

The Hungerford Allotments Holders Association
Annual General Meeting – 22nd June 2015
Marsh Lane & Fairfields
British Legion Hungerford Hungerford – 7.30

Present: , John Hale ,Jim Hale, John Stanley, Mike Slatter, Sally Westaway, Bonnie Hildres, Peter Harries, Diana Loft, Derek Loft, Andy Dowdell, Chris Tout, Zoe Hindle, Tony Lavers, Ann Prestog, Betty Jefferies, Jerry Bray, Sandy Waldie, Val Drewe, Geoff Greenland, Ted Angell, Forbes Stephenson, Jamie Hieatt, Belinda Robinson, Martin Crane, Dennis Bennyworth

Apologies: Kerry Taylor, Felicity Chapple, Alison Russell, Neal Pike, Robert James, Clive Dancy, Jim Sugden

Approval of 2014 Minutes

Minutes of 2014 approved – Proposed Mike Slatter, Seconded Derek Loft

Matters Arising

Covering all the items at this AGM

Thanks to all for coming along. All the people who help on the site and committee members especially Ted Angel as Treasurer and Belinda Robinson for her work on the Website.

Chairman's Report

Thanks to all who help us maintain the two sites. Together we've saved HTC some £25k since inception in 2010. Also to those who supported us at The Food Festival and John O'Gaunt Day. This year we again have a stand at The Food Festival as well as a new appearance at the Primary School Sports Day on 4th July. Plot Holders continue to compete in Hungerford in Bloom. We are working with local farmers and horse/donkey owners to get a more secure supply of good quality manure. We are improving the management of vacant plots and working with HTC to improve the management of poorly cultivated plots. We've acquired additional storage and are currently negotiating with the land owner to get it erected.

Assitant Secretary's Report

Tenancy level at Marsh Lane is only 75% tenancy this year which is the lowest since 2010. A few individuals have been added to the waiting list since September and very quickly received plots due to the number available and the increase in terminations over the last year. At least two on the waiting list decided not to take plots because of the lack of a lease extension. From 2010 we have managed to keep between 95 and 100% occupied but we now have more than 40 poles (over 15 plots) empty.

Last year we increased the pole allowance to 10 poles (bringing us in line with the national average plot size) but most plot holders haven't felt inclined to increase their plot size due to the lack of a longer lease.

Fairfields allotment site has no waiting list and two empty plots so we hope the events this year will encourage a couple of newcomers there soon.'

Dennis Bennyworth to make appointment with Mark Norgate asap.

Treasurers Report

HAHA's Audited Accounts are available separately.

Marsh Lane

Income (inc community income*)	£3126 (LY 3195)	
Expenditure	£2835 (LY 3200)	
Income v Expenditure	£291 (LY -5)	
Key Items of Expenditure 14/15	£1080	Ground rent
	£915	Site Maintenance
	£113	Water
	£722	Toilet

Fairfields

Income (inc community income*)	£214 (LY 232)	
Expenditure	£355 (LY 178)	
Income v Expenditure	-£141 (LY 54)	
Key Items of Expenditure 14/15	£128	Site Maintenance
	£226	Fencing repairs

*Community income is non rent income e.g. seed sales, manure sales, donations etc. Income above includes 2015/16 rent paid in the financial year 2014/15. This amount (£304) is excluded in the calculations of the net HAHA assets as shown in the HAHA 2014/15 Balance Sheet.

Accounts approved – Proposed John Stanley, Seconded Geoff Greenland

Seed Secretary's Report – Derek Loft

The profit on the seeds this were down, not many people using the seed scheme. A reminder that there are no discounts on potatoes. Still providing Fleece, netting and ground cover these can be ordered by contacting Derek on his mobile phone. There will be a seed evening at The British Legion some time in October. The Horticultural Show this year will be on 22nd August and organised by HAHA. An amount of £ 35.00 was handed to Ted as a result of the seed sales.

Water/Container report

Marsh Lane: No equipment failure this year, except for the leak in the underground pipework. Your help in minimising the losses is appreciated. No attempt will be made to fix the leak until we have a long lease at ML. We will continue to empty the system by the end of October each year but, by popular demand, have it up and running again by mid March.

