

Quarry Road Allotments Association Annual General Meeting

Sunday 2nd Oct. 2011

Butterfly World, 11:00am

Present:

Quarry Road Committee members: Chair- Unal Metti

Treasurer- Richard Carr

Secretary- Helen Wright

Additional committee members- John Chambers, Tim Place, Don Rutter,
Jill Hobson, Alan Oliver

Quarry Road Allotment Association members

Apologies for absence:

Fionulla Hatem, Alan and Kate Earle

General Introduction and Chairman's report

Unal Metti welcomed everyone to Quarry Road Allotment Association's third AGM. He reminded everyone how this association started out over four years ago in the very same room and the remarkable achievements that it has made and need to be proud of. Currently the association has 30 people on the waiting list and has 140 members who are also members of The National Society of Allotment and Leisure Gardeners.

This year the association was awarded 'Highly Commended' in the category of Best Environment/Conservation Project in Stockton Borough. The Bee keeping introduced on site has encouraged other allotment sites to include this activity. Chicken Keeping has also now been included on site and has proved very popular. Our wild flower area and pond have also been successful and many thanks to Don Rutter for helping with this. Blackthorn Whips were planted at the beginning of the year, the pathways are being improved and thanks again to all who have helped improve the whole site.

A strimmer and grass cutter have been obtained for general use on site. Health and Safety issues on the site are also being addressed.

Site security still remains a concern and we should all be aiming to minimise this in the coming year.

The site shop is proving successful and special thanks to Jill Hobson and Helen Wright for organising this. Seed catalogues have also begun to be available for all association members.

Improving the site drainage continues to take place and thanks again to all who have helped with this.

Unal stated that the association will be kept informed of any possible changes regarding lease implications in the future and all members' opinions taken into consideration.

Treasurers report:

Richard Carr gave an update of accounts.

Copies of the full accounts will be available after they have been audited.

Income for the year was approx. £11800, Expenditure approx. £6300.

Leaving £5500 in the current account.

Rules and Amendments:

Proposed by H. Wright, seconded by D.Rutter

1b) Tenants must also ensure that any person whom they invite onto the allotment site is aware of and abides by these rules. In particular tenants and their guests are responsible for the proper supervision of their children and for ensuring that dogs are suitably controlled and poop-scooped.

Children under 7 years of age must be accompanied by an adult on communal areas.

AGREED

Proposed by D.Rutter, seconded by H. Wright

1c) Should a tenant become unable to cultivate their plot tenancy may be passed to a close relative (spouse, partner, son, daughter) who lives in the area, providing that the inheritee does not already have a plot on site, to avoid multi-tenancy.

NOT AGREED, but area to be specified as Stockton Borough

Proposed by J.Hobson, Seconded by H.Wright

1e) To allow allotments to be inspected, reasonable access may be required by members of the Committee. Notice of inspections will be posted on the site notice boards.

AGREED

Proposed by D.Rutter, seconded by H. Wright

1f) The amount of annual rent required will be suggested by the Committee to the QRAA membership at the AGM for it to be agreed or modified. To maintain tenancy the tenant agrees to pay the appropriate rent in person on the date (or dates) notified on the site notice board and by no later than the final rent day. Alternatively, the rent may be posted to the Secretary. Cheques should be made payable to Quarry Road Allotment Association. If a receipt is required, a stamped addressed envelope must be sent with the payment. Failure to pay by final rent day will result in a fine being charged and eviction notice served.

NOT AGREED but altered to failure to pay after 28 days will result in an eviction notice being served.

Proposed by J.Hobson, Seconded by D.Rutter

1g) The location of each allotment is shown on a plan maintained by the Committee. The Committee may make amendments to this plan when allotment plots become vacant.

AGREED and altered to include the location of each full and half allotment

Proposed by J.Hobson, Seconded by H.Wright

1h) All allotments are let solely for the purpose of the cultivation of vegetables or fruit for consumption by the tenant and their family and also for the growing of flowers, the keeping of bees and hens and no other purpose whatsoever. Any building or construction on an allotment is regarded as the property of the tenant. Vacating tenants are responsible either for their removal or transfer to the incoming tenant.

AGREED to also include the keeping of rabbits....as stated in our lease agreement.

Proposed by D.Rutter, seconded by H. Wright

2b) Not cause or permit any nuisance or annoyance of any nature to other tenants or owner or occupier of any adjoining land or dwelling house. (Note that tenants should only burn material from 1st April to 30th Sept. before 9am and after 6pm in accordance with the rule below. If there is no other way for disposal (eg composting, council green bags, skip) and must take care that smoke does not cause a nuisance to other allotment holders or adjacent property).

It is a condition of the public liability insurance that the following precautions are observed when burning debris:

- Fires are to be in a cleared area away from any property.
- Fires are not to be left unattended at any time.
- A suitable fire extinguishing appliance to be kept available for immediate use.
- Fires to be extinguished at least one hour prior to leaving the site.

Further guidelines are displayed in the notice boards.

AGREED

Proposed by D.Rutter, seconded by H. Wright

2g) Enter and leave the allotment site only by the gate/s provided and lock gates after 6pm, bolt at all other times.

AGREED but only in relation to the side gate

Proposed by J.Hobson, Seconded by H.Wright

2i) Not keep any animals on the plot. However beekeeping and keeping hens is permitted (rules available from the Committee on request).

AGREED but to include not keep any livestock and animals on the plot, keeping of rabbits to be included.

Proposed by D. Rutter, Seconded by J.Hobson

2l) Not use any sprinkler or other unattended/automatic watering system. A hand-held hosepipe may be used. Tenants are expected to use water sparingly and responsibly and to fit water barrels to sheds and greenhouses where possible. Tenants must not make changes to the site water distribution system without the prior and written consent of the Committee.

AGREED

Proposed by H. Wright, seconded by D.Rutter

2p) Keep the outside of their plot tidy.

AGREED but wording altered to keep the immediate boundary of their plot tidy.

Proposed by D.Rutter, seconded by H. Wright

- 1) If a plot has two tenants, one of pension age and one younger, the plot should be treated as two halves for rental purposes only.
ie: one half full rent rate, one half concession rent rate. 60 yrs. Women, 65yrs.
Men

NOT AGREED due to specifics about ages

- 1) Concession rates should be extended to include plot holders who have a lower income than a state pension

AGREED but altered to concession rates apply to plot holders who are 60 years and above or who are in receipt of state benefits.

- 1) Visitors to the site should be asked by all members to please keep dogs on leads at all times.

AGREED

Election of Officers:

It was agreed that the present committee will remain.

Chairman - Unal Metti, Treasurer - Richard Carr, Secretary - Helen Wright

Additional committee members - John Chambers, Tim Place, Don Rutter, Jill Hobson,
Alan Oliver

New members voted on - Janice Cooney

Rent:

After much discussion it was proposed that the rent for the coming year to be set as

Full plot £27 Concession £14.50

Thanks to all who attended

Meeting closed 12:50pm

Next committee meeting Tuesday 11th October, 6:30pm Allotment Cabin

All members are welcome to attend