

2006 ALLOTMENT NEWSLETTER

Rent Charges from February 2007

Further to previous consultations and with the overwhelming agreement of the majority of tenants, we have instigated additional maintenance as from last year by way of cutting the grass throughout the year period to paths bordering each individual allotment plot (previously the responsibility of individual tenants). This additional work was included within our rent review along with capital improvement costs and ongoing revenue charges such as land rent, water metering and maintenance. The matter was considered by full Council, the outcome of which is that charges will be amended as of 1 February 2007 as follows; **£7 per annum for a small plot** (below 500 sq ft), **£12.50 per annum for a medium plot** (above 500 sq ft but under 1100 sq ft), and **£25 per annum for a large plot** (above 1100 sq ft). Please except this letter as formal notification of the above. This revision will take effect as from **1 February 2007**. Please also note that there will be no discount for the renting of multiple plots.



The above review will be held and remain in force until at least February 2010 and we are pleased to once again confirm that our charges remain one of the lowest within the district. However we do request your ongoing support for you to provide adequate maintenance throughout the year to your plot. Cost applicable to re-cultivation of a derelict plot to enable re-letting is quite considerable and may well have implications as to charges at future rent reviews.

Management of Allotments

For day-to-day issues relating to your allotment you can either contact your Site Representative, or the Town Clerk. We intend to continue to manage the allotments, firstly by the site representative keeping an eye on matters on a day-to-day basis, and the Council's Properties Portfolio Leader, along with the Clerk, who will carry out inspections on a bi-monthly basis. The concept is to ensure that allotment plots remain cultivated at all times and do not get overgrown, as has happened in the past. Following these inspections any plots not deemed to be at an acceptable standard will receive reminder letters and, if all else fails, then their tenancy will be terminated and the plot re-let from our waiting list. The majority of our plots remain in satisfactory condition, producing excellent vegetables, fruit and flowers which we thank you for your continued support.



Should you wish to split your plot, if you are finding it unmanageable, please contact us and we will be only too willing to consider this.

Support Maintenance



The existing contract with Adrian Crozier will continue for a further year and, included within the contract, he is now isolating the water supplies to the water troughs in November and reinstating the supplies in March of each year. As noted in item 1 above, Adrian now provides maintenance to the paths bordering each plot, cutting the grass throughout the year.

Shepton Town Website

We are pleased to announce the launch of our new website, www.sheptonmallet.org, which will enable members of the public to have the latest information on matters relating to the town and enable them to view all Minutes and Agendas of Town Council meetings. If you have any information/images which you feel could be of interest please feel free to email us at via the website.

Best Allotment Award



As requested, we will be bringing the judging forward to mid-July this year to utilise the growing season and provide the best opportunity for produce. Presentation of the Winners' trophies and certificates for the runners-up for each allotment site will be presented during September.

Future Improvement Projects

Hitchen Lane - We will continue to strive to obtain formal Right of Way from Hitchen Lane down to the access to our allotment site. The inability to prove Right of Way may well result in lack of maintenance to the driveway with no possibility of it being upgraded in future, and also the possibility of tenants being unable to use this driveway.

We are also looking at repairing and reinstatement or replacement of stone-walling which had been damaged, bordering with the adjacent derelict land. We will also investigate possible expansion of the Hitchen Lane allotment site for people on our waiting list, on to the adjoining derelict land.

Whitstone Road - We will also be reviewing possible upgrade of fencing in certain areas of the Whitstone Road site, especially where it meets with the Millennium Way. We trust you are pleased with the upgrade to the driveway which took place last year. We have now replaced the chain and lock to the gate, which was stolen, and the lock combination is now 4321. We would request that you keep this gate locked when not in use.

In 2007 we hope to provide noticeboards to each site to aid communication between the Town Council and tenants.

Waiting List

We currently have 16 prospective tenants on our waiting list and anyone wishing to apply for an allotment can be added to this list via contact with the office and vacant allotments are then offered on a first come first served basis.

Additional Allotments

Mendip District Council have opted out of allotment provision and two sites within Shepton, both on the Allyn Saxon Estate, were transferred to the Town Council as from the 1 April 2005. We now have 78 allotment plots in total.



Tenants Representatives

Whitstone Road site	Hitchen Lane Site
Adrian Crozier 13 Christopher Way Shepton Mallet. Somerset. BA4 5SQ Tel. No. 07944035557	Sally Barton 6 West Shepton Shepton Mallet Somerset BA4 5EB Tel. No. 01749 347489

Happy Gardening!
Shepton Mallet Town Council



Tenancy Agreement

May I take this opportunity of highlighting below several clauses within your existing Tenancy Agreement. Whilst the majority of allotment holders look after their plots, and abide by the conditions set within the Tenancy Agreement, we have had several incidents throughout the previous year whereby tenants have let their plots get overgrown and unfortunately we have had to terminate three tenancies throughout the year period. Also several bonfires have been lit, which have caused nuisance and complaints from adjoining properties.

3) (iv) The Council is entitled to compensation from the tenant for any deterioration in the land arising from the tenant's failure to keep it clean and in a good state of fertility.

4) The tenant shall reside within the Town of Shepton Mallet during the continuance of the tenancy.

5) (a) The Allotment Garden shall be kept in a clean, decent and good condition and properly cultivated;

(b) The tenant shall cause no nuisance or annoyance to any tenant of any other part of the Allotments provided by the Town Council, or the occupiers of adjoining properties;

(c) The setting and lighting of bonfires is strictly forbidden at all times. This Council encourages and agrees for areas of each plot to be set aside for the purpose of composting down all waste from the allotment plots. Any materials, which are unsuitable for compost are to be removed by the tenant from the site at their own cost.

(g) The tenant shall maintain in decent order all fences and ditches bordering the Allotment Garden and shall keep trim and keep in decent order all hedges and paths forming any boundary of the Allotment Garden;

7) If the tenant shall have been in breach of any of the foregoing provisions of this Agreement for a period of one month or longer the Council may re-enter upon the Allotment Garden and the tenancy shall thereupon come to an end but without prejudice to any right of the Council to claim damages for any such breach or to recover any rent already due before the time of such re-entry but remaining unpaid.

REMITTANCE SLIP

I enclose cash/cheque (made payable to "Shepton Mallet Town Council") to the value of £_____ for the annual rent of my allotment plot No. _____

I have an email address, which I agree for the Town Council to use for further notifications, updates and letters.

My email address is.....@.....

I would be prepared to provide evidence to support the Duchy of Cornwall, in agreement with SMTC, to prove Right of Way from Hitchen Lane down to the allotment site in order to assist progression of improvements.

Please return this completed remittance slip and your rent monies to:

Shepton Mallet Town Council
1 Park Road
Shepton Mallet
Somerset BA4 5BS