

Report of the Weaveland Road Allotment Society to the Tisbury Parish Council for the financial year 2021/22

1. Introduction

1.1 The Society's agreement with the Parish Council requires it to pay the rent it collects into a dedicated bank account. It also requires the Society to make a report to the Council before the 1st October each year that includes an account of monies paid into and out of the account during the previous financial year. The financial year ends on 31st March.

1.2 The money in the dedicated account can be used only for managing, maintaining and improving the allotments site.

1.3 The rental recommendation for the year 2022/23 set out in this paper was agreed by the Society at its AGM on 5th September 2021(delayed due to Covid).

2. Accounts

The following table and notes summarise the payments into and out of the dedicated account for the period from 1 April 2021 to 31 March 2022. They also show the figures for the same period in the previous year for comparison.

	01/04/21 to 31/03/22	01/04/20 to 31/03/21
Opening balance 01/04	2568.94	2068.68
Creditors – Shed deposits	-1140.00	-1170.00
Current Assets at 01/04	1428.94	898.68
Income		
Rentals	1296.65	1274.99
Plot deposits during year	120.00	240.00
Path Clearance	50.00	50.00
Donation	30.00	20.00
Small Grant Award	0.00	214.42
BBQ & Unpresented Chqs	64.00	0.00
Bank Interest	0.33	3.06
Total Income	1560.98	1832.47
Payments		
Water charges	- 261.12	-381.38
Grass cutting	-420.00	-420.00
Deposit Refunds	-150.00	-120.00
Misc. purchases	-288.70	-196.40
Public Liability Insurance	-216.63	-214.43
Total Payments	1336.45	1332.21
Closing Balance 31/03	2793.47	2568.94
Total Shed/Plot deposits	1140.00	1170.00
Current Assets 31/03	1653.47	1398.94

.Notes:

- The Society took over responsibility for the management of the allotments on

27 November 2008.

- The income for 2021/22 shown in the accounts includes £47.66 in rental due for 2021/22 but received after the end of that accounting period.
- All new allotment holders are now charged a £30.00 returnable deposit whether or not they erect a shed. When the plot is vacated, the deposit is returned, provided any shed is removed and the plot cleared of rubbish and debris. Existing allotment holders will not be charged retrospectively, but will be asked to make this £30.00 payment if, on vacating their plot, it has to be cleared and tidied by the committee.

- The Society has given permission for two new allotment holders to clear and cultivate a plot on the currently uncultivated area on the western section of the site. Due to the condition of the ground in this area, a peppercorn rental will be charged for two years to allow the clearance of the undergrowth and weeds.
- Following advice from The Parish Council, the Society took out a Public Liability Insurance Policy in August 2020, which also includes theft cover for the BBQ and Petrol Mower which are kept in the communal shed.
- Due to the current waiting list of potential new allotment holders, the Society has instigated a strict monitoring process to ensure that occupied plots are not left uncultivated or in an untidy overgrown condition.

3. Current Lettings

The following table details the state of lettings as at 30th June 2022 and in the previous 2 years for comparison. In this report the numbers of plots actually allocated on 30th June 2022 have been used for all calculations of projections of rental income.

Size	Allotments let at 30/06/22	Allotments let at 30/06/21	Allotments let at 30/06/20
1/4	19	20	16
1/2	28	25	25
3/4	3	5	5
1	15	13	14
1 1/4	2	2	2
Total	67	62	62

At the present time, there are 3 on the waiting list for allotments. At 30th June no plots of the cultivated area were vacant.

4. Rent Previously Agreed for Year 2022/23

Allotment holders were notified in September 2021 that the rent to be charged from 29th September 2022 or 1st November 2022 would be as follows

Plot size	Rental
1	£36.00
3/4	£27.00
1/2	£18.00
1/4	£9.00

The date on which rental is due is determined by the start date of each Allotment Holders agreement with the Parish Council. Most past agreements and all future agreements start on 29th September. A few older agreements started on 1st November.

5. Rent proposed for Year 2023/24

5.1 It is proposed that the rent for a full plot for the year 2023/24 will not increase. Rental for partial plots are in direct proportion to this figure. This rent will be payable on the anniversary of each tenants' original contract date, either 29th September 2023 or 1st November 2023.

Plot size	Rental
1	£36.00
3/4	£27.00
1/2	£18.00
1/4	£ 9.00

5.2 Allotment holders must be notified 12 months in advance of any change in rental. Notices of rentals for 2023/24 will be sent out in September 2022 to all Allotment Holders with their invoices for the coming year

6. Projected income

The projected income for 2022/23 and 2023/24 from rentals due on contract renewals on 29th September and 1st November 2022 and 2023 based on the number of allotments allocated at 30th June 2022 is shown in the following table

Size	No of Plots	Rental for 2022/23	Projected Income 2022/23	Rental for 2023/2024	Projected income 2023/2024
1 1/2	0				
1 1/4	2	£45.00	£90.00	£45.00	£90.00
Full	15	£36.00	£540.00	£36.00	£540.00
3/4	3	£27.00	£81.00	£27.00	£81.00
1/2	28	£18.00	£504.00	£18.00	£504.00
1/4	19	£9.00	£171.00	£9.00	£171.00
	67		£1386.00		£1386.00