

Totnes Allotments Association

Notes of an extraordinary Committee meeting held at 47 Copland Meadows on 19 March 2017

Present: Mark Elliot-Smith, Laurie Taylor, Pippa Ferguson, Wendy Hearn, Bill Siepmann, Lizzie Woodall, Cathy Kiddle, Sue Ponton

Apologies: Paul Goddard, Liz Allot

Purpose of the meeting.

The meeting was held to discuss the next steps in commissioning the new allotments on the Camomile Lawn development.

Discussion, Decisions and Actions

1. Land Transfer

Mark updated the group on progress with the acquisition. The documents have been signed and transfer of the land can take place as soon as we wish.

The water is still to be connected. An order has been given to SWW by Linden Homes and the connection charge paid. SWW are refusing to speak with Mark about timing on this, because he does not represent the current owner.

It was agreed to proceed immediately with transfer of the land.

Actions

Mark to instruct Nigel Wilkie to complete the sale immediately

Mark to ensure that the documentation is sent to the Land Registry

Mark to then contact SWW concerning speedy connection of the water supply.

Laurie to make copies of documents, one of which will come to Pippa for the Association's records. The original documents will be held by Paula Black, who is the Chair of the Trustees.

2. Allocating plots

The site is currently laid out as six plots. These are on average around 142 sqm in size. It was agreed that at least two should be divided in two, which will enable 8 tenancies to be offered. The sites will be divided lengthwise, which will enable everyone to have some hedge and a shed at the end of their plot.

It was agreed that a minimum of 50% of the plots should be tenanted by residents of the Camomile Lawn development.

Actions

Pippa to email the top 8 people on the waiting list to ascertain if they are still interested and whether they would like a full or half plot.

3. Fencing

There is a restrictive covenant on the land concerning retaining the fencing. It was agreed

that the rent would be at the same rate charged for a full plot on the other three sites. The money will go into a restricted fund to maintain the site, the intention being that most of it would be a sinking fund to replace the fencing, which is likely to be after ten years.

4. Establishing the site

A steering group will be set up to establish the site. This will comprise the three officers of the Association, Mark, Laurie and Pippa, plus three reps of the proposed tenants. Once the site is up and running, the tenants will form a site group and nominate one or two members to the full TAA Committee.

The steering group will agree a protocol, to include things such as maintenance of paths and hedges, size and colour of sheds etc. They will also organise any practical work on site, such as dealing with the alkathene pipe that is currently on the site and arranging how the water will work.

An inaugural meeting of tenants will be called. This will need to take place before Easter and it was agreed to hold it in the Albert Pub.

Actions

Mark and Laurie to agree a date for the first meeting. Pippa will check availability with the Albert.

Pippa to draft a protocol, based on the one used at Copland Field.

Pippa to also look at the standard tenancy agreement and see if it needs tweaking for this site.

5. Official opening

Linden Homes are keen to have an official opening of the site. This will need to involve Robert Vint, as he has organised a local grant to help get the site established. The event will be organised by the Site Group/Steering Group and may need to be a "sod cutting" type of event to fit in with the sponsors' timetables.