



ALLOTMENT STRATEGY

2012 ~ 2022

Release: Final
Date: July 2013

Client: Governance & Recreation

Document Number: DT/PC A 100

Document Location

This document is only valid on the day it was printed.

The source of the document will be found on the Control Section of the project file in location:
<L:\PandA\Parks and Countryside\Open Space And Play Development\Allotments\Allotment Strategy>

Revision History

Date of this revision:

Revision Date	Revised By	Summary of Changes

Approvals

This document requires the following approvals.

Name	Signature	Title	Date of Issue	Version
Philip Richardson		Director – Governance & Recreation		
Ian Lloyd		Portfolio Holder – Art & Leisure		

Distribution

This document has been distributed to

Name	Title	Date of Issue	Version
Paul Daly	Parks & Countryside Manager		
Shirley Round	Principal Democratic Services Officer (Overview & Scrutiny)		

Contents

	Page No.
1.0 Vision Statement	
1.1 Vision Statement.	6
2.0 Introduction	
2.1 A brief history of Allotments.	7
2.2 National developments.	7
2.3 Local developments.	7
3.0 Scope & Aims	
3.1 Definition of an Allotment.	8
3.2 Scope of this strategy.	8
3.3 Types of Allotment.	8
3.4 Aims of this Allotment Strategy.	9
4.0 The Value of Allotments	
4.1 Introduction to the benefits of Allotments.	10
4.2 Physical Health Benefits.	10
4.3 Mental Health Benefits.	10
4.4 Educational Benefits.	11
4.5 Social Benefits.	11
4.6 Environmental Benefits – Wildlife & Biodiversity.	11
4.7 Celebrating Excellence.	13
4.8 Money Saving.	14
4.9 Key Considerations.	14
5.0 Legislation	
5.1 Introduction to Allotment Legislation.	16
5.2 Small Holdings & Allotments Act, 1908.	16
5.3 Land Settlement (Facilities) Act, 1919.	16
5.4 Allotments Act, 1922.	16
5.5 Allotments Act, 1925.	16
5.6 Small Holdings & Allotments Act, 1926	16
5.7 The Agricultural Land (Utilisation) Act, 1931.	17
5.8 Allotments Act, 1950.	17

5.9	Other Legislation.	17
6.0	National Policy Context	
6.1	The Department for Communities & Local Government. (DCLG)	18
6.2	National Planning Policy Framework.	18
6.3	Local Government Association. (LGA)	18
6.4	National Society of Allotment & Leisure Gardeners. (NSALG)	19
7.0	Local Policy Context	
7.1	Nuneaton & Bedworth Community Plan.	20
7.2	Nuneaton & Bedworth Borough Council – Corporate Plan.	20
7.3	Nuneaton & Bedworth Borough Council – Development Plan.	21
7.4	Nuneaton & Bedworth Open Space Strategy.	21
7.5	Warwickshire Interim Health Inequalities Strategy.	22
7.6	The First Joint Strategic Needs Assessment (JSNA).	22
7.7	The Nuneaton & Bedworth Health Improvement & Wellbeing Partnership.	22
7.8	The Crime & Disorder Partnership Plan.	22
7.9	Environmental Sustainability Strategy.	23
7.10	West Midlands Biodiversity Pledge	23
7.11	Warwickshire, Coventry & Solihull Biodiversity Action Plan	24
8.0	Audit of Allotment Provision	
8.1	Introduction to the Audit Process.	25
8.2	Sites in the Nuneaton & Bedworth Area.	25
8.3	Quantity & Size of Allotment Sites.	25
8.4	Minimum Levels of Provision.	26
8.5	Distribution & Location of Allotment Sites.	26
8.6	Capacity – Levels of Occupancy.	26
8.7	Quality of Allotment Site Facilities.	27
8.8	Promotion.	28
8.9	Key Considerations.	28
9.0	Consultation Review	
9.1	An Outline of the Consultation Process.	29
9.2	Key Issues.	30

10.0	Developing a Standard	
10.1	Setting a Standard.	31
10.2	Requirements for New Allotment Sites.	31
10.3	Development Contributions.	31
10.4	Minimum Facilities – Standards.	32
10.5	Future Developments.	32
11.0	Financial & Resource Implications	
11.1	Allotment Leases.	33
11.2	Service Level Agreement.	33
11.3	Development of Technical Advisory Notices. (TAN's)	33
11.4	Nuneaton & Bedworth Borough Council Sites – Initial Budget Proposals.	33
12.0	A Policy for Allotments	
12.1	Policy Aims.	35
12.2	Actions.	35
12.3	Outcomes.	35
13.0	Monitor & Review	
13.1	Annual Reports to Scrutiny Panel – Allotment Bodies.	36
13.2	Strategy Review.	36
14.0	Appendices	
14.1	Plans 1 & 2 - Allotment distribution (inc. catchment area) within Nuneaton, Bedworth & Bulkington.	
14.2	Table 1 - Allotment Provision within the Borough	
14.3	Table 2 – NBBC Allotment Sites – Audit of assets.	
14.4	Plans 3 ~ 24 – Individual Plans of NBBC Allotment Sites.	
14.5	Draft Lease – (25 Years).	
14.6	Draft Allotment Action Plan 2013 ~ 2017	
14.7	Technical Advisory Notices (T.A.N.'s)	

1.0 Vision Statement

- 1.1 ***Vision Statement:*** - “Nuneaton & Bedworth Borough Council is committed to promoting healthy living through the development and management of allotment provision throughout the borough. Encouraging innovation and best practice where-ever possible, we will seek to maximise the participation of local residents, through the promotion of the benefits and enjoyment allotment gardening can bring.”

2.0 Introduction

- 2.1 Allotments have been part of the British landscape for more than a century and a half. Initially born out the enclosure acts of the seventeenth and eighteenth centuries, allotments grew in prominence as the need to address the rapid industrialisation of the UK economy and urbanisation of its general population was recognised. Allotments reached their height during the Second World War, when it was estimated there were 1.75 million in cultivation. In the last sixty years however, there has been a marked decline in their fortunes. Culturally they came to be seen as a recreational activity, rather than one dedicated to providing essential foodstuffs for the working family. This was accompanied by a surge in the disposal of temporary allotment land for other uses, most typically house-building.
- 2.2 More recently there has been a renewed interest in allotment gardening across the country. Land pressures have resulted in smaller gardens on new housing developments, typically 100 Sq.m, popular cooking, gardening and lifestyle programmes, media interest in the organic verses genetically modified (GM) crops debate, the health agenda, increasing concerns about carbon footprints and wider sustainability have all contributed to increasing numbers of women, people from ethnic minorities and young adults becoming allotment tenants, alongside the more traditional image of the older white male.
- 2.3 Allotments within the borough of Nuneaton & Bedworth have broadly reflected these national trends. The most significant local development in recent times was the devolution of day to day management responsibilities to individual allotment associations through a series of leases drawn up in 1994. These were originally intended to be for a period of seven years, a date which has long since expired. Currently they are 'held over' pending the development of this strategy which will map out the future development of allotment services.

3.0 Scope & Aims

- 3.1 **Definition of an allotment** The definition of an allotment according to the Department for Communities and Local Government is:
“...a piece of land usually about 250 square metres in size which can be rented for growing fruit and vegetables. The land is generally owned by the local council.”
- 3.2 **Scope of this strategy** The Strategy takes into account all allotments in the Borough, irrespective of ownership or management, reflecting the Council’s role as a community leader and enabler as well as landlord. It does not, for the avoidance of doubt, include Small Holdings or Community Farms.
- 3.3 **Types of Allotment** There are 3 types of allotments:

Statutory Allotments are those acquired or appropriated specifically for allotment use. These cannot be sold or used for other purposes without the consent of the Secretary of State for Communities and Local Government. The Secretary of State will need to be satisfied that:

- The allotment is not necessary or is surplus to requirements;
- Displaced plot holders will be given adequate alternative sites if necessary and practicable, within ¾ mile of the centre of demand;
- The number of people on the waiting list has been taken into account;
- The council has actively promoted and publicised the availability of allotment sites and consulted the National Society of Allotment and Leisure Gardeners (NSALG);
- The Council will have also consulted plot holders.

Temporary Allotments are those on land intended for other uses, but used as allotments on a temporary basis. These are not protected in the way Statutory Allotments are, but 12 months’ notice to quit must be given to plot holders.

Private Allotments are similar to Temporary Allotments; but the Local Authority has no control over these. Many of these are held by registered charities with their origins in the 19th Century concern with addressing the needs of the poor.

3.4 **Aims of the Allotments Strategy** In developing an Allotments Strategy for Nuneaton and Bedworth it is necessary to consider the allotment sites we have, what we need now and in the future and what we are going to do about any imbalance in supply and demand. In particular the aims of the strategy are to:

- Articulate the value of allotment cultivation.
- Demonstrate how allotments can contribute to the needs of the community.
- Propose ways to optimise the usability of allotments that exist.
- Set out the legal framework for allotments.
- Set out the policy context both nationally and locally.
- Present the analysis of data gathered on supply, demand, quality of existing provision.
- Identify if and where there is a need for new allotment sites.
- Articulate the role of NBBC and Allotment Associations and plot holders in delivering the strategy and wider community benefits.
- Provide evidence for securing investment from third parties including developers and charitable funders.

4.0 The Value of Allotments

4.1 Nuneaton & Bedworth Borough Council supports allotment gardening as a valuable recreational activity. However; the value of allotments is much wider than this. The Department of Communities and Local Government states that: "Allotments and community gardens are valuable green spaces that can help improve people's quality of life by promoting healthy food, exercise and community interaction".

The benefits of allotments can be divided into six key areas;

- Health - physical exercise, combat obesity, through fresh fruit & vegetables mental health improvements and reduced stress.
- Educational - Use by schools and for community skill sharing.
- Social - Inclusion of people from different backgrounds, social, ethnic and those with disabilities.
- Environment - habitat for wildlife, green links in towns, green lungs.
- Celebrating Excellence - People can be acknowledged for achievement.
- Money saving - Fresh low cost food - lower food miles, less packaging, less chemical use, encourages recycling and reuse.

4.2 **Physical health benefits:** The health benefits of allotment gardening were recognised by the Government in its response to the Environment, Transport and Regional Affairs Committee's report *The Future of Allotments*. The argument is made all the more compelling by government predictions about the growing problems for the health of the nation posed by obesity. There are well documented long-term health benefits resulting from a diet containing fresh fruit and vegetables. The impact of activity outdoors or 'green exercise' on both physical and mental health is of increasing interest to medical professionals and one of the most frequently cited benefits of allotment gardening is health improvement.

4.3 **Mental health benefits:** Allotments can provide opportunities for people with diagnosed learning difficulties and indeed a wider range of disadvantages such as the unemployed and those with undiagnosed mental health conditions, giving

them a place to take exercise, to structure their day and encourage self confidence. Research by the University of Essex has shown a “synergistic benefit” in adopting physical activities while being directly exposed to nature. There are important public and environmental health implications to green exercise, as a fitter and more emotionally content population costs the economy less.

- 4.4 **Educational benefits:** The benefits of the allotment site do not stop at the gates. Other Council areas such as the inner London boroughs, report that when allotments have strong links with their local community, both sides benefit. For example a small Allotment Site in Camberwell let a nearby primary school use a plot with their teacher. Both organisations considered that such relationships between allotment associations and local schools should become the norm. Mentoring of new gardeners by experienced plot holders is a valuable way to pass on knowledge and skills which can become a spring board for full time employment in horticulture and other sectors. Both Bristol and Bradford City Councils promote this aspect of developing individuals and not just the new tenants. Existing plot holders can also learn valuable teaching and presentation skills, which are transferable to the workplace.
- 4.5 **Social benefits:** Perhaps the most valuable benefit allotments bring to a community is to bring together people with a shared interest, but who are from different cultural or social backgrounds and whose paths might never normally cross. People with special needs such as mental health issues and physical needs; access for vehicles, flexible layouts, variable height beds for crops etc. with access to helpful tenants nearby to help them, both physically or just with advice, report significant benefits from allotment gardening. Indeed the social benefits of an allotment need not be restricted to those who work the plots, providing a focal point that promotes understanding and integration within the wider community.
- 4.6 **Environmental benefits - wildlife and biodiversity:** Allotment sites can typically contain 30% or greater biodiversity value than an urban park and often are joined to other open spaces / green-spaces within the urban area, forming part of important wildlife corridors and refuges – the ‘Green Infrastructure’ of the Borough.

Both as signatories to the West Midlands Biodiversity Pledge and to support delivery of Biodiversity Action Plan targets and objectives, NBBC is committed to seeking to retain and enhance biodiversity within allotment sites. At the general level these commitments can be translated by reflecting them in individual allotment leases and asking associations as a minimum to retain existing wildlife interest - but ideally also more positively working to enhance that interest and value. Several allotment associations in the Borough have utilised surplus land to create specific wildlife habitat / wildlife garden areas adding even further to the general value of the sites for wildlife such as Greenmoor Rd Allotments in Nuneaton & Mount Pleasant and Newdigate Allotments in Bedworth.

The Borough can provide free ecological advice to support Associations and help advise on practical low or no cost ways for Associations to help local wildlife. In addition Associations can play a critical role encouraging wildlife friendly management as a whole across the site and can encourage individual tenants to adopt wildlife friendly approaches within their own plots. On occasion it may also be necessary / appropriate for Associations to create and adopt rules requiring certain approaches and to enforce those rules

Some key opportunities for allotment sites and associations to pursue can be summarised as follows:

- By necessity to have minimum acceptable practices covered by rules and to enforce those rules if necessary – e.g. in regard to fires / composting etc
- To support and encourage wildlife friendly approaches to allotment gardening by tenants:
 - encouraging beneficial insects / species that consume crop pests and to act as pollinators e.g. through companion planting / pond and bog creation / bat and bird boxes / insect boxes / log and stone piles / wildflower and herb patches / retention and addition of hedges & ditches / tree planting & orchard creation if land available

-
- reducing / minimising pesticide / molluscicide usage
 - reducing peat usage

 - To encourage composting / recycling, organic approaches and avoiding / minimising fires

 - To deal with any surplus plots, communal areas and boundaries in the most wildlife friendly ways

 - To consider developing demonstration plots to promote some of the possible approaches

 - To look as an Association - on at least an annual basis - at existing wildlife habitat and value across the whole site, to retain existing value and to identify and where possible act on opportunities to enhance wildlife value (with advice - to whatever extent desired by the Association - from NBBC).

A brief review could e.g. take the form of a standing item on the minuted AGM for Associations and the overall annual reporting on this standing item could be presented annually to the Scrutiny Panel of the Borough Council

4.7 ***Celebrating Excellence:*** The pride many allotment holders take in their plots and the food they grow is immense and some achieve very high standards at shows. Others volunteer many hours of their time to delivering communal benefits for their immediate colleagues, the wider allotment community and society in general. Sharing their achievements with the community is a good reason for celebration which can inspire others and lead to greater community cohesion. Nuneaton and Bedworth has a history of such celebration, as is evidenced by the number of trophies currently held in the Mayor's Parlour. The re-introduction of such competitions between individuals, allotment associations and the recognition of voluntary work, through the Nuneaton Allotment Federation & Bedworth & District Horticultural Council should be encouraged.

4.8 **Money Saving - a more sustainable food source:** The original purpose of allotments, encapsulated in the General Enclosure Act 1845, was to provide a source of fresh fruit and vegetables for the “landless poor”. Even now, the financial advantages of allotment gardening remain significant. People are also more and more concerned about the environmental impact of what they eat. ‘The Validity of Food Miles as an Indicator of Sustainable Development’ report, produced by DEFRA in 2005 put the environmental, social and economic cost of food transport at £9bn annually. Ten million tonnes of carbon dioxide were emitted in the UK in 2002 as a result of food transportation and it also accounts for a quarter of all HGV vehicle miles. Food packaging is also a major environmental issue. It is estimated that 100,000 tonnes of plastic bags are thrown away every year. UK households produce the equivalent of 245 jumbo jets a week in packaging waste. Allotment growing avoids the need to use packaging. The use of organic cultivation methods is increasing practiced up by many plot holders. Composting on allotments is widely practiced, and is a good alternative to bonfires. Reuse and recycling is part of the allotments tradition: old carpets used for mulching and old gutters and water tanks are used for collecting water. The scruffy appearance of some sites is the accepted price of innovation in recycling and reuse of materials.

4.9 **Key Considerations:** The case for maintaining, promoting and protecting allotments is a strong one, on public health and environmental grounds as well a means of enhancing community cohesion. Any policy decision must have full regard to the very considerable benefits they bring to the individual and the wider community.

The main issues arising are:

- Need to link to the health services to provide support for people for whom allotment growing would improve their health.
- Schools could benefit from more formal access to allotments and be supported to have growing areas on schools premises.

- Need to work with disability groups to identify how best to ensure provision is made for their needs.
- Need to ensure people from ethnic groups are able to access allotments and consider celebrating their culture through food and growing.
- Need to demonstrate the value to Allotment Associations of being more community facing.
- Support provision of communal facilities on allotment sites or connections with nearby facilities.
- Explore opportunities to develop local enterprises between Allotment Associations & Community Groups (Contributing excess stock to food banks, Café's, Kitchens etc.)
- Support allotment open days.
- Identify sites with significant wildlife interest or potential and the contribution to biodiversity that plot holders can realistically be expected to make.
- Provide guidance on best management practice for hedgerows, standard / pollard trees, set aside allotments, ditches, banks and compost heaps.
- Consider whether cost is of more significance to some people than others.

5.0 Legislation

- 5.1 There has been a significant amount of legislation relating to allotments in the last century and as such this area of law can appear quite complicated. There are continuing calls for such legislation to be consolidated into a single new act, although this appears unlikely to become a political priority at present. Put simply, Local Authorities have a statutory duty to provide allotment land, both permanent (statutory) and temporary, where there is proven demand and they can not dispose of statutory allotments without approval by the relevant Secretary of State. The main statutes known collectively as ***The Allotments Act's 1908~1950*** are outlined below.
- 5.2 ***Small Holdings & Allotments Act, 1908*** repealed and consolidated previous legislation, establishing the framework for the modern allotments system. It principally dealt with the duties of allotment authorities to provide allotments for the 'labouring population' and compensation to tenants who had their tenancies terminated.
- 5.3 ***Land Settlement (Facilities) Act, 1919*** made a number of amendments to the 1908 Act, most notably abolishing the reference to 'labouring population' principally to assist returning WWI service personal.
- 5.4 ***Allotments Act, 1922*** provided improved security of tenure for allotment tenants, requiring specific periods of notice and compensation if necessary, based upon the value of the tenants crops. It also required most allotment authorities to appoint allotment committees.
- 5.5 ***Allotments Act, 1925*** required planning authorities to take specific account of allotment needs when preparing town planning schemes, a safeguard which disappeared with the Town & Country Planning Act 1947.
- 5.6 ***Small Holdings & Allotments Act, 1926*** made minor amendments to previous acts, but was mainly concerned with Small Holdings.

-
- 5.7 ***The Agricultural Land (Utilisation) Act, 1931*** was passed at the time of the depression to encourage the provision of allotments for the unemployed. It is no longer actively used.
- 5.8 ***Allotments Act, 1950*** was passed as a consequence of the Allotments Advisory Committee report of 1949, although not all the recommendations were included in the eventual legislation. It extended the period of notice to tenants from six to twelve months, expiring during the winter period. It also dealt with matters relating to compensation due, both to the tenant upon being given notice to quit and the allotments authority, if the plot holder had allowed the plot to deteriorate.
- 5.9 ***Other Legislation*** Whilst not specifically relating to allotments, other more recent legislation has had an impact, most notably the Local Government Act 1972, which removed the requirement upon local authorities to establish allotments committees. These include;
- Local Government Planning & Land Act 1980
 - Local Government & Planning (Amendment) Act 1981
 - Acquisition of Land Act 1981
 - Town & Country Planning Act 1990 (as amended)
 - Local Government Act 1992
 - Statute Law (Repeals) Act, 1993

In 1998 the Government also introduced a requirement for local authorities to show what steps they had taken to promote allotments prior to requesting consent to dispose of them. This was because of concerns that local people might not be aware of a local authorities' duty to provide such facilities.

