

Brixham Town Council

Report No:	28/2017		
Report Type:	Public		
Title:	Allotment Agreements & Rental		
To:	F&GP Committee	Date:	02.08.17
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Purpose of Report

To inform Councillors of the current rates charged for allotments in Brixham to enable a rental rate for 2017/18 to be set. The provision of allotments is a service provided by the Town Council since May 2008.

Background

The allotment tenancy runs from 1st October to 30th September with renewals issued on 1st September.

Allotment Gardens and rates

Mount Pleasant	2 plots	2 allotment holders	No water supply	0.184 per m2
Wall Park	32 plots	30 allotment holders	Water supply	0.184 per m2
Drew Street	11 plots	11 allotment holders	Water supply	0.184 per m2
Dixon's Land	72 plots	64 allotment holders	Water supply	0.184 per m2
Penn Lane	14 plots	12 allotment holders	Water supply	0.325 per m2

Allotment Rent for 2016/17

Drew Street

Plot No.	Rate	M2	2016/17 Rent	Rounded
1	0.184	254.04	£46.74	£46.50
2	0.184	164.8	£30.32	£30.50
3	0.184	63.48	£11.68	£11.50
3A	0.184	105	£19.32	£19.50
4	0.184	116.16	£21.37	£21.50
4A	0.184	180.18	£33.15	£33.00
5	0.184	497.14	£91.47	£91.50
6	0.184	237.36	£43.67	£43.50
7A	0.184	91.2	£16.78	£17.00
7A1	0.184	37.53	£6.91	£7.00
7B	0.184	99.84	£18.37	£18.50
				£340.00

Dixons

Plot No.	Rate	M2	2016/17 Rent	Rounded
1	0.184	189.63	£34.89	£35.00
2	0.184	162.8	£29.96	£30.00
3	0.184	153.55	£28.25	£28.50
4	0.184	173.9	£32.00	£32.00
5	0.184	153.33	£28.21	£28.00
6	0.184	96.75	£17.80	£18.00
6A	0.184	96.75	£17.80	£18.00
7	0.184	184.9	£34.02	£34.00
8	0.184	134.52	£24.75	£25.00
9	0.184	118	£21.71	£21.50
10	0.184	127.02	£23.37	£23.50
11	0.184	142.8	£26.28	£26.50
12	0.184	181.3	£33.36	£33.50
13	0.184	162.35	£29.87	£30.00
14	0.184	133	£24.47	£24.50
15	0.184	180.8	£33.27	£33.50
16	0.184	160.05	£29.45	£29.50
17	0.184	220	£40.48	£40.50
18	0.184	140.94	£25.93	£26.00
18b	0.184	151.46	£27.87	£28.00
19	0.184	98.8	£18.18	£18.00
20	0.184	96.85	£17.82	£18.00
21	0.184	162.75	£29.95	£30.00
22A	0.184	109.27	£20.11	£20.00
22B	0.184	109.27	£20.11	£20.00
23	0.184	265.92	£48.93	£49.00
24	0.184	174.5	£32.11	£32.00
25	0.184	57.9	£10.65	£10.50
26	0.184	109.8	£20.20	£20.00
27	0.184	121.5	£22.36	£22.50
28	0.184	121.735	£22.40	£22.50
29	0.184	232	£42.69	£42.50
30	0.184	154.5	£28.43	£28.50
31	0.184	226	£41.58	£41.50
32	0.184	200.1	£36.82	£37.00
33	0.184	116	£21.34	£21.50
34	0.184	122.5	£22.54	£22.50
35	0.184	116.25	£21.39	£21.50
36	0.184	226.2	£41.62	£41.50
37	0.184	81.48	£14.99	£15.00
38	0.184	87.3	£16.06	£16.00
39	0.184	108.65	£19.99	£20.00

40	0.184	202.4	£37.24	£37.00
41	0.184	65	£11.96	£12.00
42	0.184	86.95	£16.00	£16.00
42B	0.184	135.87	£25.00	£25.00
42A	0.184	67.93	£12.50	£12.50
43	0.184	265.48	£48.85	£49.00
44a	0.184	62	£11.41	£11.50
44b	0.184	135.3	£24.90	£25.00
45	0.184	135	£24.84	£25.00
46	0.184	235.75	£43.38	£43.50
47A	0.184	114.25	£21.02	£21.00
47B	0.184	121.5	£22.36	£22.50
48	0.184	160.95	£29.61	£29.50
49	0.184	180	£33.12	£33.00
50	0.184	81.62	£15.02	£15.00
51	0.184	67.6	£12.44	£12.50
52	0.184	63.94	£11.76	£12.00
53	0.184	203.35	£37.42	£37.50
54	0.184	105.84	£19.47	£19.50
55	0.184	112.5	£20.70	£20.50
56	0.184	108.75	£20.01	£20.00
57	0.184	113.4	£20.87	£21.00
58	0.184	168	£30.91	£31.00
59	0.184	127.5	£23.46	£23.50
60	0.184	117.3	£21.58	£21.50
61	0.184	170.95	£31.45	£31.50
62	0.184	85.45	£15.72	£15.50
63	0.184	155.82	£28.67	£28.50
64	0.184	161.95	£29.80	£30.00
65	0.184	118.9	£21.88	£22.00
				£1,859.50

