

SMAA Meeting 20/11/25

- Water Butts - We have minuted that people installing water butts with connectors will get a rent reduction next year – is this info going to be circulated to all tenants possibly with an acknowledgement that SMAA helped to negotiate this.
There will be a clause input into the tenancy agreement that stipulates this term. The conditions will be that the covered, water butts or containers, must be in place and connected at the start of the new tenancy year (and at the time of making rent payment) for the discount to be applied. The Town Council cannot issue refunds for this on rent already paid. Tenants will be sent communications regarding this in January, to allow time for covered water butts / containers to be purchased and installed. Dale will then conduct inspections at the end of February and check which plots have these. The discount will then be applied by us on each tenant's file and will be reflected in the tenancy agreements when these are issued in April.
- Rats – at our meeting Derek agreed he'll lease separately with you Emma. He also mentioned the risk of Weills disease from rat urine. Some people are still just scattering food on the ground – is it worth a reminder about using and storing food (we know this has gone out previously).
Emma will send another email out reminding tenants of clause 7.c in the tenancy agreement "Livestock must be kept following the Animal Welfare Act 2006 and must be provided with suitable accommodation, and regular feeding from suitable bowls or containers to reduce the risk of vermin."
Sending thanks to Derek for his assistance in reporting any pest activity.
Below is the current 2025 visiting schedule for pest control services. The Number relates to the week in the month and not the date of the month.

VISIT SCHEDULE – MIDDLETOWN ALLOTMENTS											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3	3	3	3	3	3	3	3	3	3	3	3

- Skips – this was a success – A few people have asked if we can have another skip date.
We can look at planning another one in the spring, as we do still have some S106 money that can be used for this allotment site.
- Is there a STC policy on rubbish.
Point 7a of the allotment tenancy agreement refers to keeping the allotment garden today "keep the allotment garden clean, suitable for agreed livestock and in a good state of fertility and cultivation;" this is a point considered when allotment inspections are conducted. There are no policies for communal areas as tis falls within the responsibility of Skipton Town Council and not the allotment tenant. Woodchip and manure storage pallet bays will be built at the allotments before the end of the year and used for storage of future deliveries of such products.
- Car park and maintenance update
The carpark at Middletown allotment is now complete and available for use. The car park is covered under the contractors 2-year guarantee if any issues do arise. "ALL WORK COMES WITH STANDARD 2 YEARS COVER FOR ANY DEFECTS OR ISSUES WITHIN ANY WORK CARRIED OUT BY WS GROUNDWORKD LTD."
- Update on ownership of Middletown Allotments
Middletown Allotments is registered as an asset of Skipton Town Council. Our solicitors have all the relevant registration documents. If SMAA wish do so, they can apply to also register the site as an asset of Community value. Emma has the relevant links that can be sent on in an email for this if required.

- update on waiting lists, inspections etc.
There are currently no vacant plots at Middletown Allotments, and 8 applicants on the waiting list. Inspections are being conducted this week.
- ***Gaps and damages to the allotment perimeter metal fencing will be fixed in the coming weeks.***
- ***Dale will be strimming al public paths around the allotments in the coming weeks.***
- ***The anti-vehicle barrier will be lifted back up for the winter period. Tenants can call the allotment officer for this to be dropped for deliveries and unloading vehicles.***
- ***The middle island by the main gate is very muddy but does have hardcore underneath. The Estates Team will look to use the tractor and bucket to remove the mud and hopefully reveal a more suitable, less muddy surface.***