The most recent statute to affect allotments is ***The Localism Act, 2012***. This seeks to empower local communities to decide local requirements and priorities, rather than such matters being centrally driven and will have direct implications for allotment provision within Nuneaton and Bedworth.

6.0 National Policy Context

- 6.1 ***The Department for Communities & Local Government (DCLG)*** has acknowledged that allotments are valuable green spaces that can help improve people's quality of life by promoting healthy food, exercise and community interaction. The DCLG seeks to ensure that allotments are well managed, are considered as part of the overall green infrastructure and are only disposed of where there is no demand for them and established criteria have been met. It is committed to working with local authorities to promote best practice and ensure quality and appropriate availability now and for future generations. As part of this commitment DCLG has published two guidance documents; [Space for Food Growing](#) and [Potential Funding for Community Green Spaces](#).
- 6.2 ***National Planning Policy Framework*** Adopted in March 2012, this initially caused some alarm amongst those more familiar with the previous, rather more prescriptive approach to planning at a national level. Documents such as Planning Policy Guidance Note's PPG 3 – Housing and PPG 17 – Sport, Open Space & Recreation, both of which were seen as providing protection for allotments have, along with over a thousand pages of national guidance been replaced by just fifty. There is only a single reference to allotments within the new framework, specifically excluding them from the definition of 'Previously Developed Land', although within the context of providing social, recreational & cultural facilities, allotments should be considered alongside references to wider public open space provision, detailed in chapter 8 – Promoting Healthy Communities. Seen as a key part of the effort to de-centralise government, DCLG Communities Minister Andrew Stunell explained that in the context of allotment provision the new framework will ensure, "Local communities will have the ability in the future to dictate what the local plan for them should be, and to set aside those allotments, and of course existing allotments are protected under legislation at the moment. "
- 6.3 ***Local Government Association (LGA)*** The LGA have published two key documents relating to allotments. Growing in the Community: A Good Practice Guide for the Management of Allotments – 2nd Ed. was published in 2008 and

identifies the main issues for allotments officers and societies, together with advice on how to overcome the challenges they are facing. In 2010 this was supplemented by a new on-line guide, [A Place to Grow](#). The update seeks to address some of the problems that local authorities and devolved management allotment associations are facing as a consequence of the increased demand for allotments. Further advice is provided about issues such as [managing waiting lists](#) and [non-cultivation](#), as well as information about how to design a new allotment site.

- 6.4 ***National Society of Allotment & Leisure Gardeners Ltd. (NSALG)*** is the leading national organisation upholding the interests and rights of the allotment community across the UK. It works with all levels of government, other organisations and landlords to provide, promote and preserve allotments for all and offers support, guidance and advice to those with an interest in allotment gardening. A survey undertaken by Transition Town West Kirby in conjunction with NSALG in 2011 estimated that 86,787 people were on waiting lists for 152,442 allotment plots managed by local authorities across England. (Not including parish, town council or allotment association managed sites.) This equated to 57 people waiting for every 100 plots, up from 49 people per 100 plots in 2009.

7.0 Local Policy Context

- 7.1 ***Nuneaton & Bedworth Sustainable Community Plan*** The Borough's Community Plan, entitled 'Shaping our Future' is the overarching strategy produced by the Local Strategic Partnership (LSP). It brings together organisations from the public, private, voluntary and community sectors to work together as a single group for the benefit of an area. Their key priorities include:
- Improving the well-being of communities by helping people to work together, support and understand each other.
 - To make Nuneaton and Bedworth a safer place for everyone where day-to-day quality of life is not marred by the fear of crime.
 - To improve access to health care and improve life expectancy within the borough, by promoting more healthier and active lifestyles.
 - To have a high quality environment with increased biodiversity and a sustainable approach to waste and energy.
 - To improve the Boroughs transport infrastructure in order to provide easier access to key services and facilities.

Having high quality accessible allotments can make a significant impact on the delivery of these key objectives.

- 7.2 ***Nuneaton & Bedworth Borough Council Corporate Plan*** The Council's Corporate Plan has been refreshed and covers the period 2007-2021, to complement the sustainable community plan. The vision and corporate aim stated in the Corporate Plan is that:

"By 2021, we shall achieve the greatest improvement in the quality of life and social justice in Warwickshire, providing value for money services in a safe and pleasant environment"

Linking our Corporate Plan priorities to our allotment strategy:

Key Aim 1: Improve the quality of life and social justice for residents so it is much closer to that enjoyed by the rest of Warwickshire.

Response: We shall ensure that all residents have access to quality allotments and provide facilities that are inclusive for all to improve health and health inequalities.

Key Aim 2: Work in partnership to reduce the level of crime and disorder so that the community is and feels safer.

Response: We shall enable our partners to access facilities, activities and experiences to deal with anti-social behaviour.

Key Aim 3: Provide a pleasant environment for those living, working and visiting the borough.

Response: We shall, with our partners, continue to maintain and develop the allotments within the Borough to ensure the quality of these spaces and facilities is protected and enhanced. We shall report on these projects delivered by the Council, its partners and community groups.

Key Aim 4: Provide quality services which represent value for money.

Response: We will raise awareness of the services we deliver and how they may be accessed. We shall report on the success of these services, on the services/facilities/environmental improvements we are working to introduce and on the consultations/projects that will help reshape our future service delivery.

7.3 ***Nuneaton & Bedworth Borough Council Development Plan*** or Borough Plan, is an evidenced based document focusing on strategic planning issues. Therefore where there are strategic allotment issues, such as meeting needs, the Borough Plan will take account of this. The Planning Policy team are currently preparing the Preferred Option stage of the Plan which is due to go out for consultation in the early spring 2013. The Preferred Option will identify the preferred direction for growth as well as identifying a number of potential planning policies.

7.4 ***Nuneaton & Bedworth Open Space Strategy*** identifies 23 council owned sites across the borough, each of which form an integral part of the strategic network of

green space. It states that these sites should meet the following criteria, to be detailed within the Allotments Strategy;

- Provided to a minimum standard.
- Self managed.
- Provided in sufficient numbers across the borough.
- Provided in the right locations.
- Support of Management Groups.

7.5 **Warwickshire Interim Health Inequalities Strategy 2013 – 2015** was adopted in May 2013 and sets out a 'Life course' approach to health which includes mobilising communities and working closely in partnership with all agencies involved in addressing health inequalities. It outlines aspirations for changing the social determinants of health and whilst it will be implemented countywide Nuneaton & Bedworth Borough Council will be working to identify their unique contribution to this locally.

7.6 **The First Joint Strategic Needs Assessment (JSNA)** was published in 2008 and informs all strategic planning by all agencies in the future. It has been refreshed annually, with a mini JSNA produced specifically focusing on issues for Nuneaton and Bedworth. It is this that has guided the outcomes of an internal Elected Member Working Group action plan within Nuneaton and Bedworth Borough Council.

7.7 **The Nuneaton & Bedworth Health Improvement and Wellbeing Partnership** has recently been replaced with two 'Task and Finish' groups for Alcohol and Obesity. The latter has significant links to the development of healthy eating initiatives and 'grow your own' produce that can be nurtured within allotment sites. There is scope to develop this further by exploring links between Food Banks and Social Enterprises located in communities.

7.8 **The Crime and Disorder Partnership Plan 2013- 2016** seeks to address crime and anti-social behaviour. Within this Plan, there are close links to the Warwickshire Probation Trust and their Community Payback Scheme. There are

opportunities within this scheme to explore joined up working with allotments to involve offenders in the development of local green areas, gardening schemes and other associated work.

7.9 **Environmental Sustainability Strategy** The aims and objectives contained within the Environmental Sustainability Strategy (ESS) will help Nuneaton and Bedworth Borough Council deliver its vision for 2021:

Vision: By 2021 we shall achieve the greatest improvement in quality of life and social justice in Warwickshire, providing value for money services in a safe and pleasant environment. This vision is consistent with the Local Government Act (Section 2) which gives power to local authorities to do anything which they consider is likely to achieve any or all of the following objectives: -

- The promotion or improvement of the economic well-being of their area.
- The promotion or improvement of the social well-being of their area.
- The promotion or improvement of the environmental well-being of their area.

The ESS will address mainly environmental well-being in the area and in so doing will help to deliver the following Corporate Aim:

‘To provide a pleasant environment for those living, working and visiting the Borough.’

- A green and clean environment
- Leading in environmental issues addressing climate change and protection of the environment.

7.10 **West Midlands Biodiversity Pledge** N.B.B.C. are signatories to the West Midlands Biodiversity Pledge – a joint West Midlands Local Government Association (WMLGA) and West Midlands Biodiversity Partnership initiative.

The pledge publicly commits NBBC to pursue best practice in respect of biodiversity (i.e. wildlife and wildlife habitats) in all of its strategies, plans and

projects. This is a statutory duty placed anyway upon all local authorities by the 2006 Natural Environment and Rural Communities Act.

The pledge also commits NBBC to protect and enhance biodiversity within all the local authority 'estate' (i.e. its land and property holdings).

For both these reasons it is appropriate and desirable for NBBC to seek that all allotment sites / associations to make the most of opportunities to encourage and increase biodiversity and equally to prevent and avoid any activities damaging to biodiversity.

- 7.11 ***Warwickshire, Coventry and Solihull Biodiversity Action Plan*** helps translate National Biodiversity Action Plans for threatened species and for key wildlife habitats into a local context. In urban areas the significant wildlife habitat value of allotments (existing and potential) is fully recognised (NSALG research shows allotments have up to 30% more wildlife diversity than a typical urban park). As a result the WCas BAP includes a specific Allotments Biodiversity Action Plan seeking to retain and enhance the biodiversity value of allotment sites. As a partner in the Warwickshire Coventry and Solihull Biodiversity partnership N.B.B.C. is committed to support and pursue the achievement of the relevant BAP targets and objectives.

8.0 Audit of Allotment Provision

- 8.1 The audit of allotment provision in Nuneaton and Bedworth can be divided into two distinct areas. The first concerns the **quantity**, location and capacity of allotment land within the borough. Are there sufficient sites/plots available and are they in suitable locations to meet both current and projected future demand? The second area looks at the **quality** of the sites that do exist. Are they well managed, secure, provided with appropriate amenities and are they accessible to all, including those with mixed abilities?
- 8.2 There are currently 29 active allotment sites accessed by local people within the Nuneaton & Bedworth area. (See plans at appendix 1) 23 are operated by NBBC, through devolved arrangements with individual allotment associations. In turn these are affiliated to either Nuneaton Federation of Allotments or Bedworth & District Horticultural Council. Bulkington Allotment Association operates independently. The remaining six sites; Ansley Village, (which is just outside the borough, but is affiliated with Nuneaton Federation of Allotments) Stockingford 'Pavilion' & 'The Cabbage', (both operated by the local Sports & Social Club) Atholl Crescent, the 'Weavers' in Wem Brook and Weddington Social Club, are operated by private landowners. There are currently no sites that are considered to be at risk of closure or loss to other forms of development. (See table at appendix 2)
- 8.3 **Quantity** - The National Society of Allotment & Leisure Gardeners recommends a minimum standard of 20 plots per 1000 households. There were 54,327 residential properties and an estimated population of 125,400 within the borough of Nuneaton and Bedworth at the end of 2012.
- **20** - Number of plots per 1000 households. (Average 2.31 people per property.)
 - **290** – Standard size of a 'Full' allotment plot (250 Sq.m) + an allowance of 40 Sq.m per plot for paths (1.2m wide) & haulage ways (3.0m wide).
 - **54,327** – Number of households in the Borough.

- **$20 \times 290 \times 54,327 = 315,097 \text{ Sq.m}$ or **31.51 Hectares****

- 8.4 The Borough should therefore have a minimum of **31.51 Ha** of allotment land, or **8.6 plots / 0.25 Ha (inclusive of paths/haulage ways) per 1000 population**. Allotment land provided solely by NBBC currently accounts for 31.61 Ha, rising to 36.30 Ha when the five privately owned sites within the borough are added. Whilst the Ansley village site accounts for 1.18 Ha, it lies outside the Borough boundary. (See table at appendix 2) The full extent of these sites needs to be treated with a degree of caution however. Based upon digital mapping, they take no account of features within sites that are unsuitable for allotment use and which cannot be economically remedied such as; prevailing ground conditions, boundary profile, topography etc. Therefore an allowance of 30 ~ 37 plots/hectare, (12 ~ 15 plots/acre is recommended by the NSALG) should be applied. It is estimated that the population of the Borough will grow to 135,600 by 2023, a further 10,200 people. As such there will be a need to retain/develop **87.7 plots or 2.54 Ha** of allotment land to maintain minimum requirements.
- 8.5 **Location** –In addition to identifying the extent of each allotment site, the plans at appendix 1 also include a 1000m catchment area. Based upon data taken from the Open Space Strategy, this represents a **15 to 20 min** walking time, also considered by the NSALG to be the maximum walking distance for a plot-holder wishing to take produce home. On this basis, a number of areas within the Borough are deficient in provision; Galley Common (Village), Bermuda (Village), Whitestone (East), Keresley (Village), Hawkesbury Junction and Bulkington. It also underlines the strategic importance of sites such as ‘The Cabbage’ in Stockingford, for which the surrounding urban development, not only serves to provide a significant catchment area, but also make it difficult to replace in the event of its loss.
- 8.6 **Capacity** – A survey of Allotment Association secretaries established how many plots their sites contained, the number of members, vacant plots or the number of people on a waiting list. (See table at appendix 2) The calculation of plot numbers is based upon a full plot being 250 Sq.m, with plots significantly smaller than this

being counted simply as 'half-plots'. Across the borough however, there is a wide diversity of plot sizes, from $\frac{1}{4}$ plots through to some that are over $1\frac{1}{2}$ time's standard size. This reflects both current local demand and also ensures allotment sites across the borough remain fit for purpose, as a tenant's work/life balance continually evolves.

- 8.7 **Quality** – Over the years there has been much debate regarding the quality of allotment sites within the Borough and the issue of on-going maintenance responsibilities. However, it is clear that under the terms of the current leases and allotment legislation, there is very little duty or obligation placed on local authorities other than to provide the allotment land itself. A condition survey of NBBC allotment sites was undertaken in 2009. (See table at appendix 3) This identified both responsibility for boundaries, access points and haulage ways, on-site parking, communal buildings, toilets, water supplies etc. and assessed their condition on a scale of 1 ~10 using 'Green Flag' judging criteria.

NBBC has in the past carried out fencing, roadway and other works to its sites and acknowledges through the condition survey that others may need further maintenance work as and when self governance/new leases are put in place. For example, some allotment sites still do not have a running water supply on site and it is questionable whether this is acceptable in the 21st Century. Even though the Council has no duty to provide running water to allotment sites, it may wish to do so as a minimum standard.

However, such maintenance must be looked at in light of the current economic climate and on a site by site basis. Any work that remains outstanding therefore will need to be planned over a period of years from the adoption of this strategy. Each site will therefore develop a plan to identify maintenance requirements utilising our existing business case model. Such plans will be subject to five yearly (Quinquennial) reviews.

It should also be acknowledged that since the last audit of the allotment sites in 2009 many allotment associations have made improvements themselves for

example, Greenmoor Road & Milford St. Allotment Association now has a water supply and have replaced their boundary fences and Newdigate Allotment Association have created an ability/sensory garden. Other sites too, have been successful in winning bids to improve security and reduce ASB from Community Safety funds. Through providing Allotment Associations with longer leases (25 yrs) it is envisaged that they will be better able to secure access to third party funding for specific projects, supported by NBBC and other key partners such as WCAVA.

8.8 **Promotion** - The promotion of allotments is something that is the Council's responsibility overall as part of complying with allotments legislation. One of the barriers to having an allotment routinely identified by people nationally is lack of information. There needs to be a clear simple process for getting a plot or onto a waiting list, signs at each site should give contacts and availability. NBBC is also currently improving its website with allotments being one of the first pilot areas for the Parks & Countryside Service. There should be a periodic review of the promotion of allotments to ensure that the Council is fulfilling its responsibilities.

8.9 **Key Considerations** -

- Whilst there seems to be an overall level of provision in line with NSALG recommendations, this is not evenly distributed.
- There is continuing demand despite levels of provision meeting NSALG recommendations.
- The Borough Plan must make provision where appropriate for new allotment sites.
- New sites must be located close to residential areas.
- Sustainability must be considered as sites develop.
- Wildlife must be considered in maintenance regimes.
- More appropriate facilities must be provided.
- Promotion of allotments must be improved.

9.0 Consultation Review

9.1 The Planning & Environment Overview & Scrutiny Panel – Allotment Working Group, heard evidence on six occasions from;

- Allotment Associations individually and through the Nuneaton Federation of Allotments and Bedworth & District Horticultural Council.
- The National Society of Allotments & Leisure Gardeners.
- Allotments & Gardens UK.
- WCAVA.
- People in Action.
- Ingleby Foundation.
- Transition Town.
- Council Officers on issues relating to; legislation and legal matters, finance, planning policy and recreation.

Reference was also made to the 2009 Allotments Condition Survey, data on occupancy levels & waiting lists, provided by Association secretaries and feedback received from previous public consultation on the Open Space Strategy. It is worth noting that the process of developing this strategy has already had a positive impact on both the NFA & BDHC in terms of increasing interest from the various associations affiliated to them.

However, there is currently little evidence available that would allow us to understand the extent of any 'latent' demand for allotments within the Borough. That is people who are unaware of the Councils obligation to provide allotment facilities, but who might wish to be considered for a plot or those who have declined to go on a waiting list, because they feel it will take too long to secure a plot on their chosen site. To address this shortfall it is proposed that a specific question on allotments is considered as part of the next 'Tell Us' survey of Borough residents.

9.2 Key issues raised through the process included;

- Provision of new leases of at least 25 years duration was considered essential to enable associations to make funding bids to external bodies.
- Wider concerns about security of tenure for some allotment associations.
- Responsibilities – concerns about liabilities, particularly boundaries being passed to allotment associations.
- Site security, both in terms of thefts from sites and petty vandalism.
- Facilities – water supplies, haulage ways, gates and fencing, communal storage sheds/site office etc.
- Toilet facilities – An issue made more apparent by the increasing numbers of women taking on plots. Composting toilets were considered the most effective way forward.
- Access for all.
- Future development and access to funding.
- Working with the local community.

10.0 Developing A Standard

- 10.1 This strategy has identified that strictly based upon quantity alone, the existing NBBC and private allotment sites within the Borough, can meet both current and projected demand over the next ten years. However, when proximity to a site based upon a 15 ~20 min walking time is taken into consideration, deficiencies are identified in; Galley Common (Village), Bermuda (Village), Whitestone (East), Keresley (Village), Hawkesbury Junction and Bulkington. It also underlines the strategic importance of some key sites.
- 10.2 It is considered that for a site to be easily managed there needs to be at least 20 plots on a site or 5,800 Sq.m This does not mean that smaller sites are not viable, simply that they are a less efficient use of land, resources, such as utilities and it may be difficult to ensure a long term robust & sustainable management structure.
- 10.3 Therefore, this strategy will adopt a standard of;
- Allotments being within 1000m of new homes.
 - The minimum size of any new allotment site to be 0.58 Ha
 - Where there is a deficiency, we will seek to provide new allotments through new residential development by;
 - Providing for allotments on strategic housing sites proposed in the Borough Plan.
 - Developments of more than 1000 dwellings will trigger the requirement for on-site provision. This will include sites where the overall capacity is over 1000 dwellings but smaller sites are being developed in phases.
 - Contributions by developers in lieu of on-site provision to be based upon the cost of laying out a 20 plot site, (0.58 Ha) inclusive of all services & facilities, but excluding the land cost. Expressed as a cost per dwelling this would be, £40.11 (2013).

