

# South Willlesborough and Newtown Community Council

## Gas House Fields Allotments - Rent Review

### Implementation of Agreed Recommendations

1. Bring All rents in line
2. Agree forecast of 24/25
3. Detailed review of day to day site maintenance, grass cutting and strimming, water usage.
4. A detailed cost centre analysis of the previous years
5. Receive 25/26 costs
6. Review rent rate.

- 1) Agreed Council October 24 rents to be a fair policy for all and its recommended to review the impact of costs against rent with every tenant paying the full £7.50 per perch.

Total Perch	Cost per Perch	Total
277	£7.5	£2077.5

- 2) Agreed Forecast for 24 25

Calculation of 24 25 costs		
WATER YTD		£431
SITE MTCE YTD		£371
GRASS CUTTING		£660
SITE MTCE FORECAST		£372
WATER FORECAST		£431
TOTAL		£2265

- 3) & 4)

Detailed review of day to day site maintenance, grass cutting and strimming, water usage.

YEAR	22 /23	23/ 24	24/ 25
WATER	£565	£568	£862
SITE MTCE	£45	£546.28	£743
GRASS CUTTING	0	£440	£660
TOTAL	£610	£1554.28	£2265
COST PER PERCH	Held rates from ABC	£5.61	£8.17
277 PERCH			

- 5) 5% Increase on all budget lines for forecast costs for 25/26. In line with Council budgeting process/

Year	25/26
WATER	£905.1
SITE MTCE	£779.1
GRASS CUTTING	£693
TOTAL	£2377.2

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COST PER PERCH	£8.58
277 PERCH	

### 6) Review rent rate.

Section 10 of the Allotments Act 1950 requires that rent on statutory sites (sites owned by the local authority and not viewed as a temporary use for the land) must be set at a reasonable level. All the funds generated by rents should be used for the management and improvement of the allotments and not used for any other purposes.

When considering what is reasonable, you would need to look at other allotment sites in the area as well as other leisure activities that are managed by the Council. As SWANCC do not manage any other services this step can be negated.

All the funds generated by rents should be used for the management and improvement of the allotments and not used for any other purposes. The capital costs of the accessibility for the site, parking improvements, community allotment and living workshop have been funded by capital grants, S106 funding and Ward Cllr grants. The costs for administration, inspections, water safety, inherited waste removal, provide Public Liability Insurance for all tenants are accepted by the Council through its running costs.

Therefore, in setting the rent the Council is assessing costs for the day to site maintenance, grass cutting and strimming and water usage. Water usage costs are increasing year on year with increased usage. Based on these costs at an even price for all at the existing rate of £7.50 there is a shortfall of £186.50 this financial year and a likely shortfall of £299.70 next financial year. It is therefore recommended to increase the cost per perch to £8.60 per perch, to cover the shortfall and for straightforward invoicing.

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30<sup>th</sup> October 2024