Meeting**

Wednesday 13<sup>th</sup> November at 6pm