-
- We will therefore seek to include allotment provision as part of the Community Infrastructure Levy.

10.4 For existing allotment sites it intended to work towards a minimum standard during the life of this strategy. New sites shall meet these standards as a minimum;

- Access Gates –

	Vehicle	Pedestrian
○ Minimum width -	3.0m	1.5m
○ Minimum height -	1.8m	1.8m
○ Construction –	Metal	Metal
- Boundary Fences - (Where existing boundaries are deemed by the supervising officer to be accessible.)
 - Minimum height – 1.8m
 - Construction – 50 x 50 x 3mm weld-mesh on 12.5 or 25m rolls fixed onto 1800 x 50 x 50 x 5mm angle iron fence posts.
- Haulage Ways -
 - Minimum width – 3.0m
 - Construction – Crushed stone or similar approved retained by PCC edging.
- Pathways -
 - Minimum width – 1.2m
 - Construction – Grass.
- Water Supply –
 - 30mm metered supply with auto-fill water-troughs at not more than 50m intervals.
- Toilets –
 - Type – Composting: male and female, inc. disabled access.
- Communal Store –
 - Type – Steel container for storing machinery, fuel, chemicals securely.

10.5 In addition to these requirements, on those sites with more than 50 plots the provision of a secure communal site office/store will be encouraged, subject to the Association securing the necessary external funding and any necessary planning consents.

11.0 Financial & Resource Implications

- 11.1 **Leases** – The Legal team are currently finalising a new draft lease, based upon a 25 year term in order to permit Allotment Associations the opportunity to access external funding, such leases being registered. However in certain instances where NBBC already lease the land from a third party, any new lease with the Allotment Association must preserve the existing date of determination. (See appendix 5)
- 11.2 **Service Level Agreement** – As part of the implementation of this strategy the NFA, BDHC & Bulkington will make an annual report to Planning & Environment Overview & Scrutiny Panel, updating members on levels of occupancy, waiting lists, developments on allotment sites and levels of engagement with the surrounding community, schools etc. This in turn will contribute towards demonstrating how health and well-being matters are being addressed throughout the Borough.
- 11.3 **Development of Technical Advisory Notices** – It is intended to develop these within the first year of the adoption of this strategy, each being approved by the portfolio holder with responsibility for allotments and initially reviewed annually to ensure they reflect current best practice (See appendix 6)
- 11.3 **NBBC Sites - Budget Proposals** – To address the requirements of the standard for existing allotment sites, a number of options are available;
- Based upon a revised & up-dated condition survey for NBBC sites, develop a programme of capital works, to be approved separately by the Corporate Asset Management Team & delivered entirely by The Council over a five year period.
 - Identify a percentage of the above programme that would be made available as match funding for bids developed by the Allotment Associations, with additional support.
 - Retain the status quo – Current revenue budget, £12,970* administered directly by NBBC to address planned & ad-hoc maintenance works. (*2013/14 budget.)
 - Split existing budget 60:40

-
- £7.97k* to continue to be utilised for addressing outstanding/on-going maintenance activities, either on a planned/ad-hoc basis, administered directly by NBBC, or in the form of an annual grant to each 'NBBC' Allotment Association. The level of each grant to be determined using a simple formula, based upon the number of plots each site has, which is then weighted according to levels of occupancy and numbers on waiting lists. (It is estimated that there are 1059 'NBBC' plots or £7.53 per plot based upon the current budget. Some minimum level may be necessary to ensure sums due to smaller sites are viable. Details of subsequent expenditure to be provided as part of the Service Level Agreement through NFA's, BDHC's & Bulkington's annual report to Planning & Environment Overview & Scrutiny Panel.
 - £5k* to be made available for sites to submit bids for specific projects i.e. provision of re-placement access gates or fencing, toilets, or as match funding for external bids for larger projects, such site huts. (Max. award £2.5k, typical award £1.5k).
 - Administer entire budget as an annual grant to each allotment association using the formula above, but at the rate of £12.25 per plot.

12.0 A Policy for Allotments

12.1 NBBC recognises that the provision of allotments for residents is an important contributor to the well-being of the community. Growing fruit, vegetables and flowers on allotment sites provides an important opportunity for community interaction, for physical activity, healthy eating and recycling. NBBC will adopt a standard of 13.34 Sq.m of allotment land per dwelling which it will seek to provide and will require to be provided on new developments of 1000 houses or more.

12.2 **Actions** - The Council will seek to:

- Monitor any unmet demand for allotments in relation to the adopted standard.
- Investigate possible solutions to any unmet demand and promote the provision of new allotment sites where they are needed.
- Support the improvement of existing allotment sites to enable more people to share the benefits of allotments.
- Support the development of horticultural knowledge and skills with a particular emphasis on food growing both on allotments and in containers.
- Encourage the adoption of organic and sustainable cultivation methods on allotments.

12.3 **Outcomes** - Through so doing The Council aims to:

- Increase the numbers and diversity of people growing their own food
- Increase levels of consumption of fresh fruit and vegetables across the community, with special emphasis in Super Output Areas (SOA's).
- Contribute to raising physical activity levels especially among older people.
- Provide opportunities for social interaction and community integration.
- Contribute to environmental improvements and use of sustainable growing methods
- Raise skill and knowledge levels of horticulture and cultivation.
- Improve the health of the community.

13.0 Monitor & Review

- 13.2 The NFA, BDHC & Bulkington will make an annual report to Planning & Environment Overview & Scrutiny Panel, updating members on levels of occupancy, waiting lists, developments on allotment sites and levels of engagement with the surrounding community, schools etc. This in turn will contribute towards demonstrating how health and well-being matters are being addressed throughout the Borough.
- 13.2 This allotments strategy will be reviewed at five year intervals (A Quinquennial Review) at which time the infrastructure audit and assessment of levels of provision will be updated. The vision, policies and standards will be amended as necessary.

14.0 Appendices

- 14.1 Plans 1 & 2 - Allotment distribution (inc. catchment area) within Nuneaton, Bedworth & Bulkington.
- Green – NBBC maintained site
 - Amber – Private Site
 - Red – Out of borough Site (catchment area crosses borough boundary)
 - Blue – Out of borough
- 14.2 Table 1 - Allotment Provision within the Borough.
- 14.3 Table 2 – NBBC Allotment Sites – Audit of assets.
- 14.4 Plans 3 ~ 24 – Individual Plans of NBBC Allotment Sites.
- 14.5 Draft Lease – (25 Years).
- 14.6 Draft Allotment Action Plan – 2013 ~ 2017
- 14.7 Technical Advisory Notices (T.A.N.'s) – The titles below are representative of likely areas for the future development of advice for allotment associations. (To be developed with NFA & BDHC)
- 14.7.1 Access for All
 - 14.7.2 Sheds
 - 14.7.3 Communal Buildings & Toilets
 - 14.7.4 Working in/with the local community
 - 14.7.5 Water Supplies
 - 14.7.6 Site Security - Fencing & Gates
 - 14.7.7 Roadways & Paths
 - 14.7.8 Composting
 - 14.7.9 Waste Disposal – Bonfire's, Skips
 - 14.7.10 Asbestos/Chemicals & Other Hazardous Products
 - 14.7.11 Health & Safety/1st Aid
 - 14.7.12 Livestock
 - 14.7.13 Funding Opportunities
 - 14.7.14 Wildlife
 - 14.7.15 Associations - Administration/Constitution/Resilience

- 14.7.16 Tenancy Agreements/Rules
- 14.7.17 Managing Waiting Lists
- 14.7.18 Useful Publications
- 14.7.19 R.A.G. Assessments (*Shall do, Should do, Could do*)

THE ALLOTMENT ACTION PLAN - 2013/17

Completed	On Target	Behind Schedule
-----------	-----------	-----------------

Notes: - Parks & Countryside (P&C), Nuneaton Federation of Allotments (NFA), Bedworth & District Horticultural Council (BDHC), Bulkington Allotment Assoc. (BAA)

No.	Action	Target	Due Date	Resources	Lead	Comments
1.0 Protect & Maintain.						
1.1	Assess future needs and ensure requirements are recognised in Borough Plan.	Recognise demand for allotments in planning policy. Strengthen the planning status of allotments. Council forward planning should identify land for additional plots in housing growth areas, dependant upon needs analysis.	Borough Plan revision, 2013 (subject to change)	Officer time	P&C	On Going: feeding into the Borough Plan process.
1.2	Develop a compensation system for if a site is closed or re-located.	Compensation system developed & adopted.	Dec-13	Officer time	P&C	To be adopted as part of new lease arrangements.
1.3	Review Allotment Leases	New Leases signed	Dec-13	Officer time	Legal	Draft lease consulted on May 2013
1.4	Identify methods of protecting private sites.	Methods & triggers in place	Dec-14 & on-going	Officer time	Legal	Completed as part of the Borough Plan Process.
1.5						
2.0 Investment.						
2.1	Seek to include contribution for allotments in planning policy guidance	Better use of Sec. 106 agreements. Ensure allotment provision is recognised in the development of CIL	Borough Plan revision, 2013 (subject to change)	Officer time	P&C	On Going: feeding into the Borough Plan process.
2.2	Develop 'Technical Advisory Notes'	Notes developed, consulted upon & agreed. Delegated authority to Director - Governance & Recreation to adopt.	Dec-14 & on-going	Officer time	P&C	Refer to draft list in strategy document.

THE ALLOTMENT ACTION PLAN - 2013/17

Completed	On Target	Behind Schedule
-----------	-----------	-----------------

Notes: - Parks & Countryside (P&C), Nuneaton Federation of Allotments (NFA), Bedworth & District Horticultural Council (BDHC), Bulkington Allotment Assoc. (BAA)

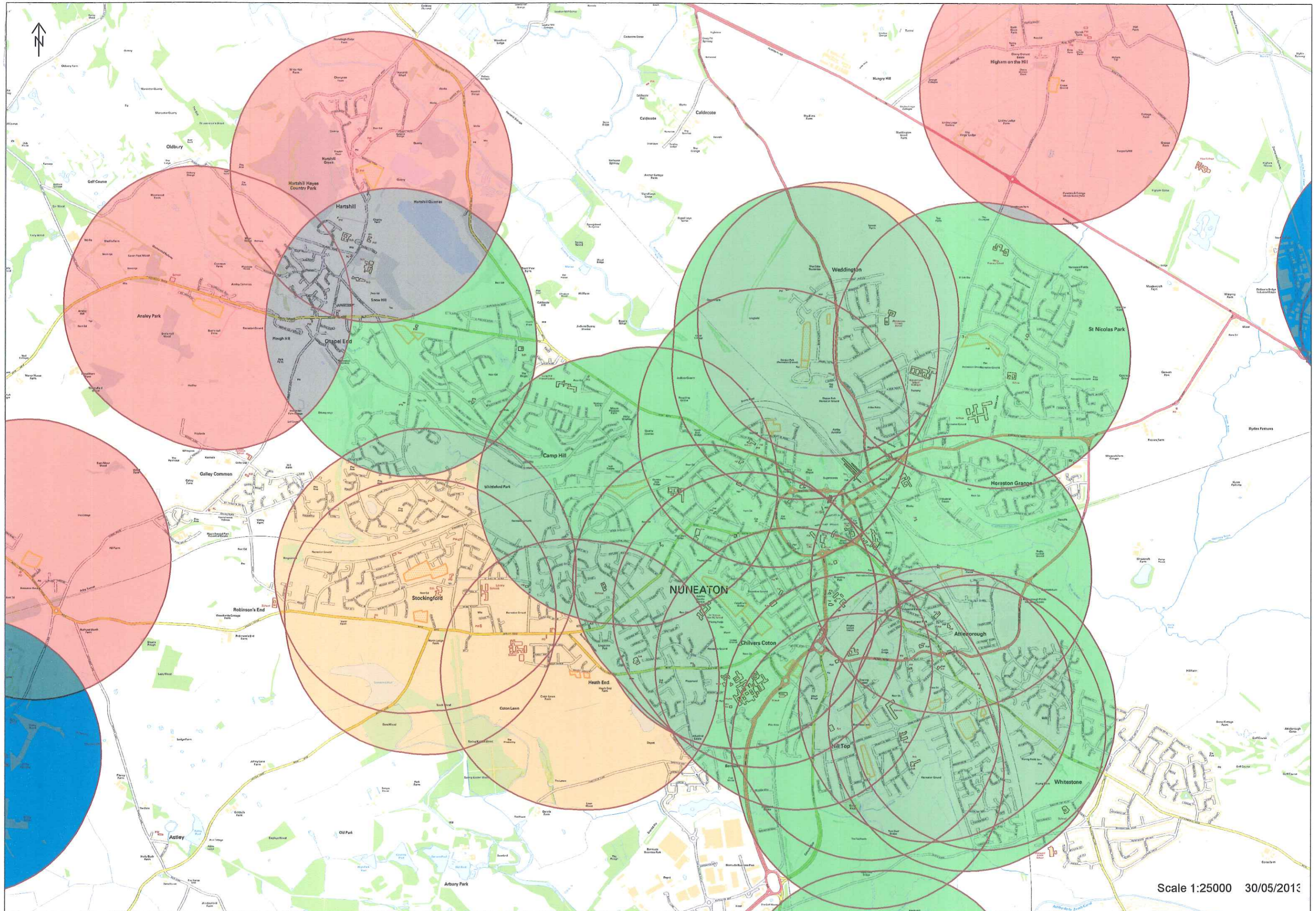
No.	Action	Target	Due Date	Resources	Lead	Comments
2.3	Identify and seek external funding. Research and investigate Publish and up-date register. Make strategic links. Develop partnerships	Published register of funding sources on web-site.	On-going	Officer time	WCAVA	
2.4	Develop & implement program of works to address infrastructure deficiencies.	Works identified on 2009 survey completed.	Dec-14	Officer time,	P&C	Need to secure funding source.
2.5						
3.0	Access					
3.1	Establish 'Allotments Forum'	Mtg. minimum twice per year.	Jun-13	Officer time, venue	P&C, NFA, BDHC, BAA	Adopt a rolling 'Chair' system to provide all opportunities to lead meeting.
3.2	Produce welcome pack for new allotment tenants	Packs developed & implemented	Dec-14	-	NFA, BDHC, BAA	Allotment Federations are introducing these.
3.3	Review & update NBBC Web-site to provide a local 'hub' for those seeking allotments/information.	Web-site updated	Oct-13	Officer time	P&C	
3.4						
3.5						

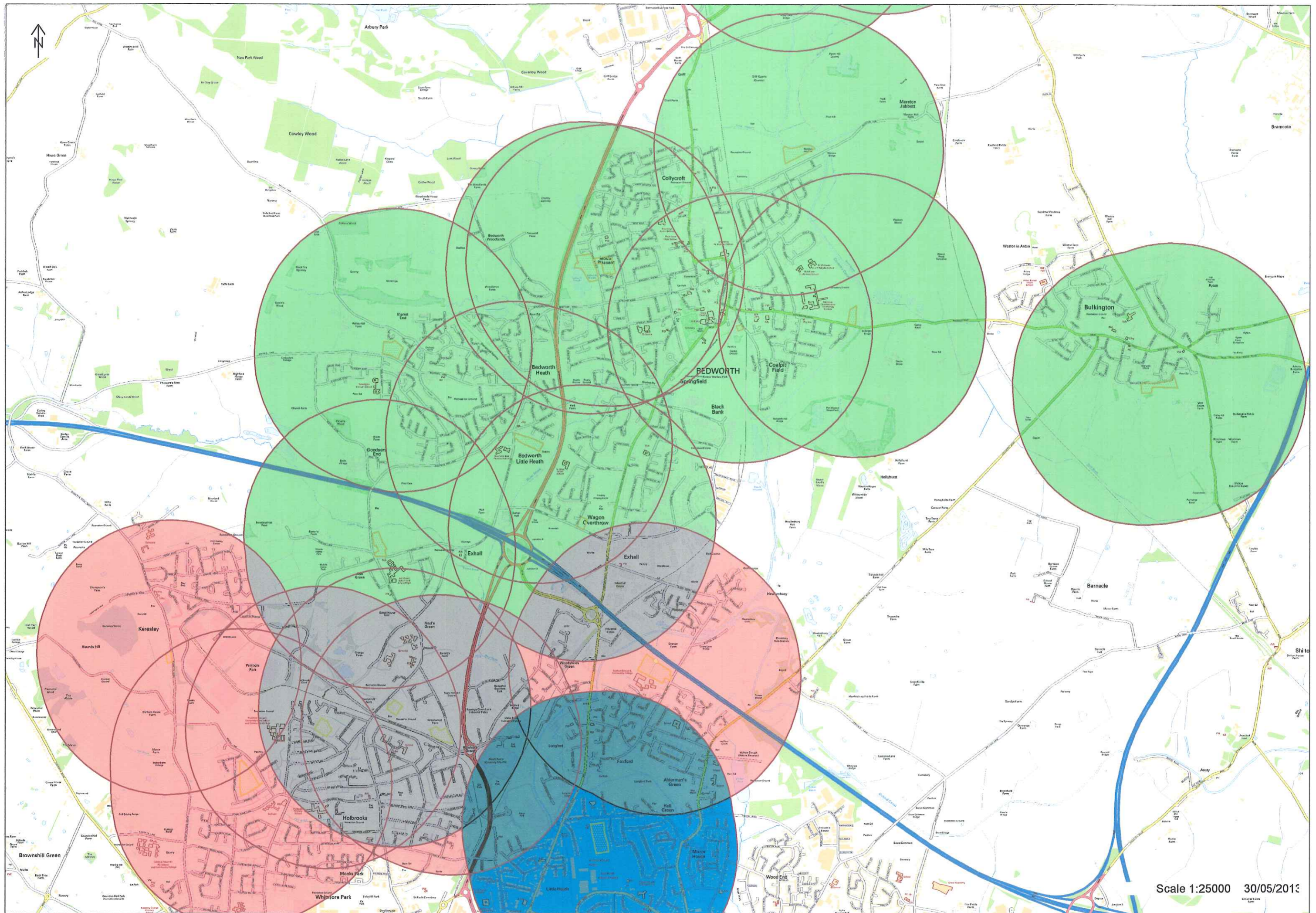
THE ALLOTMENT ACTION PLAN - 2013/17

Completed	On Target	Behind Schedule
-----------	-----------	-----------------

Notes: - Parks & Countryside (P&C), Nuneaton Federation of Allotments (NFA), Bedworth & District Horticultural Council (BDHC), Bulkington Allotment Assoc. (BAA)

No.	Action	Target	Due Date	Resources	Lead	Comments
4.0 Sustainability						
4.1	Identify cross-links to other NBBC strategies. Promotion & publicity. Develop partnerships with external bodies.	Ensure that the management of allotments is linked to other council strategies. Recognise allotments as a resource supporting health, social inclusion, leisure & recreation, biodiversity & re-generation activities.	Sep-13	Officer time	P&C	On Going: Initial work completed as part of the development of the strategy. Focus on development of 'Allotments Forum' & review of Open Space Strategy.
4.2	Review 2009 Site Audits	Completed as part of quinquennial review process.	On-going	Officer time	P&C	
4.3	Promote best practice with regards to recycling & control of waste	Assoc.'s adopt guidance.	Dec-14 & on-going	Officer time	Waste Mgt.	TAN to be developed to provide guidance.
4.4						
4.5						
5.0 Quality						
5.1	Adopt 'Green Flag' principles as outlined in NBBC Open Space Strategy.	Use results to inform development process for Associations to aspire to.	On-going	Officer time	P&C	
5.2	Strategy Review	Revised action plan adopted	2016	Officer time	P&C, NFA, BDHC, BAA	
5.3						
5.4						
5.5						





All Active Allotments in Nuneaton Bedworth Area

Table 1.

