

SMAA Meeting Minutes – STC Response to Questions 10th May 2024

- DOT marking – Mags has spoken to Emma. Its possible but at the moment STC are dealing with plot vandalism / break ins. **Mags to go back to Emma to liaise about this.**

Emma is currently in touch with PC Akram to arrange a dot marking event. SMAA will be updated when a date has been agreed. SMAA have kindly said that the hub can be used for the event and Jeff will provide STC with the lock code for access.

- **Tenancy clause about plot holders being responsible for 3rd party injuries. Mags has spoken to NSALG about this. It is a clause that's often in tenancy agreements. Cover is provided by the insurance we have from NSALG but there are exclusions if we have things liable to cause injury like barbed wire. Mags to double check if tenant responsibility clause was in previous agreements.**

This is within the current tenancy agreement in point 7.m).

3. Mags fed back that STC have said they are planning for regular police patrols at the allotments after the break ins and vandalism. Mags to check exactly what this means.

Break ins/vandalism – What are STC doing. Also there is concern about perimeter security and about the gates which are easy to climb over.

Police have been conducting night patrols. STC are also looking at implementing some wildlife cameras at certain points around the site to monitor the wildlife, but it is thought this may also deter trespassing and criminal activity.

- **Paths** – what is the plan and can we help to fund raise to support repair.

The church plot was looking into this and a path running from SMAA through to their plot for disabled access. It may be worth SMAA speaking to the tenant of this plot and how he got on with quotes for this work to be completed. I believe he was also looking into funding.

- **Rats** – what progress is being made.

All tenants have been emailed about not tampering with or moving bait boxes. Avanti has reported this has been happening regularly and is a health and safety risk. If it continues there is a risk that the service will be removed due to the large increase in price for lockable boxes that would be required. Liam has met with any tenants to discuss any pest issues we have been made aware of on site.

- **Can we find out numbers** for waiting list/ new tenants/ people giving up

We are currently working hard to clear through applicants on the waiting list and let out any vacant plots. We currently have 50 applicants on the waiting list (most for any site) and have so far this month let out 5 plots to new tenants.

- **Can we have a financial break down** of how rents were used last year.

I have passed this request to our Finance Manager.

- **Nomination forms** – to nominate someone to take over your allotment if you have to give up for health reasons. These are on STC website but Jeff to check how these are used.

Third party forms are available by request from STC. I have attached one for reference of use and terms.

- **Live stock** - there have been episodes of chickens getting into veg plots with damage to crops resulting. How will STC help protect gardeners from this happening. More generally should veg growing and livestock keeping be in separate areas going forwards like it used to be.

Tenants have the freedom to fence and net their gardens should they wish to protect their produce from anything that may gain access to the plot. We are currently conducting livestock check across all sites to enforce livestock tagging in line with Defra's upcoming requirements. This will also make it easier for us to manage housing rules and any escaping livestock.

- **Plans for new rents** to be calculated per m²– generally this seems to have been well received. Only one issue reported to Mags.
- **wood chippings** – Angie mentioned these are delivered by a friend of a Middletown plot holder. To be left inside the gate he needs to be let in. Could he have a key? Agreed to discuss this with STC.

Unfortunately, we can only provide gate keys to allotment tenants.