



Western Wards Allotment Association
Minutes of 2017 Annual General Meeting

Held on 20 November 2017 in St Mary's Church Hall, Warsash, commencing 1930.

Quorum established in accordance with article 7 of the constitution:

Bob Hughes (Chair)

Phil Pike (Treasurer)

Site Managers:

Sandra Milam, Gill Rock, Keith Johnson, Alastair Burnett, Martin Barnett, Robin Green, John Parsons.

The Chairman opened the meeting and welcomed 49 members to the 45th AGM of the Western Wards Allotment Association (WWAA).

1. APOLOGIES:

Vera Flynn.

2. MINUTES OF THE 2016 AGM:

Accepted.

3. MATTERS ARISING:

None.

4. CHAIRMAN'S REPORT:

Ray Baldwin

It was with great sadness we received the news of the death of Ray Baldwin this year, Site Manager at Sarisbury Green for many years, only handing over responsibility within days of his passing. He diligently fulfilled his responsibilities to the committee and his site despite the serious limitations of failing health. Members of the committee attended his funeral and continue to support his wife Janet. Ray was strong minded but the most supportive individual you could wish to have on your side. He will be greatly missed.

With this period of transition for Sarisbury a great deal of thanks is due to Roy Deal, Ray's long-time helper, for helping to handover to prospective new site management, particularly as we approached rent renewal time.

New Lease

As you will have read in the November Committee meeting minutes, on 18th October the new lease was approved by your committee and duly signed by the Trustees, Richard Bastow and Vera Flynn. This is the culmination of a great deal of work by the committee past and present. A meeting occurred with Fareham Borough Council (FBC) in February, reviewing, compiling comments and providing feedback to the council. Most changes had been expected and reflect environmental considerations, reduced council budgets and transfer of maintenance responsibility to the Association. You have already seen an increase in the rent this year but hopefully you will have also seen a concerted effort by site managers to improve their sites (eg: HPR perimeter fencing repair and new hard-standing for the manure bin).

The tenancy agreement is currently undergoing review and updating, it will be available through site managers and on the website in due course. You will be asked to agree and sign this (likely next year) as a condition of next year's rent renewal.

As mentioned last year, work on a constitution is still on hold until the new lease and tenancy agreement are imbedded.

Fareham In Bloom Winners

Individual Awards

Mike & Fiona Seddon	Lodge Rd 43d1	Silver Gilt
Barbara Hatch	HPR 14a1	Silver Gilt
Phillip Cambell	HPR 19a1	Silver Gilt
Mike Brown	HPR 13 a1	Silver
Alex Thompson	Lodge Rd 41b1	Bronze
Sean Shaw	HPR 28D	Gold
Clare Tilbury	Lodge Rd 43B	Silver
Lorna Etherington	HPR 10A	Silver
Geoff & Sandra Milam	Lodge Rd 44C	Silver
Stephen & Denise Linburn	HPR 31C	Bronze
Barnaby & Georgina Spragg	HPR29/30D2	Bronze

Site Awards

Warsash	Silver Gilt
HPR	Silver Gilt
Allotment Rd	Silver Gilt
Lodge Road	Silver Gilt

Tremendous results for all the hard work that's clearly paid off – well done to all (hope to post some winners' efforts on website).

There are currently a number of initiatives in development by site managers that will require your support in the coming months, including removal of waste tyres at HPR; shed/fence replacement at Lodge Rd and boundary maintenance. Please provide help to your site managers as it's worthwhile getting involved in your community.

Gardeners' Question Time (GQT)

In November GQT came to the Warsash Victory Hall (ticket sales raised £475 net for V/Hall). This reinforced our links with the Warsash Horticultural Society, great thanks to Martin Barnett and everyone who helped distribute tickets and made the event a success. There were some fascinating questions raised and entertaining answers during this thoroughly enjoyable event. The first recording was broadcast on 17th November and the next is 15th December.

The reason behind this was to help promote allotment holding so please tell friends and support further planned initiatives.

Website:

The website continues to attract interest, both locally and internationally. For example, we have received requests from American and Netherlands' companies to add their details to our website (respectively declined). A new facility, the Swap Shop, was introduced in summer following a request from an allotment holder. So far it has not been used, also the Forum, which is a shame as they could both be quite useful to share ideas, tools, plants, etc.

Statistics: the home page has apparently received at least 68,967 hits, although we know that it is not just humans; each time the Google system 'sweeps' the website it adds to the number. Nevertheless, it is still being used by people wanting to rent a plot and also as a place to go for information such as minutes of Committee Meetings.