FILE REF	WARD	TYPE	SUB-TYPE	SITE NAME	AFLIATION	A TO Z REF (Page)	AREA: - Sq.m	AREA: - Hectares	No. Of Plots @ 30 per Ha	No. Of Plots @ 37 per Ha	Total No. of Plots	No. of Plots (Full)	No. of Plots (Half)	No. of Members	No. of Vacant Plots	No. on Waiting List
PC A 101	Abbey	N.B.B.C.	Non-Statutory	St. Mary's Rd. AA.	NFA	23/F4	7725.6	0.77	23	29	30.0	17	26	36	2	5
PC A 102	Arbury	PRIVATE	Non-Statutory	Atholl Crescent.	~	30/C1	4365.7	0.44	13	16	0.0					
PC A 103	Attleborough	N.B.B.C.	Non-Statutory	Aberdeen Road, AA. (Roxburgh Rd.)	NFA	32/A2	14818.1	1.48	44	55	51.0	42	18	58	3.5	2
PC A 104	Attleborough	N.B.B.C.	Non-Statutory	Woodstock Rd. AA.	NFA	32/B2	1992.9	0.20	6	7	5.0	0	10	10	0	5
PC A 105	Bar Pool	N.B.B.C.	Non-Statutory	Greenmoor Rd & Milford Street, AA	NFA	23/F6	61047.3	6.10	183	226	165.0	135	60	140	3	3
PC A 106	Bar Pool	N.B.B.C.	Non-Statutory	Vernons Lane, AA.	NFA	22/D4	19580.1	1.96	59	72	60.0	54	12	54	2	6
PC A 107	Bede	N.B.B.C.	Statutory	Marston Lane, AA.	BDHC	31/H6	17676.1	1.77	53	65	42.0	30	24	45	0	9
PC A 108	Bulkington	N.B.B.C.	Non-Statutory	Bulkington AA, (Barnacle Lane.)	~	37/F4	15544.1	1.55	47	58	78.0	78	0	61	0	33
PC A 109	Camp Hill	N.B.B.C.	Non-Statutory	Ryders Hill AA, (Camp Hill Rd)	NFA	22/A2	14221.4	1.42	43	53	50.0	46	8	44	1	0
PC A 110	Exhall	N.B.B.C.	Non-Statutory	Royal Oak Lane. AA.	BDHC	34/A6	12383.8	1.24	37	46	35.0	19	32	44	0	3
PC A 111	Exhall	N.B.B.C.	Statutory	School Lane, AA.	BDHC	35/E6	4463.9	0.45	13	17	30.0	28	4	32	0	1
PC A 112	Exhall	N.B.B.C.	Non-Statutory	Wheelwright Lane, AA.	BDHC	N/A	7569.3	0.76	23	28	24.5	22	5	25	0	2
PC A 113	Galley Common	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
PC A 114	Heath	PRIVATE/N.B.B.C.	Non-Statutory	Bowling Green Lane, AA.	BDHC	34/D5	13142	1.31	39	49	39.0	35	8	41	0	2
PC A 115	Heath	N.B.B.C.	Non-Statutory	Smorrall Lane, AA.	BDHC	34/B3	14527.7	1.45	44	54	40.0	25	30	55	0	9
PC A 116	Kingswood	PRIVATE	Non-Statutory	The Cabbage, (Church Road)	NFA	22/A6	27284.7	2.73	82	101	0.0					
PC A 117	Kingswood	PRIVATE	Non-Statutory	Stockingford AA, (Arbury Rd.)	NFA	22/A6	7948.2	0.79	24	29	0.0					
PC A 118	Poplar	N.B.B.C.	Non-Statutory	Bulkington Rd. AA.	BDHC	36/A3	6972.6	0.70	21	26	44.5	40	9	38	0	1
PC A 119	Poplar	N.B.B.C.	Non-Statutory	Queen St. AA.	BDHC	35/G3	1545.2	0.15	5	6	0.0					
PC A 120	Slough	N.B.B.C.	Statutory	Mount Pleasant AA, (Arbury Ave.)	BDHC	35/E2	22309.4	2.23	67	83	61.0	29	64	93	0	0
PC A 121	Slough	N.B.B.C.	Statutory	Newdigate AA (Ashford Drive)	BDHC	35/E2	12926.3	1.29	39	48	55.0	51	8	39	0	1
PC A 122	St. Nicolas	N.B.B.C.	Non-Statutory	Higham Lane, AA.	NFA	24/A2	14820.8	1.48	44	55	52.0	0	104	109	0	1
PC A 123	Weddington	N.B.B.C.	Non-Statutory	Weddington AA, (Shaw Ave)	NFA	23/G2	18718.5	1.87	56	69	0.0					
PC A 124	Weddington	PRIVATE	Non-Statutory	Weddington Sports & Social Club	~	23/G2	1688.4	0.17	5	6	0.0					
PC A 125	Wem Brook	N.B.B.C.	Non-Statutory	College Street AA.	NFA	31/G1	7117.7	0.71	21	26	0.0					
PC A 126	Wem Brook	N.B.B.C.	Non-Statutory	Hilltop East AA, (Sorrell Rd.)	NFA	31/H2	10300.9	1.03	31	38	0.0					
PC A 127	Wem Brook	N.B.B.C.	Non-Statutory	Shepperton AA, (Caldwell Rd.)	NFA	31/H2	6517.4	0.65	20	24	14.5	10	9		2	
PC A 128	Wem Brook	PRIVATE	Non-Statutory	The Weavers AA, (Marston Lane.)	~	32/A2	5650.2	0.57	17	21	0.0					
PC A 129	Whitestone	W.C.C./N.B.B.C.	Non-Statutory	Little Hoarstone AA. (Kelsey Close.)	NFA	24/A6	10152.4	1.02	30	38	26.0	19	14	29	0	3
PC A 130	North Wark's	~	~	Ansley Village AA	NFA	20/A3	11823.1	1.18	35	44	0.0					
Totals: -							374833.8	37.48	1125	1387	902.5	680	445	953	13.5	86

All Active Allotments in Nuneaton Bedworth Area

Table 1.

FILE REF	WARD	TYPE	SUB-TYPE	SITE NAME	AFFILIATION	A TO Z REF (Page)	AREA: - Sq.m	AREA: - Hectares	No. Of Plots @ 30 per Ha	No. Of Plots @ 37 per Ha	Total No. of Plots	No. of Plots (Full)	No. of Plots (Half)	No. of Members	No. of Vacant Plots	No. on Waiting List
PC A 101	Abbey	N.B.B.C.	Non-Statutory	St. Mary's Rd. AA.	NFA	23/F4	7725.6	0.77	23	29	30.0	17	26	36	2	5
PC A 102	Arbury	PRIVATE	Non-Statutory	Atholl Crescent.	~	30/C1	4365.7	0.44	13	16	0.0					
PC A 103	Attleborough	N.B.B.C.	Non-Statutory	Aberdeen Road, AA. (Roxburgh Rd.)	NFA	32/A2	14818.1	1.48	44	55	51.0	42	18	58	3.5	2
PC A 104	Attleborough	N.B.B.C.	Non-Statutory	Woodstock Rd. AA.	NFA	32/B2	1992.9	0.20	6	7	5.0	0	10	10	0	5
PC A 105	Bar Pool	N.B.B.C.	Non-Statutory	Greenmoor Rd & Milford Street, AA	NFA	23/F6	61047.3	6.10	183	226	165.0	135	60	140	3	3
PC A 106	Bar Pool	N.B.B.C.	Non-Statutory	Vernons Lane, AA.	NFA	22/D4	19580.1	1.96	59	72	60.0	54	12	54	2	6
PC A 107	Bede	N.B.B.C.	Statutory	Marston Lane, AA.	BDHC	31/H6	17676.1	1.77	53	65	42.0	30	24	45	0	9
PC A 108	Bulkington	N.B.B.C.	Non-Statutory	Bulkington AA, (Barnacle Lane.)	~	37/F4	15544.1	1.55	47	58	78.0	78	0	61	0	33
PC A 109	Camp Hill	N.B.B.C.	Non-Statutory	Ryders Hill AA, (Camp Hill Rd)	NFA	22/A2	14221.4	1.42	43	53	50.0	46	8	44	1	0
PC A 110	Exhall	N.B.B.C.	Non-Statutory	Royal Oak Lane. AA.	BDHC	34/A6	12383.8	1.24	37	46	35.0	19	32	44	0	3
PC A 111	Exhall	N.B.B.C.	Statutory	School Lane, AA.	BDHC	35/E6	4463.9	0.45	13	17	30.0	28	4	32	0	1
PC A 112	Exhall	N.B.B.C.	Non-Statutory	Wheelwright Lane, AA.	BDHC	N/A	7569.3	0.76	23	28	24.5	22	5	25	0	2
PC A 113	Galley Common	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
PC A 114	Heath	PRIVATE/N.B.B.C.	Non-Statutory	Bowling Green Lane, AA.	BDHC	34/D5	13142	1.31	39	49	39.0	35	8	41	0	2
PC A 115	Heath	N.B.B.C.	Non-Statutory	Smorrall Lane, AA.	BDHC	34/B3	14527.7	1.45	44	54	40.0	25	30	55	0	9
PC A 116	Kingswood	PRIVATE	Non-Statutory	The Cabbage, (Church Road)	NFA	22/A6	27284.7	2.73	82	101	0.0					
PC A 117	Kingswood	PRIVATE	Non-Statutory	Stockingford AA, (Arbury Rd.)	NFA	22/A6	7948.2	0.79	24	29	0.0					
PC A 118	Poplar	N.B.B.C.	Non-Statutory	Bulkington Rd. AA.	BDHC	36/A3	6972.6	0.70	21	26	44.5	40	9	38	0	1
PC A 119	Poplar	N.B.B.C.	Non-Statutory	Queen St. AA.	BDHC	35/G3	1545.2	0.15	5	6	0.0					
PC A 120	Slough	N.B.B.C.	Statutory	Mount Pleasant AA, (Arbury Ave.)	BDHC	35/E2	22309.4	2.23	67	83	61.0	29	64	93	0	0
PC A 121	Slough	N.B.B.C.	Statutory	Newdigate AA (Ashford Drive)	BDHC	35/E2	12926.3	1.29	39	48	55.0	51	8	39	0	1
PC A 122	St. Nicolas	N.B.B.C.	Non-Statutory	Higham Lane, AA.	NFA	24/A2	14820.8	1.48	44	55	52.0	0	104	109	0	1
PC A 123	Weddington	N.B.B.C.	Non-Statutory	Weddington AA, (Shaw Ave)	NFA	23/G2	18718.5	1.87	56	69	0.0					
PC A 124	Weddington	PRIVATE	Non-Statutory	Weddington Sports & Social Club	~	23/G2	1688.4	0.17	5	6	0.0					
PC A 125	Wem Brook	N.B.B.C.	Non-Statutory	College Street AA.	NFA	31/G1	7117.7	0.71	21	26	0.0					
PC A 126	Wem Brook	N.B.B.C.	Non-Statutory	Hilltop East AA, (Sorrell Rd.)	NFA	31/H2	10300.9	1.03	31	38	0.0					
PC A 127	Wem Brook	N.B.B.C.	Non-Statutory	Shepperton AA, (Caldwell Rd.)	NFA	31/H2	6517.4	0.65	20	24	14.5	10	9		2	
PC A 128	Wem Brook	PRIVATE	Non-Statutory	The Weavers AA, (Marston Lane.)	~	32/A2	5650.2	0.57	17	21	0.0					
PC A 129	Whitestone	W.C.C./N.B.B.C.	Non-Statutory	Little Hoarstone AA. (Kelsey Close.)	NFA	24/A6	10152.4	1.02	30	38	26.0	19	14	29	0	3

Totals: -

363010.7	36.30	1089	1343	902.5	680	445	953	13.5	86
----------	-------	------	------	-------	-----	-----	-----	------	----

All Active Allotments in Nuneaton Bedworth Area

Table 1.

FILE REF	WARD	TYPE	SUB-TYPE	SITE NAME	AFFILIATION	A TO Z REF (Page)	AREA: - Sq.m	AREA: - Hectares	No. Of Plots @ 30 per Ha	No. Of Plots @ 37 per Ha	Total No. of Plots	No. of Plots (Full)	No. of Plots (Half)	No. of Members	No. of Vacant Plots	No. on Waiting List
PC A 101	Abbey	N.B.B.C.	Non-Statutory	St. Mary's Rd. AA.	NFA	23/F4	7725.6	0.77	23	29	30.0	17	26	36	2	5
PC A 103	Attleborough	N.B.B.C.	Non-Statutory	Aberdeen Road, AA. (Roxburgh Rd.)	NFA	32/A2	14818.1	1.48	44	55	51.0	42	18	58	3.5	2
PC A 104	Attleborough	N.B.B.C.	Non-Statutory	Woodstock Rd. AA.	NFA	32/B2	1992.9	0.20	6	7	5.0	0	10	10	0	5
PC A 105	Bar Pool	N.B.B.C.	Non-Statutory	Greenmoor Rd & Milford Street, AA	NFA	23/F6	61047.3	6.10	183	226	165.0	135	60	140	3	3
PC A 106	Bar Pool	N.B.B.C.	Non-Statutory	Vernons Lane, AA.	NFA	22/D4	19580.1	1.96	59	72	60.0	54	12	54	2	6
PC A 107	Bede	N.B.B.C.	Statutory	Marston Lane, AA.	BDHC	31/H6	17676.1	1.77	53	65	42.0	30	24	45	0	9
PC A 108	Bulkington	N.B.B.C.	Non-Statutory	Bulkington AA, (Barnacle Lane.)	~	37/F4	15544.1	1.55	47	58	78.0	78	0	61	0	33
PC A 109	Camp Hill	N.B.B.C.	Non-Statutory	Ryders Hill AA, (Camp Hill Rd)	NFA	22/A2	14221.4	1.42	43	53	50.0	46	8	44	1	0
PC A 110	Exhall	N.B.B.C.	Non-Statutory	Royal Oak Lane. AA.	BDHC	34/A6	12383.8	1.24	37	46	35.0	19	32	44	0	3
PC A 111	Exhall	N.B.B.C.	Statutory	School Lane, AA.	BDHC	35/E6	4463.9	0.45	13	17	30.0	28	4	32	0	1
PC A 112	Exhall	N.B.B.C.	Non-Statutory	Wheelwright Lane, AA.	BDHC	N/A	7569.3	0.76	23	28	24.5	22	5	25	0	2
PC A 113	Galley Common	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
PC A 114	Heath	PRIVATE/N.B.B.C.	Non-Statutory	Bowling Green Lane, AA.	BDHC	34/D5	13142	1.31	39	49	39.0	35	8	41	0	2
PC A 115	Heath	N.B.B.C.	Non-Statutory	Smorrall Lane, AA.	BDHC	34/B3	14527.7	1.45	44	54	40.0	25	30	55	0	9
PC A 118	Poplar	N.B.B.C.	Non-Statutory	Bulkington Rd. AA.	BDHC	36/A3	6972.6	0.70	21	26	44.5	40	9	38	0	1
PC A 119	Poplar	N.B.B.C.	Non-Statutory	Queen St. AA.	BDHC	35/G3	1545.2	0.15	5	6	0.0					
PC A 120	Slough	N.B.B.C.	Statutory	Mount Pleasant AA, (Arbury Ave.)	BDHC	35/E2	22309.4	2.23	67	83	61.0	29	64	93	0	0
PC A 121	Slough	N.B.B.C.	Statutory	Newdigate AA (Ashford Drive)	BDHC	35/E2	12926.3	1.29	39	48	55.0	51	8	39	0	1
PC A 122	St. Nicolas	N.B.B.C.	Non-Statutory	Higham Lane, AA.	NFA	24/A2	14820.8	1.48	44	55	52.0	0	104	109	0	1
PC A 123	Weddington	N.B.B.C.	Non-Statutory	Weddington AA, (Shaw Ave)	NFA	23/G2	18718.5	1.87	56	69	0.0					
PC A 124	Wem Brook	N.B.B.C.	Non-Statutory	College Street AA.	NFA	31/G1	7117.7	0.71	21	26	0.0					
PC A 125	Wem Brook	N.B.B.C.	Non-Statutory	Hilltop East AA, (Sorrell Rd.)	NFA	31/H2	10300.9	1.03	31	38	0.0					
PC A 126	Wem Brook	N.B.B.C.	Non-Statutory	Shepperton AA, (Caldwell Rd.)	NFA	31/H2	6517.4	0.65	20	24	14.5	10	9		2	
PC A 128	Whitestone	W.C.C./N.B.B.C.	Non-Statutory	Little Hoarstone AA. (Kelsey Close.)	NFA	24/A6	10152.4	1.02	30	38	26.0	19	14	29	0	3
Totals: -							316073.5	31.61	948	1169	902.5	680	445	953	13.5	86