Tools are much tidier and facing inwards in the container. There is a first aid kit in the container for the use of plot holders.

Fairfields

Water Butts are the only source of water at Fairfields. Some of the taps have been left on and therefore not filling up when raining. When will there be provision of main water supply? If there is, there will be a cost as it will be metered and the problem will arise if the tap is left on, Fairfields may incur a substantial cost. As an action, we will do some research to see how other allotments sites deal with this problem.

Lease Renewals

We have worked with HTC to Identify other possible locations for a ML sized site. Although these do exist any change of location will inevitably mean considerable expenditure of time and money, including legal fees – not to mention the heartbreak of leaving one's lovingly tilled plot behind. For this reason negotiations were started by HTC with Mark Norgate of Donnington Homes (acting on behalf of Frank Clothier). HAHA were represented by Ted and Geoff. Negotiations were progressing constructively but are now on hold awaiting the publication in September of the outcome of WBC's planning consultation.

Proposed Changes to Plot Agreements

If we achieve a longish HTC lease on the ML site, HAHA may wish to propose some changes to the current ML agreement for HTC to consider.

Change to the effective dates of the ML agreement currently 1 May to 30 April (FF is 1 April to 30 March) possibly to 1 Jan to 31Dec. This would fit better with cultivation year. There will be an effect on income for a period for HAHA to consider.

Deposit on taking up an allotment to encourage good standard of cultivation and, when the tenancy ends, the return of the plot in good condition. Deposit would be returnable at the end of the tenancy providing the plot was in good condition.

An additional clause that allows HAHA to enter the plot to rectify any problems caused to other plot holders by non cultivation.

All plot holders would be asked to sign a new agreement but the deposit requirement would not apply retrospectively to current plot holders

ML agreement to align with FF agreement in that failing to pay rent within a month of due date automatically terminates the agreement.

Update to Constitution

Proposed Changes to HAHA Constitution

Current Wording under 10 (a)

a) The affairs of the Association shall be conducted by a Management Committee comprising a minimum of:

Chairperson	The Chairperson and the Deputy Chairperson posts will be filled by a candidate from each site i.e. if the Chairman is an allotment holder in ML, the Vice Chair will be from FF and vice versa
Deputy Chairperson	
Secretary	The Secretary and the Assistant Secretary posts will be filled by a candidate from each site i.e. if the Secretary is an allotment holder in ML, the Vice Chair will be from FF and vice versa
Assistant Secretary	
Treasurer	Who may be an allotment holder at either Marsh Lane or Fairfields
Assistant Treasurer	Who may be an allotment holder at either Marsh Lane or Fairfields
Seed Secretary	Who may be an allotment holder at either Marsh Lane or Fairfields

Proposed Change to 10 (a)

a) The affairs of the Association shall be conducted by a Management Committee comprising a minimum of:

Chair	Deputy Chair	Secretary
Assistant Secretary	Treasurer	Assistant Treasurer

Where practicable the posts will be filled equitably between allotment sites, currently

Fairfields and Marsh Lane

Proposed – Jamie Hieatt

Seconded -

Update to Constitution approved

Election of Committee

	Proposed	Seconded
Chairman – Geoff Greenland	Jamie Hieatt	Zoe Hindle
Deputy Chairman - Tony Lavers	Geoff Greenland	Derek Loft
Secretary - Forbes Stephenson	Geoff Greenland	Mick Slatter
Asst Sec – Belinda Robinson	Chris Tout	Diana Loft
Treasurer – Ted Angell	Christ Tout	Tony Lavers
Asst Treasurer – Zoe Hindle	Belinda Robinson	Chris Tout
Seed Secretary – Derek Loft		
Water/Container – John Stanley		

Any other Business

Update the information pack details for new plot holders.

Providing manure at minimum expense and having an effective way of collecting payment. Self funding over time and a minimum of 50p a barrow load.

The newly acquired stable will only be erected when we have permission from Frank Clothier.

HTC is running Hungerford in Bloom, there is an allotment section, Judging is on 19/07/15