

Broughton Road Allotment Association Quarterly Meeting

Wednesday 7th May 2025

1. Water

The water bill is one of largest items of expenditure for allotments and wastage is an environmental concern.

There are reports of 'guerilla' water taps on plots (see small shed on Plot 6) some of which may need attention together with tenants leaving water running for extended periods. **Mark and Dale will inspect and cap off this tap if required.**

Not all tenants with structures have water butts installed which they should as per tenancy agreement. (7p) [I have even seen ways to collect water without structure]

Will the council please remind tenants of need for water butts and enforce as necessary.

Water butts will be re-inspected at the next allotment inspections. Tenants who should have them were issued with rectification notifications about 6 months ago at the last inspections and were given until March this year to comply and get them installed. Tenants still not complying will be issued with a final notice.

2. Bonfires

Are not just annoying to neighbours of properties adjacent to allotments but to tenants on site as well.

Will the council please remind all tenants that bonfires are restricted as per tenancy agreement (8) and bonfire schedule

An email reminder will be sent to tenants, reminding them of the bonfire rules.

3. Dogs

Some tenants are unhappy with people walking dogs around the site and resultant mess that is left and were unhappy when it was suggested that BRAA pay for waste bags.

The council provided a box for doggy waste bags and such bags in the past and BRAA filled the box to save council time.

It is requested that provision of bags is continued as they are not expensive and the council accounts show excess income over expenditure.

BECS sell 100 for £1.99

Morrisons and Tesco 75 for £2

The Range 150 (lavender scented) for £1.49

We will speak to our Finance Manager and Chief Officer with this request to see if we can take from the budget for this.

4. Rabbits

Rabbits are considered pests under the Pests Act 1954, and there are legal methods to control them.

<https://www.gov.uk/guidance/rabbits-how-to-control-numbers#catch-rabbits-with-traps-and-snares>

There have been reports of rabbits increasing in numbers and digging into allotments and wall lower townside car park therefore undermining bank.

The pest control person has been spoken with, and it is understood that he does not consider that he has instructions to control rabbits.

Will the council please take action to control rabbits and/or contact the railway as the majority appear to live on railway line.

Rabbit gate does not close well can anything be done ?

Network Rail will be contacted about this and what can be implemented to prevent rabbits on the railway side. There is a concern for the stability of the grassed area where the railway line sits when rabbits are burrowing in this area.

STC will also speak with our pest control services to see what can be done about rabbits on our side of the allotments.

5. Allotment Income and Expenditure - Figures from I & E 12/03/2025 as online 2024/2025

£	£	YTD	Budget
240 Income - Rent and Key deposit		25613 (YTD £25,643)	24520
4000 Salaries		16839	17281
4250 Expenditure		6812 (YTD £8,377)	12500
Net Income over Expenditure		1962 *(YTD +£427)	(5261)

***This does not include insurance, which the remaining balance was used for. £0 remaining to be carried over to the financial year.**

Please provide breakdown expenditure (not salaries) under 4250 (not obvious from Payment over £500 schedules although appreciated that these latterly show cost centre numbers)

What has happened to balance £1962?

BRAA have requested a more itemised breakdown of income and expenditure for the last financial year. Request has been sent to the Finance Manager.

6. Vacant and Uncultivated Plots

Tenants are unhappy with vacant/uncultivated plots which harbour weeds and pests which then spread to neighbouring plots.

What action is being taken to tackle tenants of uncultivated plots ?

Allotment inspections due soon and relevant action will be taken where required.

BRAA has been assured that all/nearly all plots let – can we have update on vacant plots and their numbers ?

Only 5 plots currently vacant which will be offered to our waiting list applicants over the coming weeks.

Has council seen articles in T and A and BBC etc re allotment plots in Bradford where it is estimated that it would cost £2500 for council to bring each neglected plot back to standard.

Apparently Bradford Council is considering giving new tenants to neglected plots free second 12 months if plot is restored to reasonable standard.

<https://www.bbc.co.uk/news/articles/c75dxplrlz0>

Community payback scheme will be coming back to help us over the coming weeks. We will request help on the allotments where required.

M&D will remove and dispose of the rubbish on plot BR06.