

OWPC Patch Allotments Bi-monthly report pre-July 2015 P.C. meeting

Plot Staking

We have started to put in the first tranche of stakes, re-measuring the plots as we go; but the hard ground has momentarily brought the work almost to a halt.

Ridings Repairs

The Community Workers chaperoned by G4S, continue to assist the PAA to repair stretches of the ridings using the planings from the Newport Road roadworks.

Boundary Security

The installation of new palisade fencing and strengthened gates so far specified, is now complete.

Rental Renewals

Rental renewal letters for the 2015/16 Patch Year, which commences 1/10/15 have been posted.

Tenancy Terms and Conditions

A new version of The Patch Tenancy Terms and Conditions, operative as from 1/10/15, has been written and a copy sent out with the Rental Renewal letters. The conditions have been reformatted for clarity and extra emphasis has been given to the more anti-social activities and their consequences. Another significant change is that tenants no longer need to attest that they have 3rd party liability insurance, although we have strongly recommended that they have such cover in place.

Uncultivated Plot Letters

Following up the letters concerning the lack of discernible cultivation sent to the holders of 40 plots, a further inspection was made and as a result conditional termination of tenancy letters were sent to 9 tenants covering 11 plots in all. There has been contact from some of the tenants and noticeable improvement to some plots has been seen, but some terminations had to be made. The inspections will, in the future, be conducted on a regular basis establishing a sequence of advisory warning and termination letters.

Bees

The bee co-operative is active and the first hives installed in the new site in the NW corner of the Patch. Training of prospective apiarists has already commenced.

Plot occupancy

Very few plots are vacant but some more will become available following the above mentioned tenancy terminations. New tenant enquiries continue to be received, and there are several names on the waiting list from tenants who have spotted the probability of prime plot tenancy terminations.

PAA Open Day

The PAA held a very successful Open Day despite the efforts of the weather. A full report will be published in the next Parish Newsletter.

Financial Statement

Maintenance Expenditure 2014--15	Budget	Actual to date
Legal costs transfer of title	0	350
Anglian Water	1500	806
Grass cutting	800	250
Vacant plot clearance @ £25 per plot	1750	0
Cut flower meadow	150	0
Postage x 3	280	217
Stationery	75	12
Printing	75	44
Skip	210	175
Pest control	200	0
NSALG membership	55	55
Maintenance, troughs and associated plumbing	250	69
Security maintenance, boundary, locks	250	35
Discretionary items e.g. open days	250	100
Insurance re hut	150	274
Compostable toilet consumables	250	23
Rubbish clearance	0	70
Total	6245	2480

Capital Expenditure

Aggregate and cement for Ridings	550	0
Re-staking including labour (£2k)	2000	413
Boundary Security (ex-planting budget £2,000, ex-palisading budget £2870 b/f from 2013/14)	4870	3055
One-off West boundary tree pruning	800	0
Rights of way legal costs	0	0
Lockable post box	200	0
Noticeboard	650	616
Toilet storage bins – paving slabs	40	0
Containers	2500	2561
Total	11610	6645