“Some Site Managers have also made good use of the website, in particular to promote activities such as the Hunts Pond Road sunflower competition. We need more news like that so please keep it coming”.

Thank you to Rona Neilson and Keith Taylor for running the site.

Thank you

To the Site Managers (Gill, Sandra, Keith, Alistair, Martin and John and new co-opted Robin) and Equipment Officers (Keith Thompstone & Norman Hatch) for their continued hard work to make WWAA run as smoothly as possible.

Trustees – Vera Flynn & Richard Bastow.

Finally, thanks to all the Association members and in particular to the individuals who give their time to support site managers with project work.

Questions to Chairman:

- Enquiry from Carmen Arque re number of available plots at Warsash and better promoting this site amongst young parents at Hook with Warsash School (perceived long waiting list).
- Enquiry re hosepipe restriction (covered in ensuing Treasurer’s report).

5. TREASURER’S REPORT:

The Treasurer presented the Accounts for the year ending 30th September 2017.

There was a deficit this year in excess of £,3870 compared to last year. This was due to a considerable cost in fencing toward the lower end of Hunts Pond Road. There was a lesser deficit on the Shop Account. Unfortunately, Posbrook incurred a considerable water leak which took some resolving. These deficits have resulted in a reduction in the overall balance of some £4,100 as shown on the Balance Sheet.

Some have questioned the steep rise in the rent for the next year, jumping from £2.80 to £4.50. Your Association does not set the Rent you pay. It is stipulated by Fareham Borough Council as most of you are aware. This year a new Lease has been signed between ourselves and FBC. In the past, FBC have always undertaken much of the work maintaining Allotments, including the supply of water. In future, this work will be undertaken by the Association. For example, the supply of water has been calculated at an average £1.12 per Rod across all Sites. Thus the £2.80 Rent last year would increase to £3.92 just to cover the water used.

It is difficult to specify the overall increase in costs. FBC did supply their outlay over the past five years which we took with a pinch of salt. However, it has been calculated the increase we may incur could be in the region of £8,600 per annum. Add this to the Association’s average expense over the past 4 years of £9,485 resulting in a total expenditure of £18085 per annum. FBC also require us to increase Public Liability Insurance to £10,000,000. At present, we have £5,000,000 for the Site and £2,500,000 for the Shop. Thus, there will be an increase in our Insurance estimated at around £500 per annum. Our Rent this year 2017/2018 could be in the region of £12,000, a potential shortfall of £6,600. (£18,600-£12,000).

You may also be aware that FBC have stipulated a Rent rise of £5.75 per rod in the year 2018/19. Assuming no change in the numbers of Tenants, the income in 2018/19 would be around £15,100, a shortfall of £3,500.

In the year 2019/2020 FBC have kindly made an increase in rent to £7.50. Again, assuming no increase in Plot holders this would increase the income to £19,700. We may then be back to a surplus of £1,100. Thus, it could take three years to achieve parity of Income/Expenditure.

For those who complain of our excess balance will be pleased to know the balance in the General Account of £11,700 could reduce to £2,700 based on the above figures and the overall balance of £30,336 reduced to £22,830.

Questions:

- Enquiry re water (see above), David Doran.
- Enquiry re size of overall pot, Roy Deal.

6. HONORARIUMS:

It was unanimously agreed that the Honorariums for Chairman, Treasurer and Secretary should remain at £300.

Site Managers' Honorariums were increased to £175 following discussion (proposed Lawrence Gandar, seconded Terry Stanley).

Honorarium of £300 for the Equipment Manager continues to be split evenly between Keith Thompstone and Norman Hatch.

7. ELECTIONS:

The Chairman proposed that all unopposed positions be re-elected/elected. Seconded Gill Rock, approved by the floor. The following positions were filled:

Chairman – Bob Hughes

Treasurer – Phil Pike

Secretary – Janet Selby (new, proposed Keith Johnson, seconded Elisa Hatherley)

Trading Hut Manager – John Parsons

Site Managers:-

Sarisbury Green –

Robin Green proposed by Roy Deal, seconded Anthony Lamb

David Whitlock proposed by Robin Green, seconded by Roy Deal

Warsash - Gill Rock

Lodge Road - Sandra Milam

Posbrook - John Parsons

Hunts Pond Road – Martin Barnett, Alastair Burnett and Keith Johnson

Auditor – Brian Baker

Trustees – Vera Flynn and Richard Bastow

8. ANY OTHER BUSINESS:

Manure deliveries HPR (David Doran), committee to discuss at next meeting.

There being no other business the Chairman thanked all attendees.

The meeting closed at 2030 hours.