Mount Pleasant

Plot No.	Rate	M2	2016/17 Rent	Rounded
1	0.184	181	£33.30	£33.50
2	0.184	164	£30.18	£30.00
				£63.50

Penn Lane

Plot No.	Rate	M2	2016/17 Rent	Rounded
1	0.325	80	£26.00	£26.00
2	0.325	90	£29.25	£29.50
3	0.325	127	£41.28	£41.50
4	0.325	84	£27.30	£27.50

5	0.325	104	£33.80	£34.00
6	0.325	103	£33.48	£33.50
7	0.325	57.5	£18.69	£18.50
8	0.325	50.6	£16.45	£16.50
9	0.325	50.6	£16.45	£16.50
10	0.325	50.6	£16.45	£16.50
11	0.325	63	£20.48	£20.50
12	0.325	100	£32.50	£32.50
13	0.325	96	£31.20	£31.00
14	0.325	76	£24.70	£24.50
				£368.50

Wall Park

Plot No.	Rate	M2	2016/17 Rent	Rounded
1	0.184	169.2	£31.13	£31.00
2	0.184	234	£43.06	£43.00
3	0.184	235.8	£43.39	£43.50
4	0.184	237.6	£43.72	£43.50
5	0.184	237	£43.61	£43.50
6	0.184	272.55	£50.15	£50.00
7	0.184	257.4	£47.36	£47.50
8	0.184	277.2	£51.00	£51.00
9	0.184	273	£50.23	£50.00
10	0.184	310.8	£57.19	£57.00
11	0.184	284.7	£52.38	£52.50
12	0.184	332	£61.09	£61.00
13	0.184	289.1	£53.19	£53.00
14	0.184	283.56	£52.18	£52.00
15	0.184	298	£54.83	£55.00
16A	0.184	185.73	£34.17	£34.00
16B	0.184	135.66	£24.96	£25.00
17	0.184	186.96	£34.40	£34.50
18A	0.184	122.55	£22.55	£22.50
18B	0.184	111.15	£20.45	£20.50
19A	0.184	113.52	£20.89	£21.00
19B	0.184	133.76	£24.61	£24.50
20	0.184	118.44	£21.79	£22.00
20A	0.184	118.5	£21.80	£22.00
21	0.184	272.31	£50.11	£50.00
22	0.184	172.2	£31.68	£31.50
22A	0.184	172.2	£31.68	£31.50

23	0.184	258.75	£47.61	£47.50
24	0.184	252	£46.37	£46.50
25	0.184	285.6	£52.55	£52.50
26	0.184	296.31	£54.52	£54.50
27	0.184	174.73	£32.15	£32.00
				£1,305.50

Recommendation

1. Under the new system invoices to allotment holders will not issued. Instead a letter will be issued (by email, where possible) to all allotment tenants advising them of the renewal date and a cut off slip will need to be returned to the office, along with payment. As always, the preferred option is faster payment. Please note: the allotment system is linked with the finance system.

2. Tenancy agreements change recommendations

Replace:

“2. BTC shall let the Allotment Garden to the tenant for a period commencing on the date hereof and expiring on [date]”

With:

“2. BTC shall let the Allotment Garden to the tenant from the date of this agreement until [date] and thereafter from year to year until the same shall be terminated as set out in the Conditions.”

Replace:

“4. The tenant shall pay BTC rent of [£rent] for the period of this agreement in full upon receipt of an invoice. All invoices are due for immediate payment.”

With:

“4. The tenant shall pay BTC rent of [£rent] for the period of this agreement in full upon receipt of a renewal notice. BTC may in the future increased or decreased after giving to the Tenant one months’ notice in writing of its intention so to do.”

3. There are no recommendations to increase the rent for allotments. This is due to the allotments budget being sustainable through allotment rentals.

In the past issuing allotment annual renewals has been a time-consuming exercise, which has taken up not just vast amounts of admin time, but also printing time. The above procedures will help streamline the administration and save stationery costs, printing and posting.