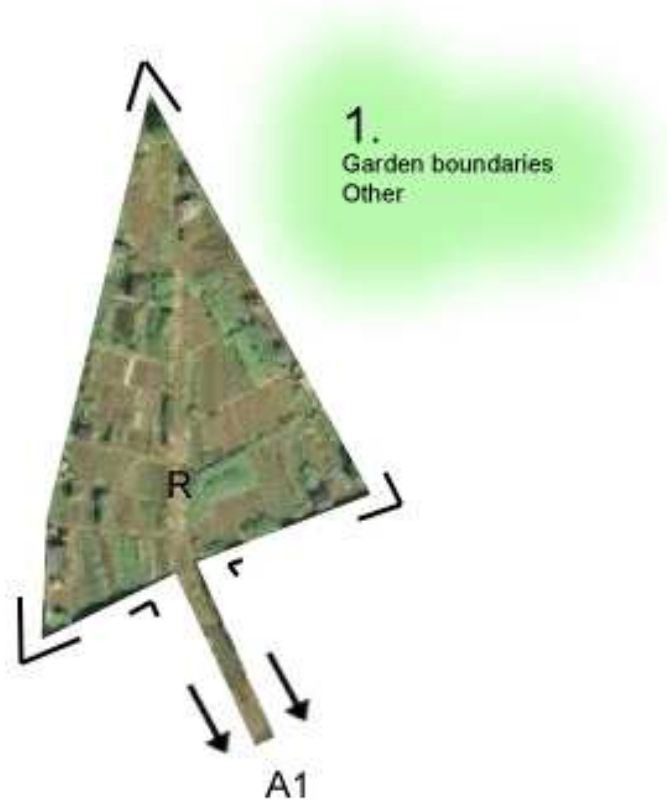
	Aberdeen	College Street	Greenmoor Road	Higham Lane	Hilltop East	Little Horestone	Ryders Hill
Boundary 1	Road Frontage	Main section S	SW Boundary	SE Entrance	S Boundary		S Along Opn Spce
Responsibility	NBBC	Other	NBBC	Allotment Association	NBBC		Allotment Association
Construction	Featheredge board 7' + razorwire	Private fences	6' chainlink fence in front of private boundaries	6' Steel pallisade	6' weldmesh fence with concrete posts		5' weldmesh with concrete posts and razorwire
Condition	7 Good	5,6 Fair	7 Good	9 Excellent	8 Very Good		5,6 Fair
Comments	None			None	Separates closed part of allotment site		none
Boundary 2	W Private Boundaries	Main section E	SE Boundary	W Residential Fences	Canal Bank		W Along Open Spce
Responsibility	Other	Other	Allotment Association	Other	Other		Allotment Association
Construction	Various	Railway fence wire, allotment erected fence to the front	6' weldmesh with barbed wire extensions and native hedge defensive planting	Various	Canal bank edge		6' weldmesh with concrete posts and razorwire
Condition	7 Good	2,3,4 Poor	5,6 Fair	7 Good	7 Good		5,6 Fair
Comments	None	Allotment fence is good, railway fence behind is poor	Some vandalism	None			none
Boundary 3	N Boundary	Main section N	N Boundary Canal	NW Corner	W Boundary		Private boundaries N
Responsibility	NBBC	Other	Other		Other		Other
Construction	5' weldmesh fence immersed in brambles and hawthorne	Canal boundary with 5' allotment erected fence in front plus overgrown area	Canalside edge	6' steel pallisade	Private boundaries, mostly hawthorne hedge		Various
Condition	7 Good	7 Good	7 Good	9 Excellent	5,6 Fair		Various conditions
Comments	None	Canal edge is overgrown but in satisfactory condition, allotment fence is erected quite far inside the boundary		Mixed ownership AA, NBBC			
Boundary 4	NE Corner	Smaller section N	NW Corner	N Residential Fences	N Boundary		S Along Entrance
Responsibility	Allotment Association	Other	Other	Other	Allotment Association		Allotment Association
Construction	Various with temporary repairs	Canal edge	Side of a garage	Various	7' featheredge fence		Corrugated iron sheet
Condition	2,3,4 Poor	7 Good	7 Good	7 Good	7 Good		2,3,4 Poor
Comments	None			none			none
Boundary 5	E Private Boundary	Smaller section E	Milford NE Boundary	NE Culvert	NE Corner		
Responsibility	Other	Other		Other	Allotment Association		
Construction	Various private	Private boundaries various	5' rusty iron railings enclosed in brambles	Culvert and hedge	5' cast iron spiked railings with brambles		
Condition	5,6 Fair	5,6 Fair	2,3,4 Poor	9 Excellent	0,1 Very Poor		
Comments	None	Mostly good		Severn Trent	Very short length		
Boundary 6		Smaller section S	Milford SW Boundary	E Spur			
Responsibility		Other	Other	Other			
Construction		Garden boundary various	Private garden boundaries	Private fences various construction			
Condition		7 Good	7 Good	7 Good			
Comments				none			
Boundary 7		Smaller section W	Milford MW Boundary	S Bowling Green Bndry			
Responsibility		Allotment Association	Other	Other			
Construction		6' weldmesh with concrete posts	Canalside edge	Hedge and 5' chainlink			
Condition		7 Good	7 Good	7 Good			
Comments			Wharf have extended with steel plate to moor barges	None			
Boundary 8		Main section E	Milford SW Boundary	S Roadway Frontage			
Responsibility		Allotment Association		Allotment Association			
Construction		6' weldmesh with concrete posts	5' weldmesh fence enclosed in brambles	4' weldmesh with concrete posts			
Condition		5,6 Fair	7 Good	5,6 Fair			
Comments		Mostly good with some damage at far end		None			
Boundary 9							
Responsibility							
Construction							
Condition							
Comments							
Boundary 10							
Responsibility							
Construction							
Condition							
Comments							

	Aberdeen	College Street	Greenmoor Road	Higham Lane	Hilltop East	Little Horestone	Ryders Hill
Building 1	Garage	Store	Store Shed	Garage	Shed		Container
Dimensions	5m x 3m	3m x 5m	3m x 5m	3m x 6m	2.5m x 6m		2.5m x 5m
Construction	Single garage of concrete	Concrete shed	Corrugated steel shed	Battley garage	Corrugated steel		Steel container
Planning Permission?				Retrospective			No
Building 2			Store Sheds x 3	Shed			Polytunnel x 3
Dimensions			3m x 5m	1.75m x 2m			
Construction			Mixture of materials, 'shack' appearance	Wooden shed			Private polytunnels
Planning Permission?				Retrospective			No
Building 3			Store shed				
Dimensions			3m x 5m				
Construction			Large shed, asbestos sheet roof				
Planning Permission?							
Building 4							
Dimensions							
Construction							
Planning Permission?							
Access Point 1	Main Entrance	Entrance	Main entrance	Gate	Main entrance		Gate
Responsibility	Allotment Association	Allotment Association	Allotment Association	Allotment Association	Allotment Association		Allotment Association
Construction	Large double gate 6' with extra steel and barbed wire added	4m wooden field gate with barbed wire extension	Steel field gate with weldmesh panel and razorwire extension	GaW 5 bar gate with 4' weldmesh	Large vehicle and pedestrian gate, steel frame and weldmesh		Steel gate with barbed wire
Condition	7 Good	7 Good	5,6 Fair	5,6 Fair	8 Very Good		7 Good
DDA Compliant?	Possibly	No	No	No	Yes		Possibly
Access Point 2			S Entrance	Gate	Top end gate		Pedestrian Gate
Responsibility			Allotment Association	Allotment Association	NBBC		Allotment Association
Construction			Steel field gate with weldmesh panel and razorwire extension	GaW 5 bar gate with 4' weldmesh	Steel and heavy mesh		Weldmesh plus barbed wire
Condition			5,6 Fair	5,6 Fair	8 Very Good		2,3,4 Poor
DDA Compliant?			No	No	Yes		No
Access Point 3			Milford Entrance	Gate			Vehicle Gate
Responsibility			Allotment Association	Allotment Association			Allotment Association
Construction			Greenmoor gate with extension of weldmesh, surrounded with 10' height weldmesh panels	GaW 5 bar gate with 4' weldmesh			Weldmesh vehicle gate
Condition			7 Good	5,6 Fair			5,6 Fair
DDA Compliant?			Possibly	No			Possibly
Access Point 4				Gate			
Responsibility				Allotment Association			
Construction				Gaw 5 bar gate with extension to 8' with weldmesh			
Condition				5,6 Fair			
DDA Compliant?				No			
Access Road 1		Road around site	Greenmoor Acc Road				Entrance Way
Responsibility	Allotment Association	Allotment Association	Allotment Association	Allotment Association	Allotment Association		Allotment Association
Construction	Tarmac / grass / earth	Poured concrete with some spalling	Type 1 hardcore compacted, some rough parts	Mill waste and turf	Grass		Mill waste
Condition	7 Good	5,6 Fair	7 Good	5,6 Fair	7 Good		5,6 Fair
DDA Compliant?	Possibly	Yes	Possibly	No	No		No
Access Road 2			Milford Acc Road				
Responsibility			Allotment Association	Allotment Association			
Construction			Poured concrete slabs	Mill waste and turf			
Condition			8 Very Good	5,6 Fair			
DDA Compliant?			Yes	No			
Access Road 3							
Responsibility				Allotment Association			
Construction				Mill waste and turf			
Condition				5,6 Fair			
DDA Compliant?				No			
Access Road 4							
Responsibility				Allotment Association			
Construction				Turf			
Condition				7 Good			
DDA Compliant?				Yes			
Car Park		x 2					
Road Side Available?	Yes	No	Yes	No	Possibly		No
On Site?	Yes	Yes	Possibly	Yes	Yes		Yes
Construction	Tarmac with kerbs	Paving slabs, concrete and grass	Ad hoc parking on wide access roads and storage areas	3x car parks of mill waste construction	Separate from allotment site, housing owned tarmac garage site		Mill waste
Condition	10 Exceptional	5,6 Fair			7 Good		5,6 Fair
DDA Compliant?	Yes	Possibly			Yes		No
Toilet Facilities							
On Site?	Yes	No	No	Yes	No		No
Sex	Unisex			Unisex			
Condition	7 Good						
DDA Compliant?	No			No			
Water			None		None		
Metered?	Yes	Yes		Yes			Yes
Date of last reading	Jun	Soon		Oct-08			Dec-08
Payment Period	Nov-Jun	Oct-May		Nov-March			Nov-Apr
Ever turned off?	Yes	Yes		Yes			Yes
No. of Stand Pipes	2	4		6			2
No. of Troughs	0			2			Many
No. of Water Butts	0			numerous			Many
Hosepipes Allowed?	No	No		No			
Rainwater Collected?	Possibly	Yes		No	Yes		Yes

	Shepperton	St Marys Road	Vernons Lane	Weddington	Woodstock	Bowling Green	Bulkington Road	Bulkington <small>Barrack Lane</small>
Building 1	None		Meeting Shed	Trading Shed		Garage / Toilet	Trailer	Trading shed
Dimensions			2.5m x 8m	6m x 3m		4m x 2.5m	2m x 3.3m	6m x 3m
Construction			Site cabin	Steel ships container		Concrete single garage	Box trailer	Concrete garage
Planning Permission?							Retrospective	
Building 2								Store
Dimensions								2.5m x 6m
Construction								Lorry body aluminium sheet
Planning Permission?								
Building 3								Liquid Store
Dimensions								6m x 3m
Construction								Concrete garage
Planning Permission?								
Building 4								
Dimensions								
Construction								
Planning Permission?								
Access Point 1	Entrance Gates		Main Entrance	Main Entrance	Main Entrance	Top Gate	Gate	West gate
Responsibility	Allotment Association		Allotment Association	Other	Allotment Association	Allotment Association	Allotment Association	NBBC
Construction								
Condition	Double vehicle gate 8' weldmesh 5,6 Fair		Steel field gate plus barbed wire extensions 5,6 Fair	6 bar steel tube vehicle gate 7 Good	6' weldmesh gate 7 Good	Single metal garden gate 7' + weldmesh 7 Good	5 bar gate, steel galv 7 Good	Wooden field gate plus barbed wire 2,3,4 Poor
DDA Compliant?	Possibly		No	No	No	No	No	No
Access Point 2				Entrance to small area		Main Entrance	Gate	East gate
Responsibility				Allotment Association		Allotment Association	NBBC	NBBC
Construction								
Condition				Wooden field gate with extension 5,6 Fair		Vehicle and pedestrian gates steel tube with weldmesh extension to 6' 7 Good	5 bar gate 2,3,4 Poor	Wooden field gate plus weldmesh 7 Good
DDA Compliant?				No		Possibly	No	No
Access Point 3				Ped Access West			Gate	
Responsibility				Allotment Association			NBBC	
Construction								
Condition				Small wooden pedestrian gate 5,6 Fair			5 bar gate, galv with barbed wire 5,6 Fair	
DDA Compliant?				No			No	
Access Point 4				Ped Access North				
Responsibility				Allotment Association				
Construction								
Condition				Small wooden pedestrian gate 5,6 Fair				
DDA Compliant?				No				
Access Road 1						Main Access		Main Access Road
Responsibility	Allotment Association		Allotment Association	Allotment Association	Allotment Association	Allotment Association	Allotment Association	Allotment Association
Construction								
Condition	Tarmac 5,6 Fair		Poured concrete slab 8 Very Good	Grass 5,6 Fair	Tarmac over bare soil, grass 0,1 Very Poor	Grass 7 Good	Mill waste and grass 0,1 Very Poor	Grass plus hardcore 5,6 Fair
DDA Compliant?	Yes		Yes	No	No	No	No	No
Access Road 2								
Responsibility							Allotment Association	
Construction								
Condition							Paving slabs and grass 2,3,4 Poor	
DDA Compliant?							No	
Access Road 3								
Responsibility								
Construction								
Condition								
DDA Compliant?								
Access Road 4								
Responsibility								
Construction								
Condition								
DDA Compliant?								
Car Park								x 2
Road Side Available?	No		No	Yes	Yes	No	Yes	Yes
On Site?	Yes		Possibly	No	No	Yes	No	Yes
Construction								
Condition	Tarmac 5,6 Fair		Home made car park, earth and some large hardcore 0,1 Very Poor			Grass 7 Good		Grass and hardcore 7 Good
DDA Compliant?	Yes		No			No		Yes
Toilet Facilities								
On Site?	No		No	No	No	Yes	No	No
Sex						Unisex		
Condition						7 Good		
DDA Compliant?						No		
Water					None			
Metered?	Yes		Yes	Yes		Yes	Yes	Yes
Date of last reading	Standing charge			April			Recently	
Payment Period				Nov-Apr		6 monthly	Sept-May	
Ever turned off?			Yes	Yes		Yes	Yes	Yes
No. of Stand Pipes		5		4	7		6	2
No. of Troughs		0				coming this autumn		2
No. of Water Butts			some			some	many	
Hosepipes Allowed?	No		No	No		No	No	Yes
Rainwater Collected?	Yes		Yes			Yes	Yes	Possibly

	Marston Lane	Mount Pleasant	Newdigate	Queen Street	Royal Oak	School Lane	Smorrall Lane	Wheelwright Lane
Building 1	Trading Shed	Trading Shed	Container	Shipping Container	Box	None	Trading Shed	Trading shed
Dimensions	4.5m x 2.5m	5m x 6.5m	2.4m x 6m	2.5m x 5m	5.5m x 2.5m		7m x 3m	3m x 3m
Construction	Corrugated steel sheet	Double garage	Shipping container	Old shipping container	Lorry box top		Concrete panels with asbestos roof	Concrete sheet walls with asbestos sheet roof
Planning Permission?			Yes		No			
Building 2	Electricity Substation	Toilet	Toilet				Trading Shed	
Dimensions	3m x 3m	1m x 2.5m	4.5m x 5m				7m x 3m	
Construction	Fibreglass	Concrete	Brick toilet				Concrete panels with asbestos roof	
Planning Permission?			Yes					
Building 3	Container						Social Room	
Dimensions	2.5m x 6m						7m x 3m	
Construction	Fibreboard						Portacabin	
Planning Permission?								
Building 4	Shed						Toilet	
Dimensions	2m x 1.5m						4m x 2m	
Construction	Plywood and roofing felt						Brick	
Planning Permission?								
Access Point 1	Entrance Gate	Main Entrance	Ashford Dr Entrance	Queens Street	Gate	Entrance Gate	Entrance Gate	Vehicle Gate
Responsibility	NBBC	Allotment Association	Allotment Association		Allotment Association	Allotment Association	Allotment Association	Allotment Association
Construction	3m vehicle gate 5' high with barbed wire extension to 10'	5' steel bar vehicle gate	5' weldmesh on frame with barbed wire	7' steel pallisade double vehicle gate	5 bar galv gate with 8' extension	8' steel bar pedestrian gate	Single 6 bar steel gate with Heras panel attached	Double vehicle gate, 7' height from steel frame and weldmesh
Condition	7 Good	7 Good	9 Excellent	10 Exceptional	7 Good	9 Excellent	7 Good	8 Very Good
DDA Compliant?	Possibly		No	Possibly	No	Yes		Yes
Access Point 2	Access Formr Allotmnt	Main Ped Entrance	Vehicle Lovell Rd	Into nursery	Gate	Side Gate Vehicle		
Responsibility	Allotment Association	Allotment Association	Allotment Association	NBBC	Allotment Association	Allotment Association		
Construction	3m high plastic fence stretched over entrance	5' steel bar pedestrian gate	Double vehicle gate steel pallisade	Double vehicle gate from steel frame and weldmesh	5 bar wooden gate	Vehicle gate with weldmesh added		
Condition	0,1 Very Poor	7 Good	10 Exceptional	7 Good	2,3,4 Poor	7 Good		
DDA Compliant?	No		Yes	Possibly	Yes			
Access Point 3		Second Vehicle Gate	Arbury Ave Vehicle					
Responsibility		Allotment Association	Allotment Association					
Construction		Vehicle gate 5'	Double vehicle gate 10' weldmesh with barbed wire					
Condition		8 Very Good	7 Good					
DDA Compliant?			No					
Access Point 4		Ped Gate - Sloughs x2	Arbury Ave Pedestrian					
Responsibility		NBBC	Allotment Association					
Construction		7' weldmesh pedestrian gate	Pedestrian gate 10' weldmesh with barbed wire					
Condition		9 Excellent	7 Good					
DDA Compliant?		No	Possibly					
Access Road 1	Access Road	Grass Roads	Central Drive	Access Road Nursery			None	
Responsibility	Allotment Association	Allotment Association	Allotment Association	NBBC	Allotment Association	Allotment Association		Allotment Association
Construction	Compacted hardcore	Grass	Grass	Road planings	Mill waste and turf	MOT type 1		Tarmac with few minor potholes
Condition	5,6 Fair	7 Good	7 Good	5,6 Fair	2,3,4 Poor	7 Good		7 Good
DDA Compliant?	No	No	Possibly	No	No	No		Yes
Access Road 2	Access to Plots		Grass From Arbury Av					
Responsibility	Allotment Association		Allotment Association					
Construction	Grass with vehicle ruts		Grass					
Condition	2,3,4 Poor		7 Good					
DDA Compliant?			Possibly					
Access Road 3								
Responsibility								
Construction								
Condition								
DDA Compliant?								
Access Road 4								
Responsibility								
Construction								
Condition								
DDA Compliant?								
Car Park								
Road Side Available?	Yes	Yes	Possibly	Possibly	No	No	No	No
On Site?	Yes	No	Yes	Yes	Yes	No	Yes	Yes
Construction	Compacted hardcore		Compacted gravel	Small grass area	x2 car parks. Mill waste and road planings		Gravel	Mostly grass with some compacted hardcore
Condition	5,6 Fair		8 Very Good	7 Good	5,6 Fair		8 Very Good	7 Good
DDA Compliant?	No		Yes	No	No		Yes	Yes
Toilet Facilities								
On Site?	No	Yes	Yes	No	Yes	No	Yes	No
Sex		Unisex	Unisex & disabled		Unisex		Unisex	
Condition		5,6 Fair	9 Excellent		5,6 Fair		8 Very Good	
DDA Compliant?			Yes		No		No	
Water	None							
Metered?		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Date of last reading			Recently		Oct-08			
Payment Period			Apr-Oct		Nov-Apr			6 monthth
Ever turned off?		Yes	Yes	Yes	Yes	Yes	No	Yes
No. of Stand Pipes		6	0	2	5	2	10	3
No. of Troughs		0	5	0	0	0	0	0
No. of Water Butts	Some	Many	Many	0	Many	many	0	0
Hosepipes Allowed?		No	No	No	Yes	No	No	Yes
Rainwater Collected?	Yes	Yes	Yes	No	Yes	Yes	No	No

