

# New Lease Proposed by Fareham Borough Council 2017

## WWAA Communication

**Please read the following communication from the WWAA Committee:**

Our current lease with FBC has expired and the Council has given the three Associations managing 11 sites in the Fareham Borough a draft copy of the new 10-year lease. The lease will be for a minimum of 10 years but it is possible this term will be for 15 years with a review every 5 years.

Following review of the proposed new lease, the WWAA Committee met with the Council's representatives in February and presented feedback comments, concerns and suggested revisions. FBC have been clear they wish to maintain a close working relationship.

**The main changes proposed in the new lease are outlined as follows:**

- The WWAA will be responsible for **all** site maintenance, which includes hedge cutting and repairs and, in Hunts Pond Road's case, the maintenance of a ditch. All projects will be funded by the WWAA but any large projects may qualify for grants from the Council.
- The WWAA will also have to provide the council with a maintenance plan for 3-5 years.
- The WWAA will also be responsible for the maintenance of all gates, fences and padlocks.
- The WWAA will have to pay for the water charges on the Association's sites. We will also have to comply with Statutory Obligations, ie. Health & Safety, Legionella etc.
- The use of hosepipes and soaker hoses are not permitted, however you may use a hosepipe to fill a water butt.
- Insurance requirements, update public liability from £5 million to £10 million (cost as yet unknown).
- No bonfires are permitted in June, July and August at all, however we are asking if this restriction be limited to no bonfires on Fridays, Saturdays and Sundays only during those months. Also bonfires, only to be lit one hour before sunset. We are trying to maintain this as two hours.
- Bringing **any** material on site for burning is forbidden.
- Invasive plants such as bamboo and all types of willow and fast-growing conifers are not permitted. No tyres or carpet to be brought on site.
- On a plus note: Polytunnel sizes have been increased to a maximum of 4m x 2.5m.

**The main objectives of the New Lease are:**

- To safeguard the future provision and longer term sustainability of allotments
- To ensure that sufficient funds are available for use by the Associations in the future, in these times of austerity.
- To ensure the ploholders are paying a fair rent for the facilities that they have and which can be maintained in the future.
- To ensure current allotment plot rental fees are realistic and in line with other Local Authorities. (See separate document entitled 'Allotment rental price comparison for the southeast of England 2017-18').

To enable the Allotment Associations in the Fareham Borough to provide sufficient funds for the future, the Council propose to change to the amount of plot rental, increasing over three years.

Year 1: 1st April 2017 £4.50 per rod  
Year 2: 1st April 2018 £5.75 per rod  
Year 3: 1st April 2019 £7.50 per rod

The WWAA have asked for the rent increase to be in line with our current rent renewal of 1st October, which is likely due to revision update due October.

The new lease and the new tenancy agreement will apply to all the Associations in the Fareham Borough.

**Note:** The new lease and tenancy agreement, when finalised, will be posted on the WWAA website.

**WWAA Committee**

18th May 2017