

HAHA Committee Minutes

Meeting 7.30 – 08/11/16 at the Hungerford Club

Present:

Ted Angel, Forbes Stephenson,
Zoe Coleman, Tony Lavers, Belinda Robinson

Apologies: Geoff Greenland

Minutes – Meeting 06/09/16 approved

Matters Arising – Rotavator was hired at a cost of £60 and 3 other people used it – Mini plots divided into 4 with the paths are wide enough for the mower and one has been let. Geoff has finished the shed.

ML & FF plot letting and vacant plots.

ML – 27 empty plots – 2 on the waiting list

FF – 3 empty plots- 5, 20 & 8 – None on the waiting list

Anyone who starts after the 1st November doesn't get charged for the months up to the renewal.

Finance

INCOME

Rent

FF None
ML £22.00

Other

ML £46 - payments for manure
HAHA £31.73 donations from Food Festival

EXPENDITURE

FF None
ML £241.53 on shed improvements; repayment of overpaid 16/17 rent £24.00
HAHA None

CURRENT 'RESERVES'

FF 2016/17 Income v Expenditure is +£182 (taking into account 16/17 rent paid in 15/16)
Total reserves are £798

ML 2016/17 Income v Expenditure is +£233
Total reserves are £642

HAHA 2016/17 income v expenditure is +£240.46
Total reserves are £926

THOUGHTS ON 17/18 HAHA Income Cash Flow

This little note makes a number of assumptions! Firstly that ML lease issues are resolved and changes to a 1st February date in line with the changes that we are introducing to the tenants' agreements from 1st May 2017. I have also assumed that FF will be full but, conservatively, ML continues at a 70% fill. If the ML lease is changed we would hope that promotion of this will increase that 70% significantly and so the figures for ML may be greater than below.

These changes will mean that HAHA will have two rent income streams in the financial year 2017 to 2018:

May 2016 to January 2017

In May 2017 rent income will be for the period April (FF)/May(ML) 2017 to January 2018 inclusive. This will mean that income will be roughly 75% of what is normal at April/May. We would expect annual ML ground rent to be 75% of the full year - £810 instead of £1080. FF ground rent is also due next year (the FF lease period is not changing so will remain April to March). The FF ground rent due is £1 a year so not a significant factor in the finances!

ML – based on a continuing 70% fill rate, the total rent due for this period would be £1878.03 from which the ground rent would need to be paid.

FF – based on a 100% fill rate, the total rent due for this period would be £235. Given the reserves that FF have built up over a number of years, that should not have any significant impact.

February 2017 to January 2018

In February 2018 rent income will be for a full year – and ground rent for ML will return to a full year.

ML – based on a continuing 70% fill rate (highly pessimistic) the ML rent income would be £2504 from which the ground rent of £1080 would need to be paid.

FF - rental income would revert to £282.

Sources of future grant funding

Marsh Lane Toilet for discussion. Must be disabled friendly (DDA) as ML is a council provided site. Must look at all the options and costs. Length of lease will be a deciding factor.

Marsh Lane Matters

Paint the Container + shelving. Service the mower.

Fairfields Matters

General tidying of the site. Work party in February before the nesting season.

Report on HTC R&A and lease issues.

Letters gone to the council suggesting 5 years.

General HAHA matters including policies/procedures/tenancy agreements
Marsh Lane and Fairfield lease issues.

Remind people that there will be a change of contract next year.

HAHA Matters -

Forthcoming events – Will there be a Seed Evening?

Any other Business -

Date of next meeting – 24/01/17