Woodstock Road Allotment Association

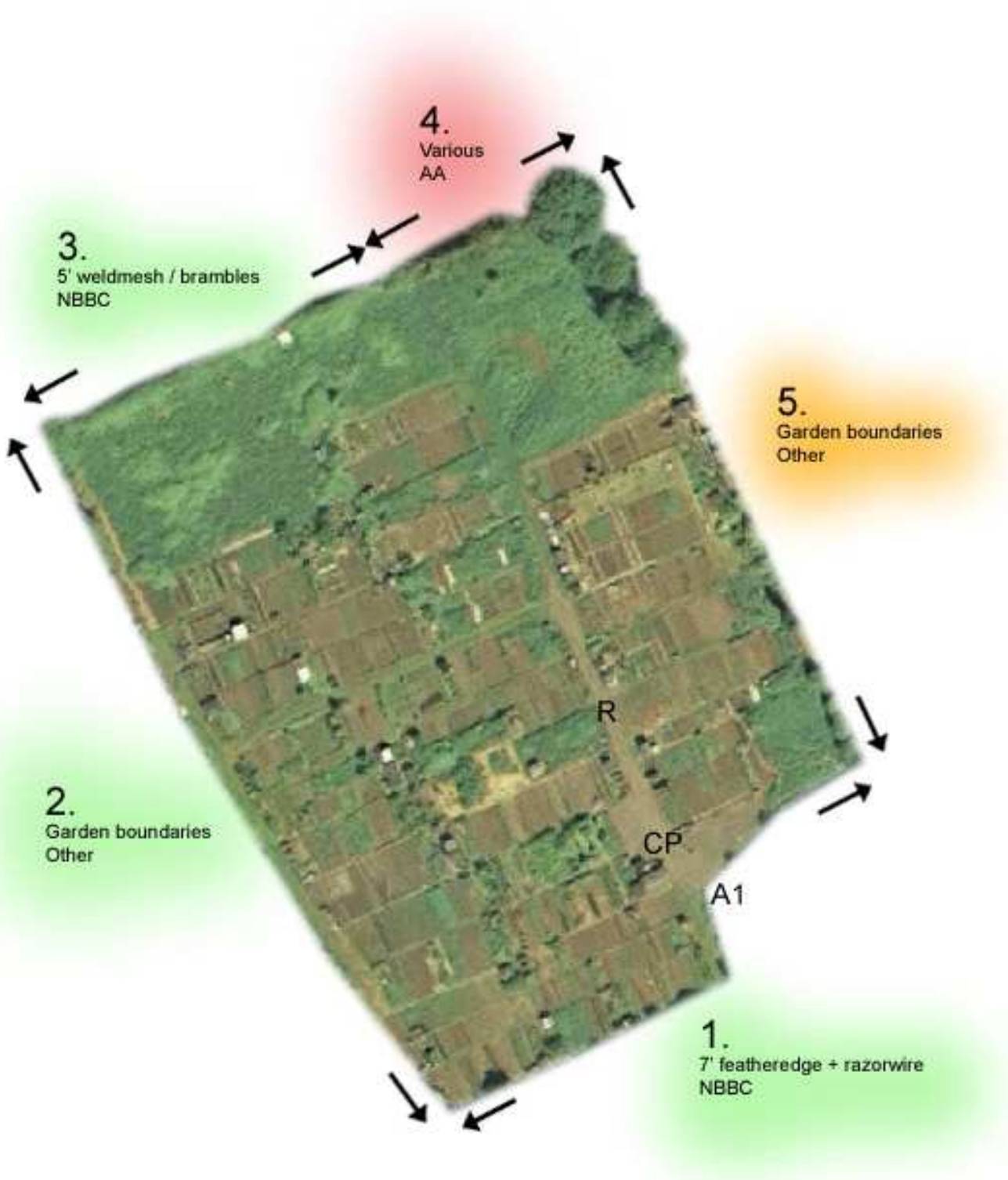


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Aberdeen Rd Allotment Association

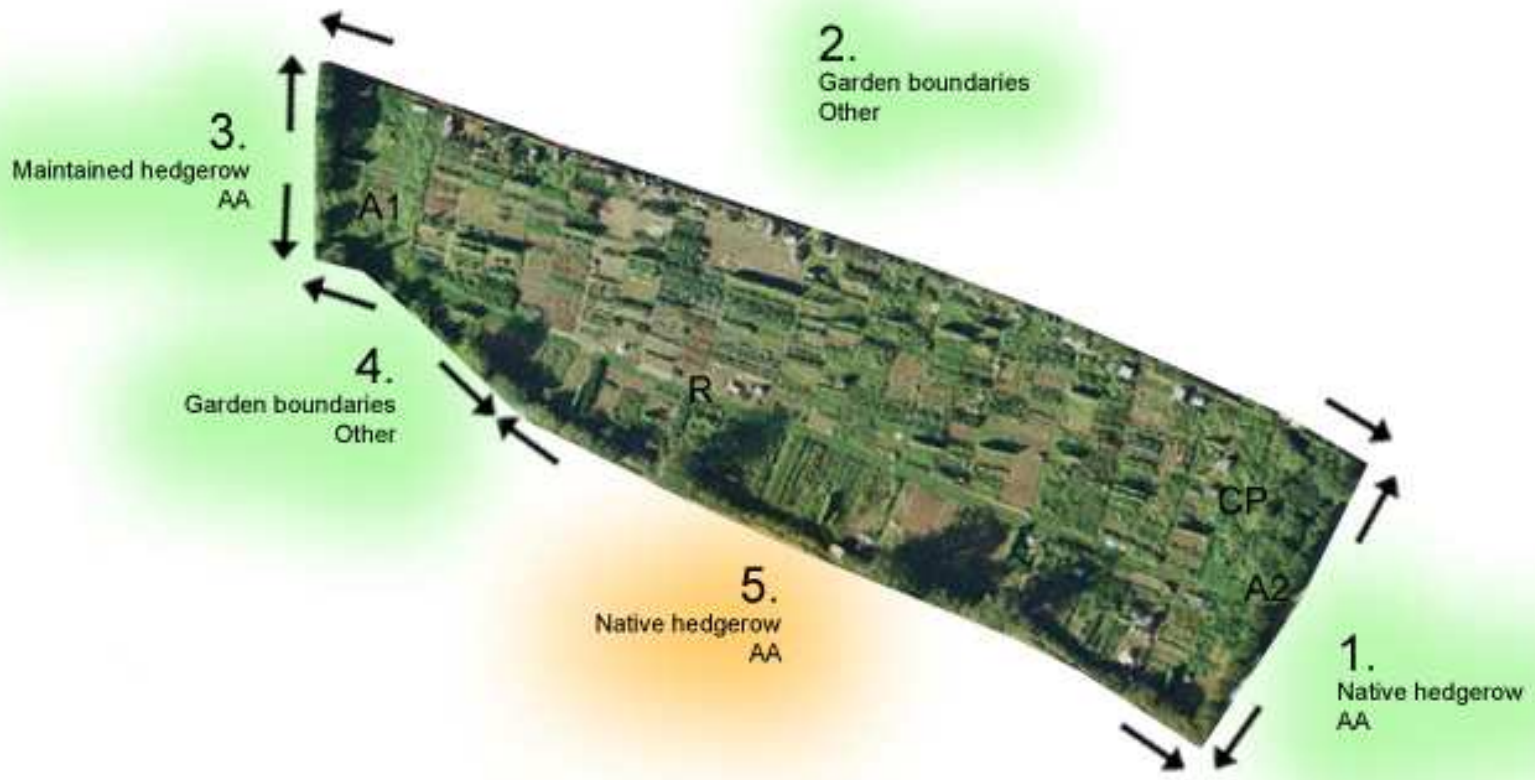


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Bowling Green Lane Allotment Association

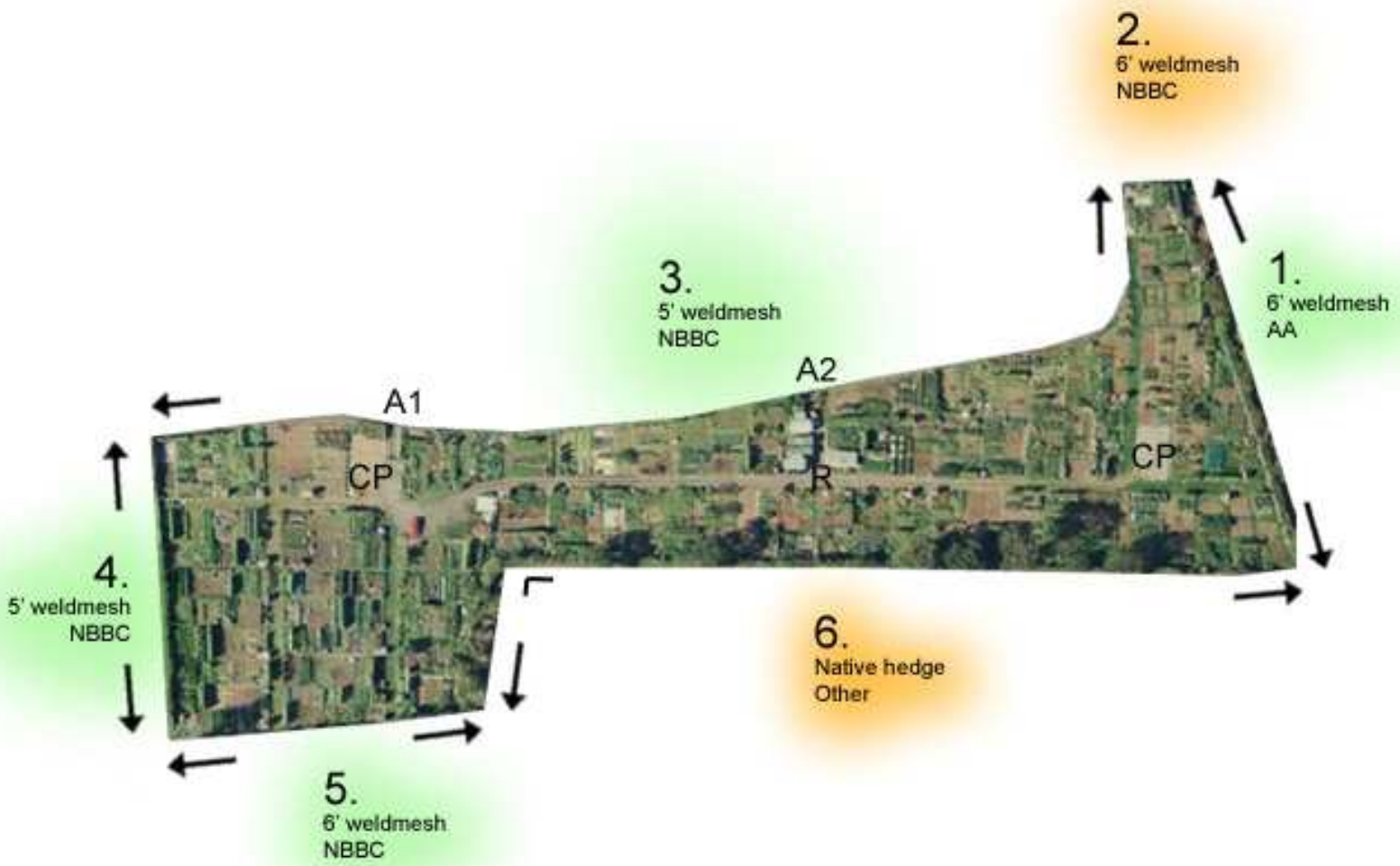


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Bulkington Allotment Association

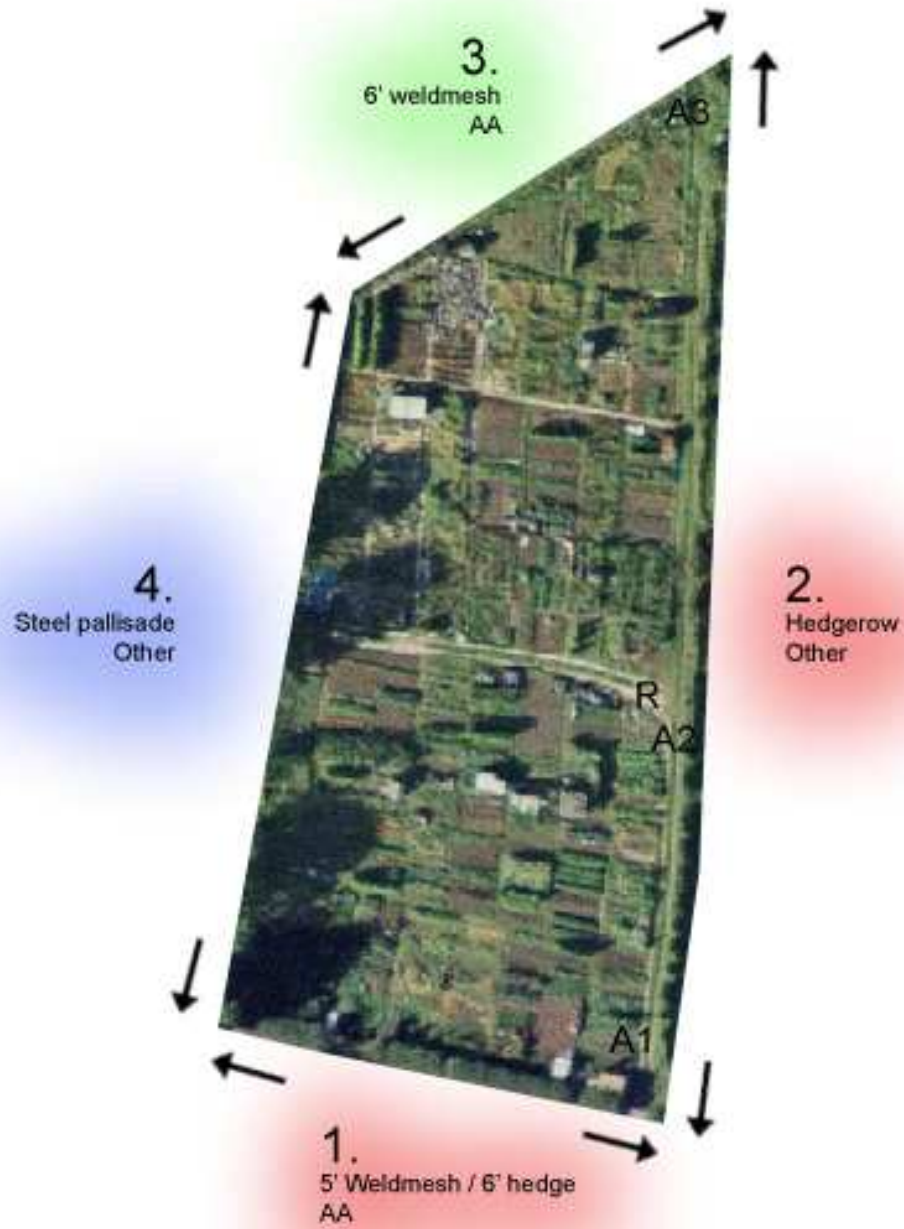


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Bulkington Road Allotment Association

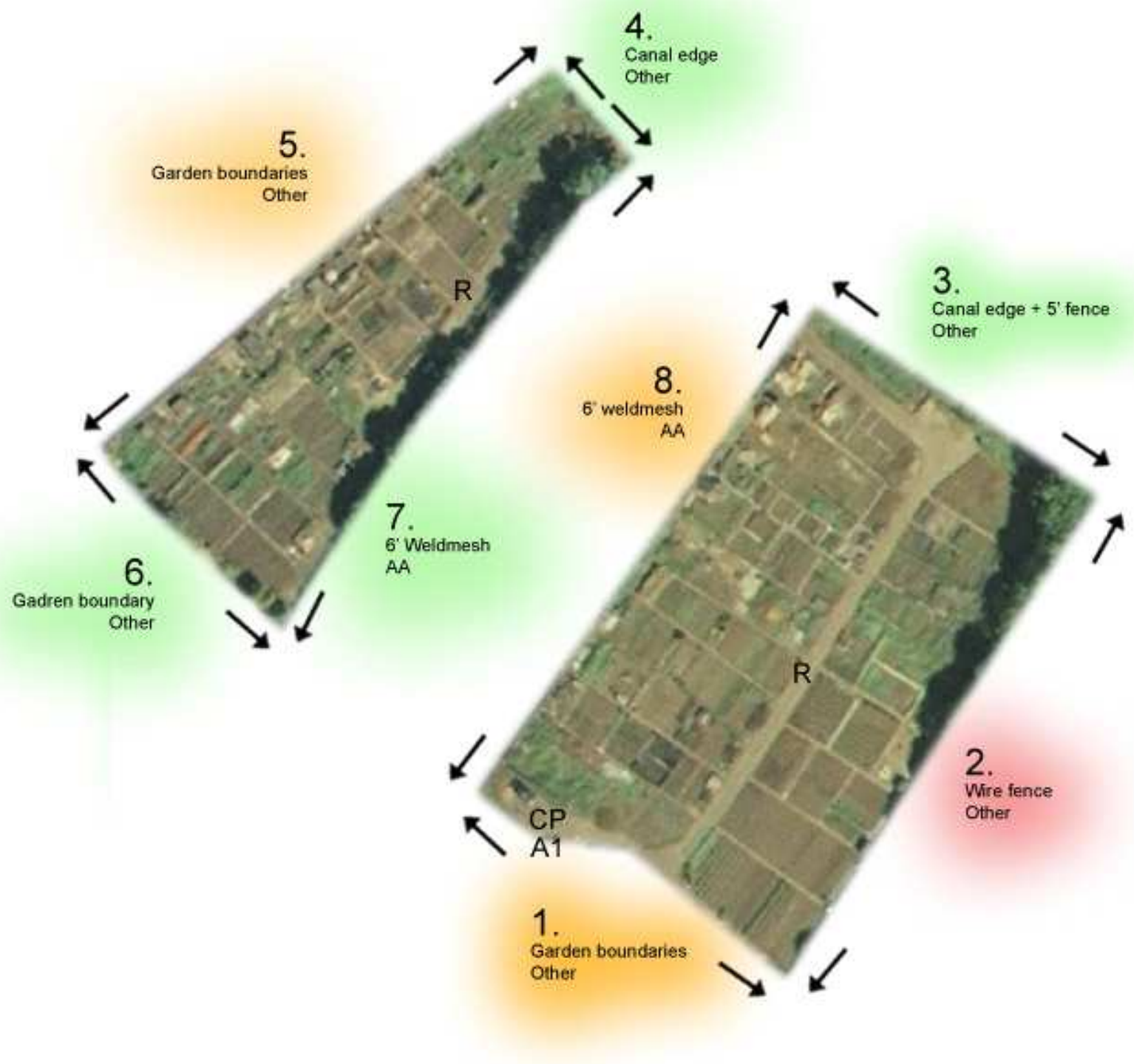


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

College Street Allotment Association

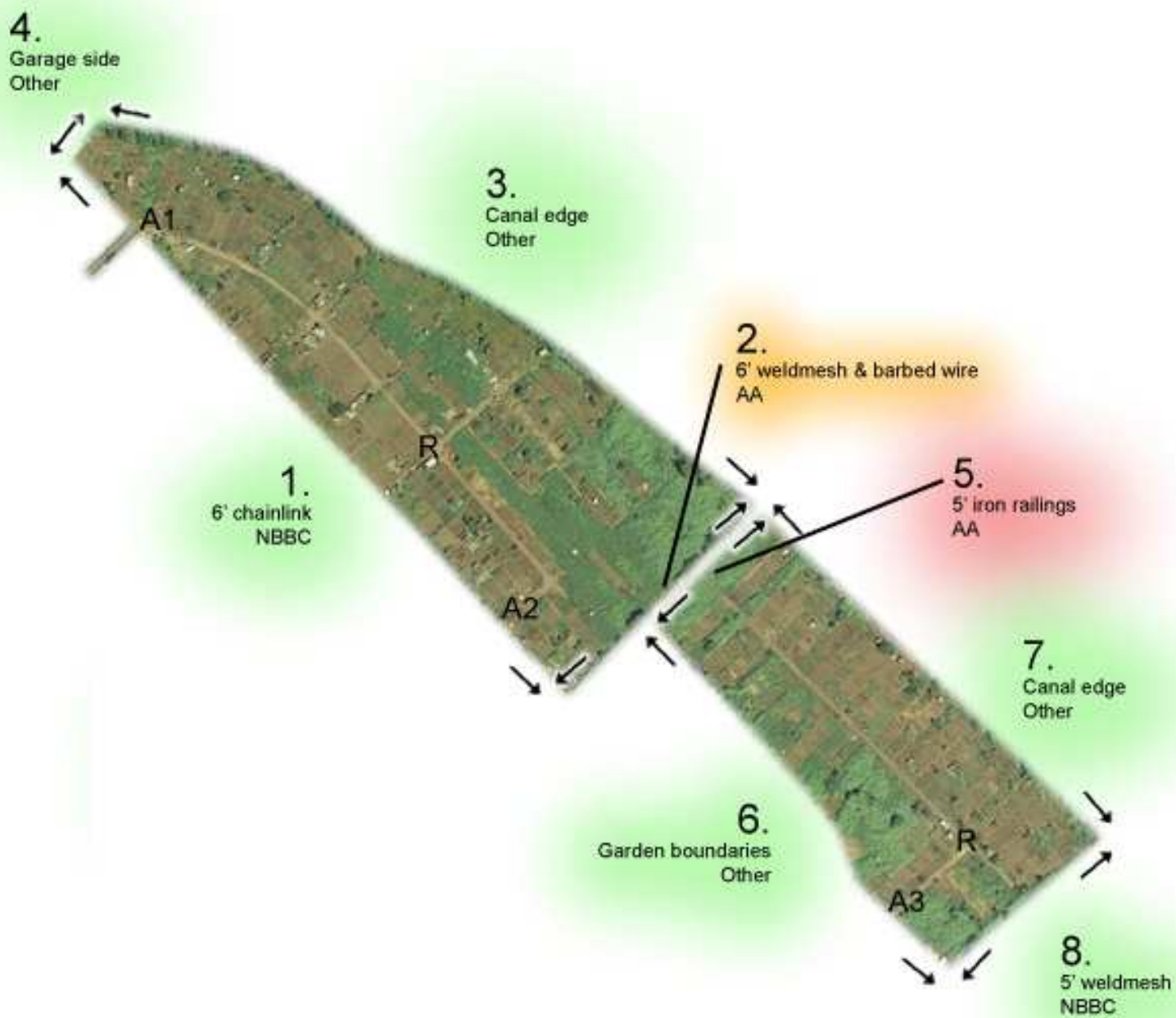


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Greenmoor Rd & Milford Street Allotment Association

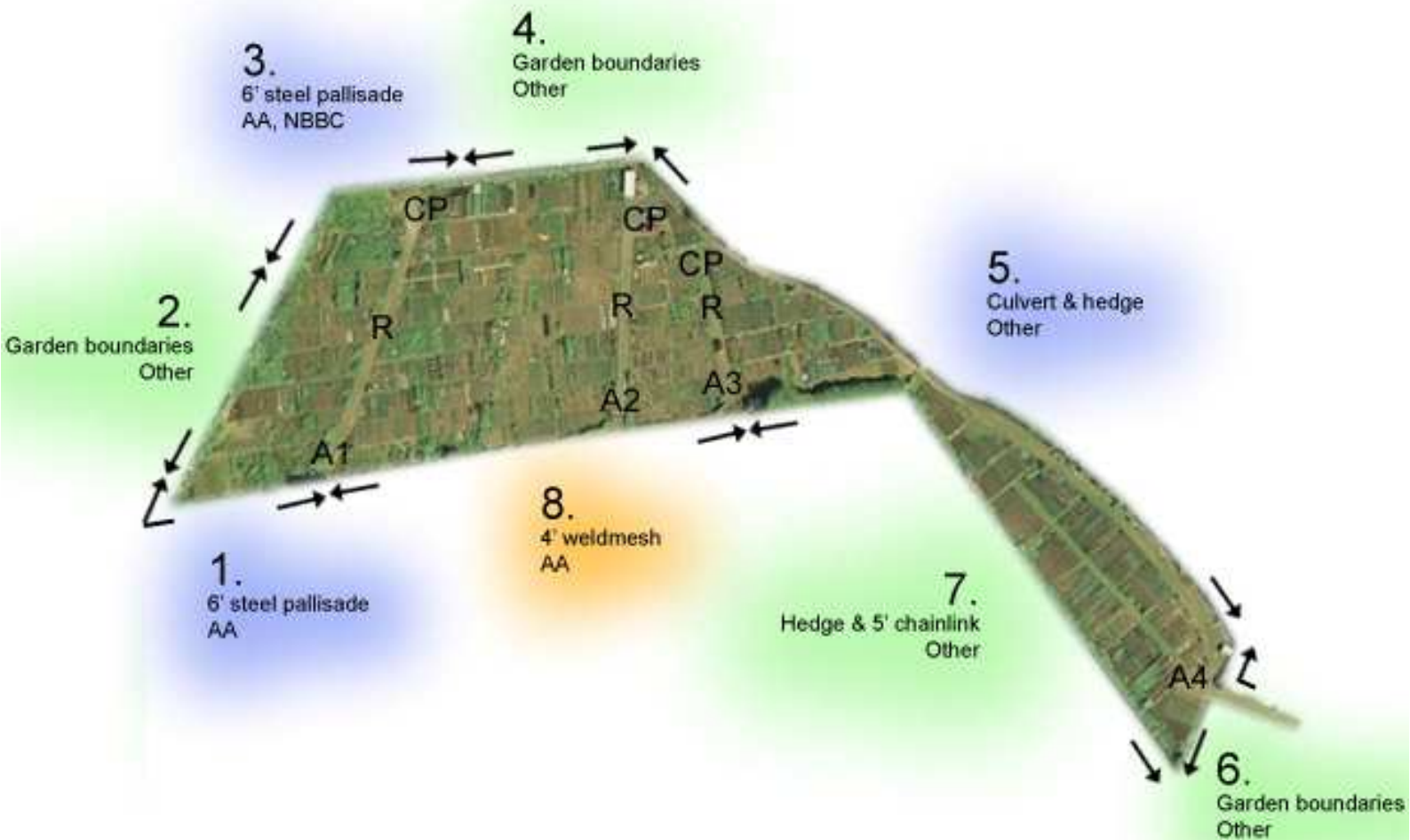


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Higham Lane Allotment Association

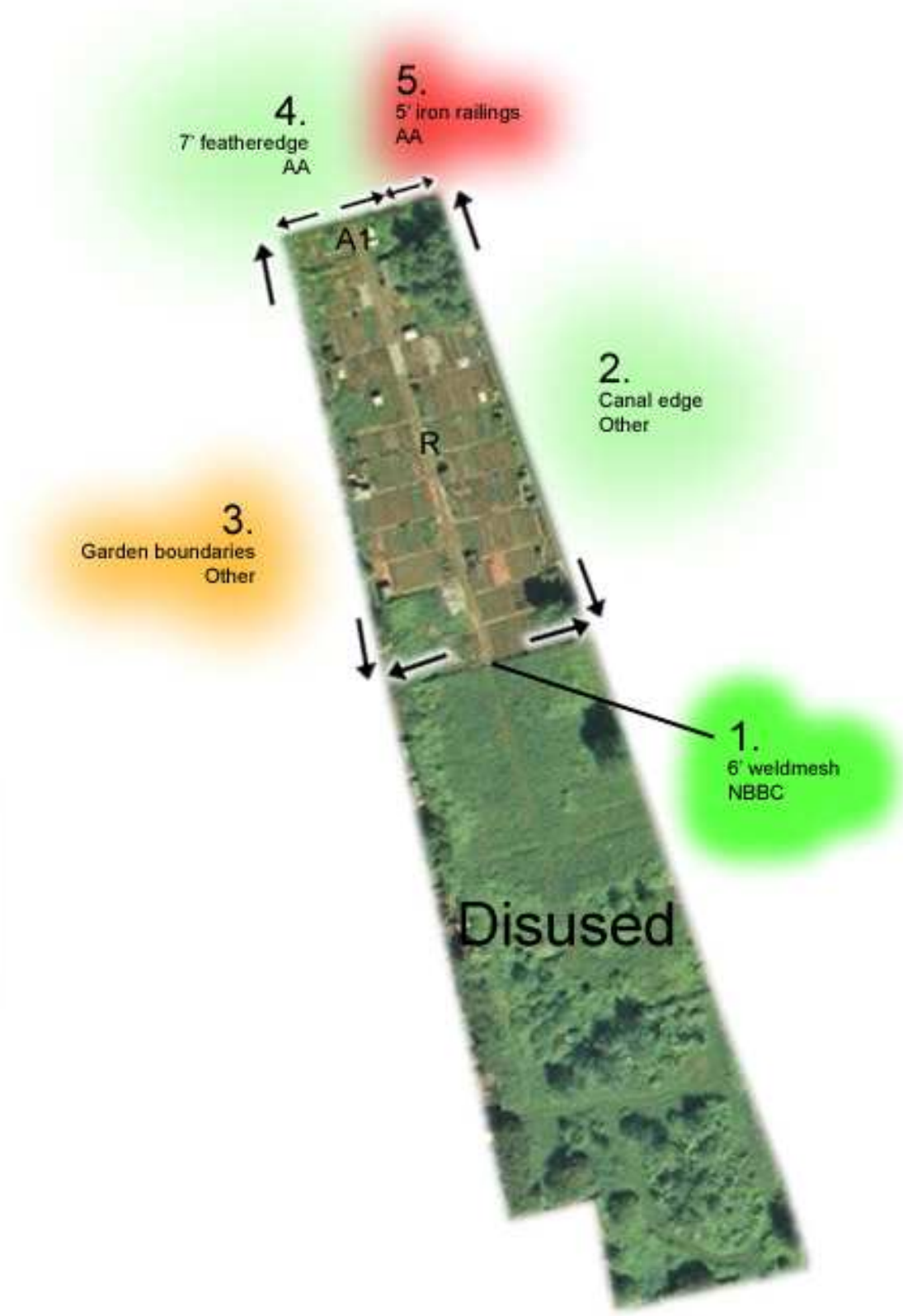


Condition



A - Access
 R - Road
 CP - Car Park

Hilltop East Allotment Association

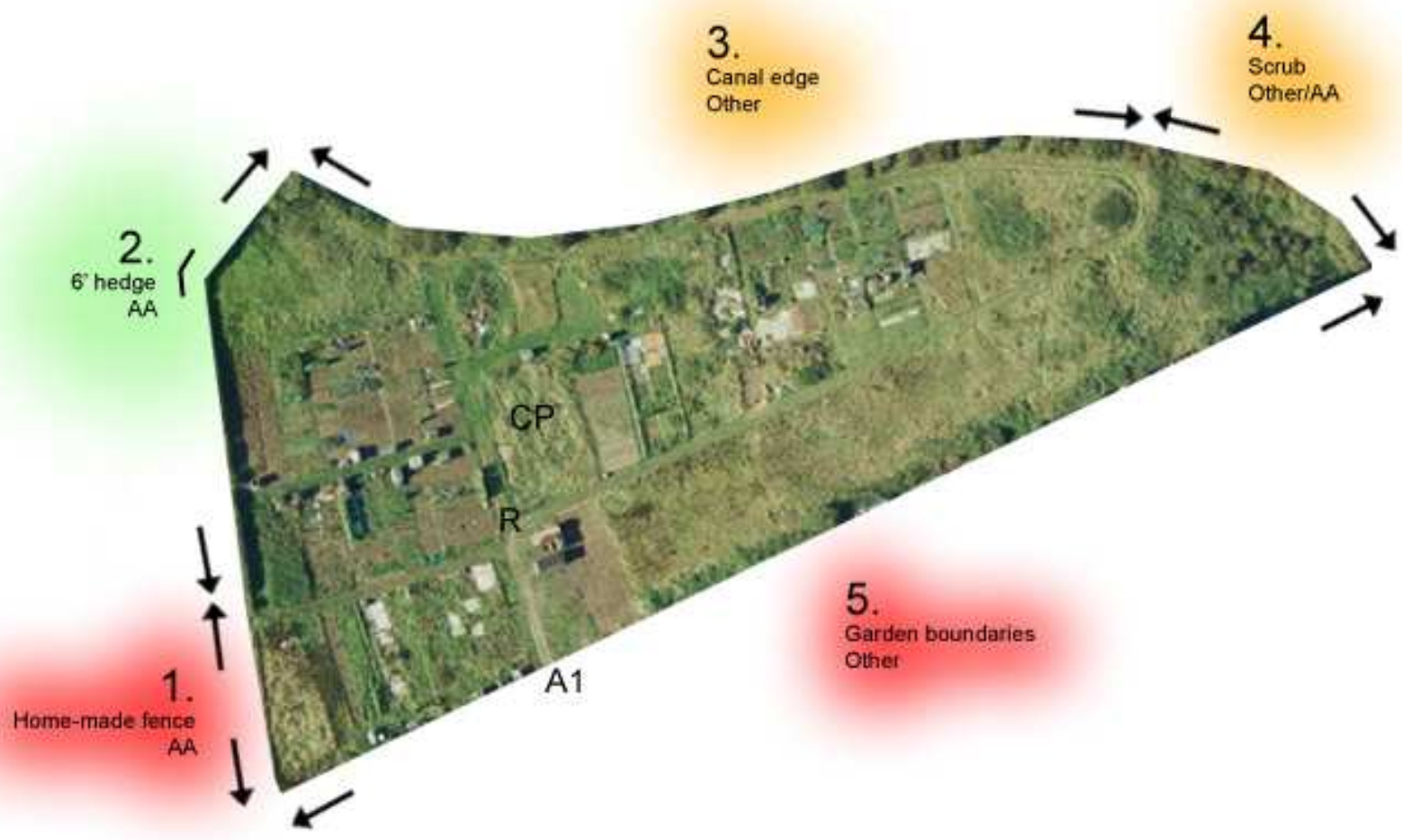


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Marston Lane Allotment Association

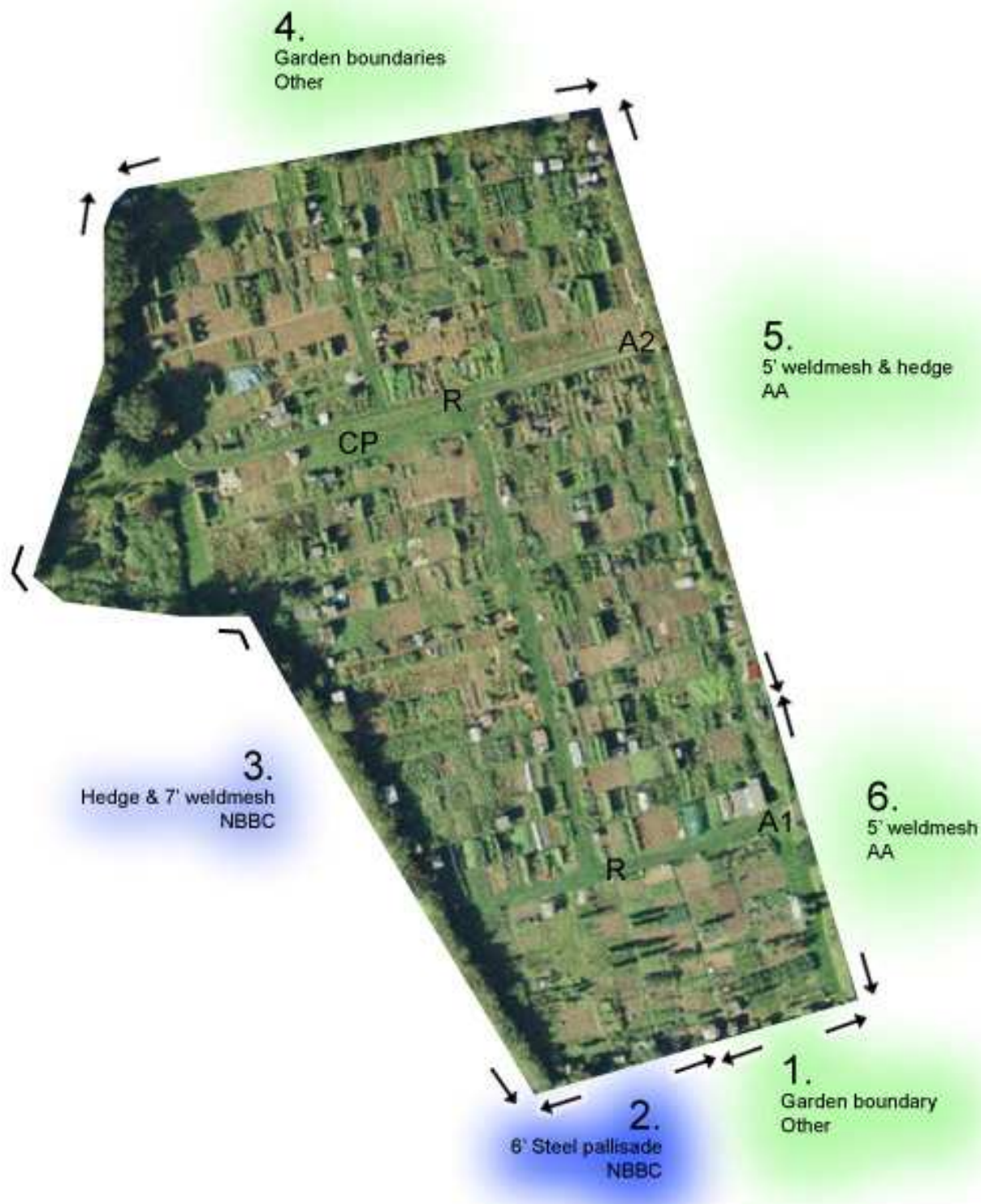


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Mount Pleasant Allotment Association

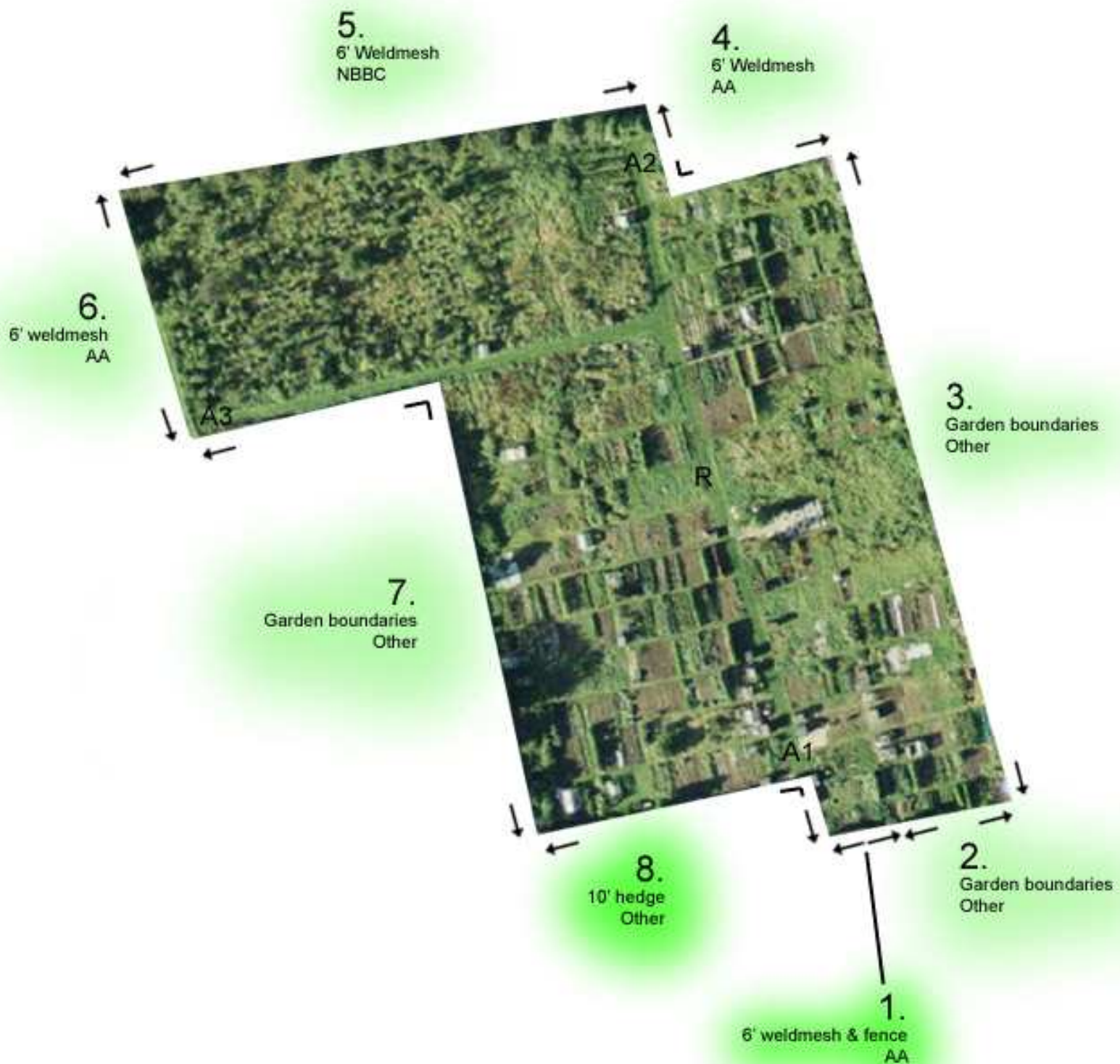


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Newdigate Road Allotment Association

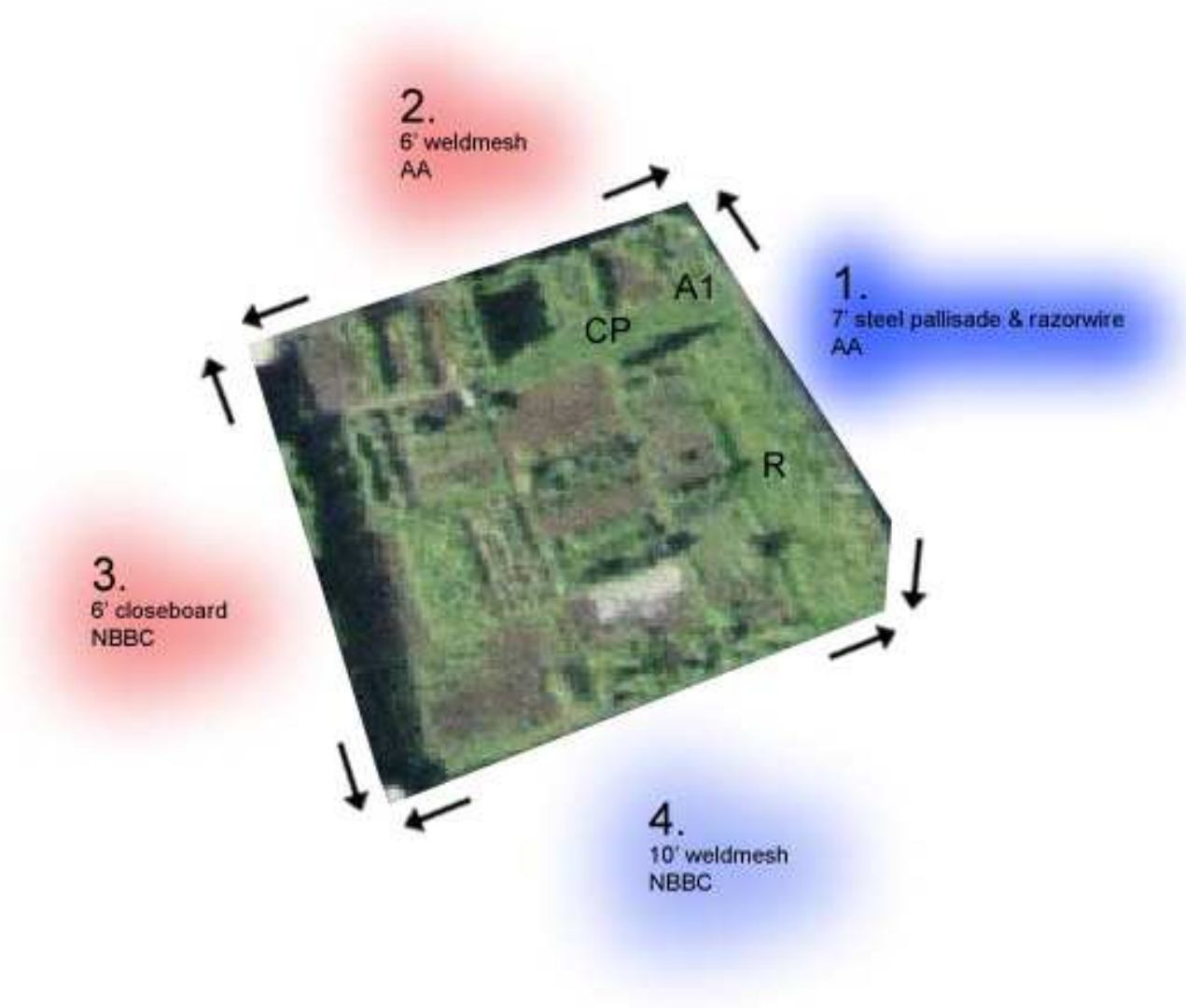


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Queen Street Allotment Association

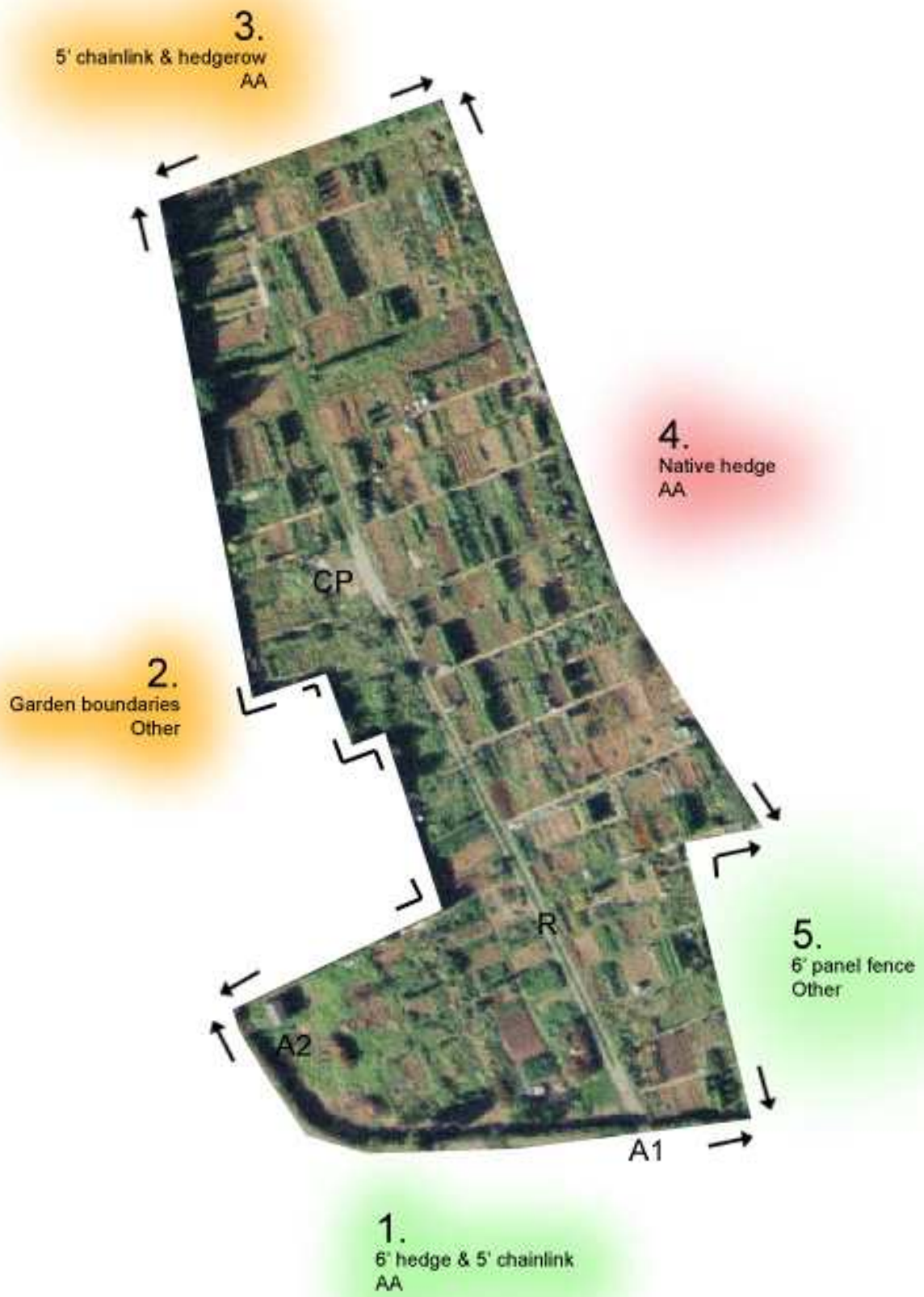


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Royal Oak Allotment Association

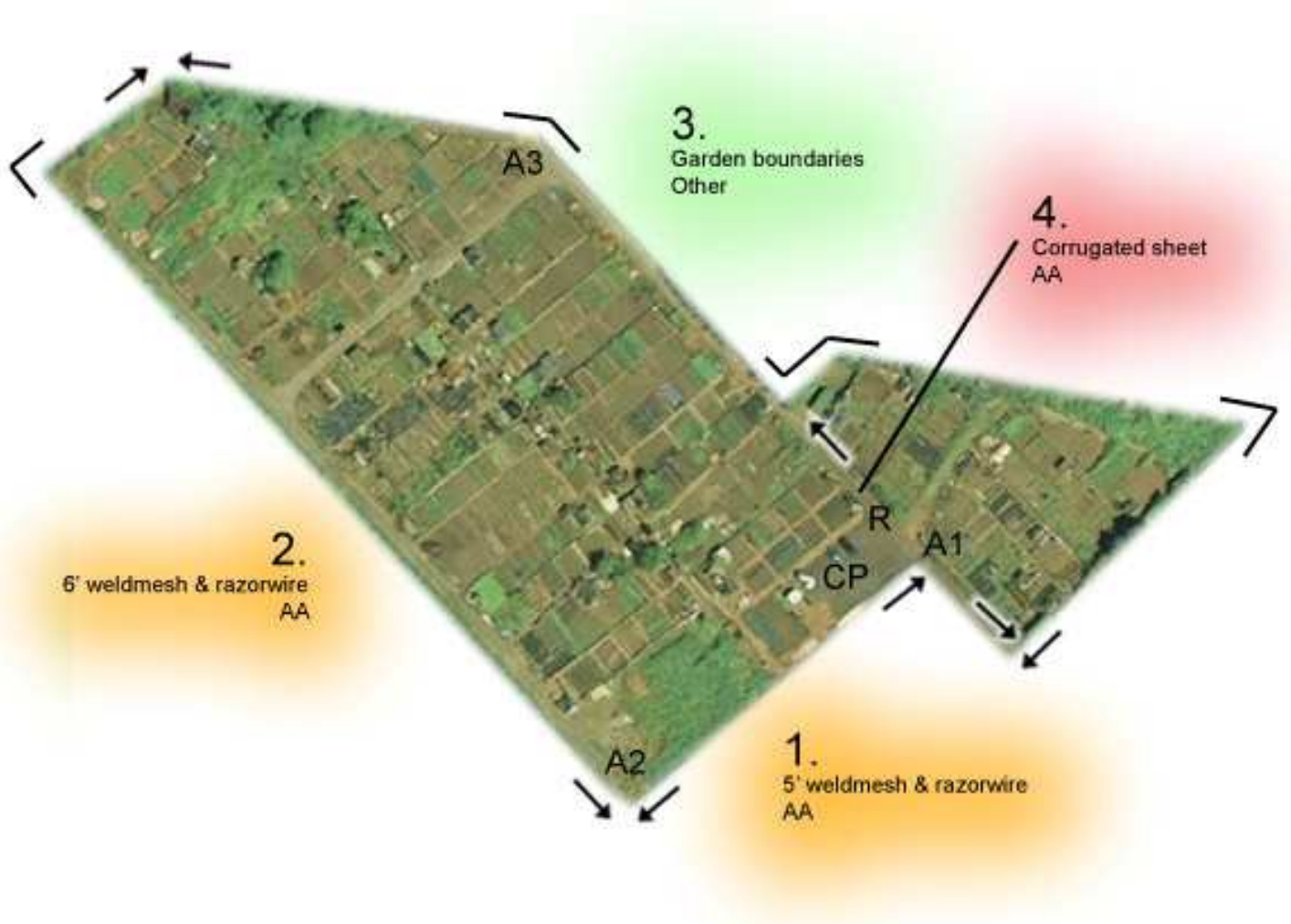


Condition

Very poor
Poor
Fair
Good
Very good
Excellent
Exceptional

A - Access
 R - Road
 CP - Car Park

Ryders Hill Allotment Association

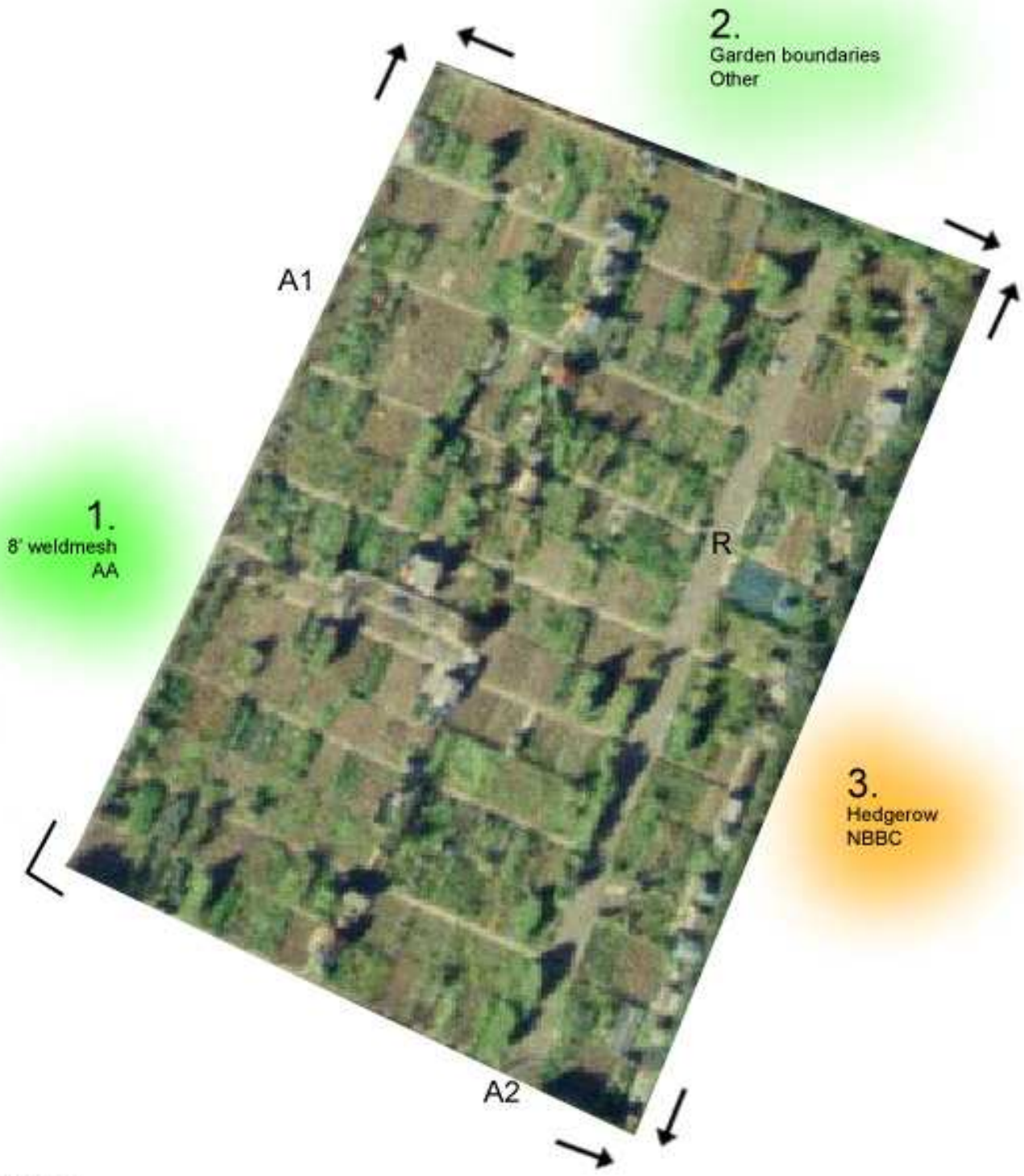


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

School Lane Allotment Association

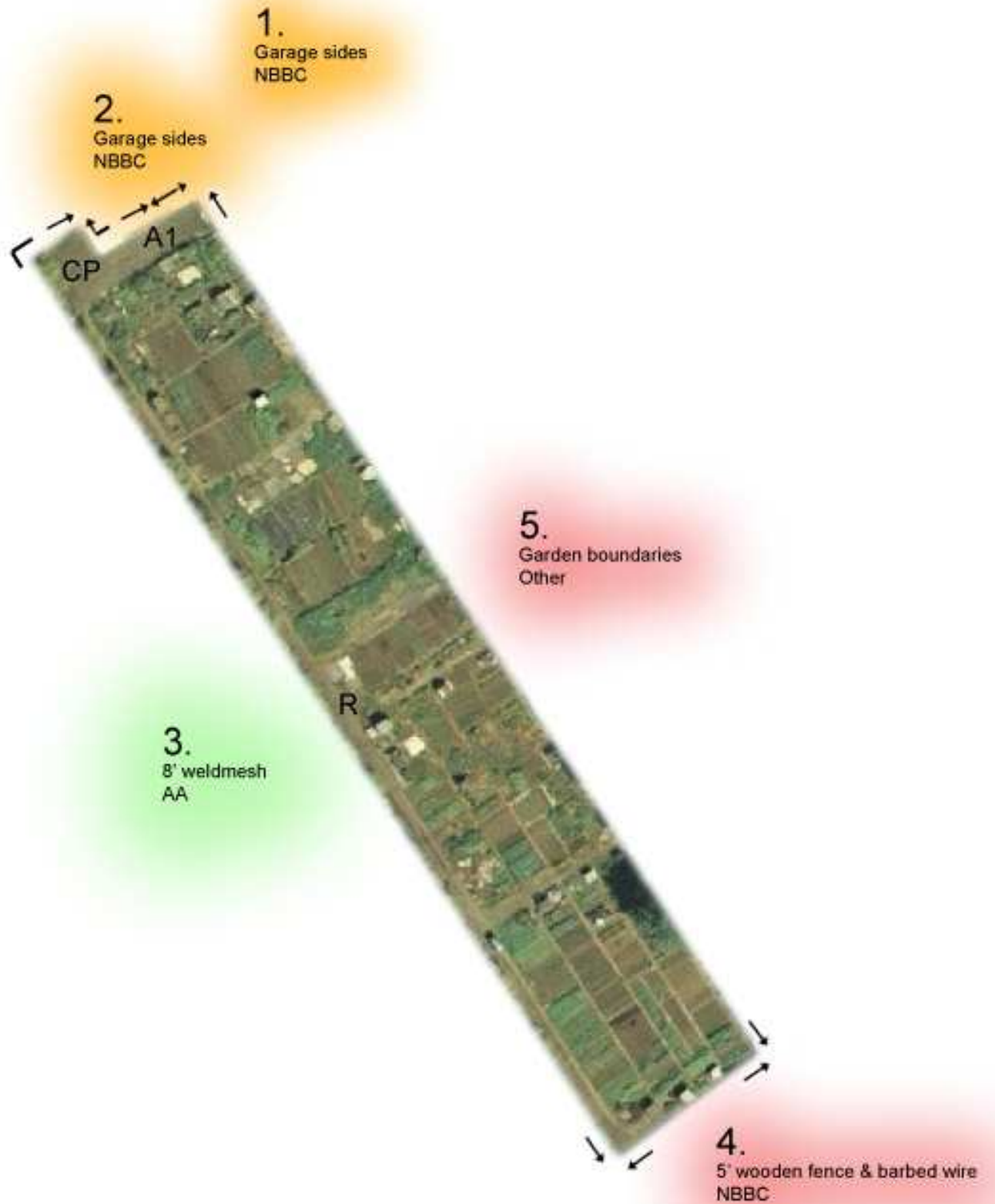


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Shepperton Allotment Association

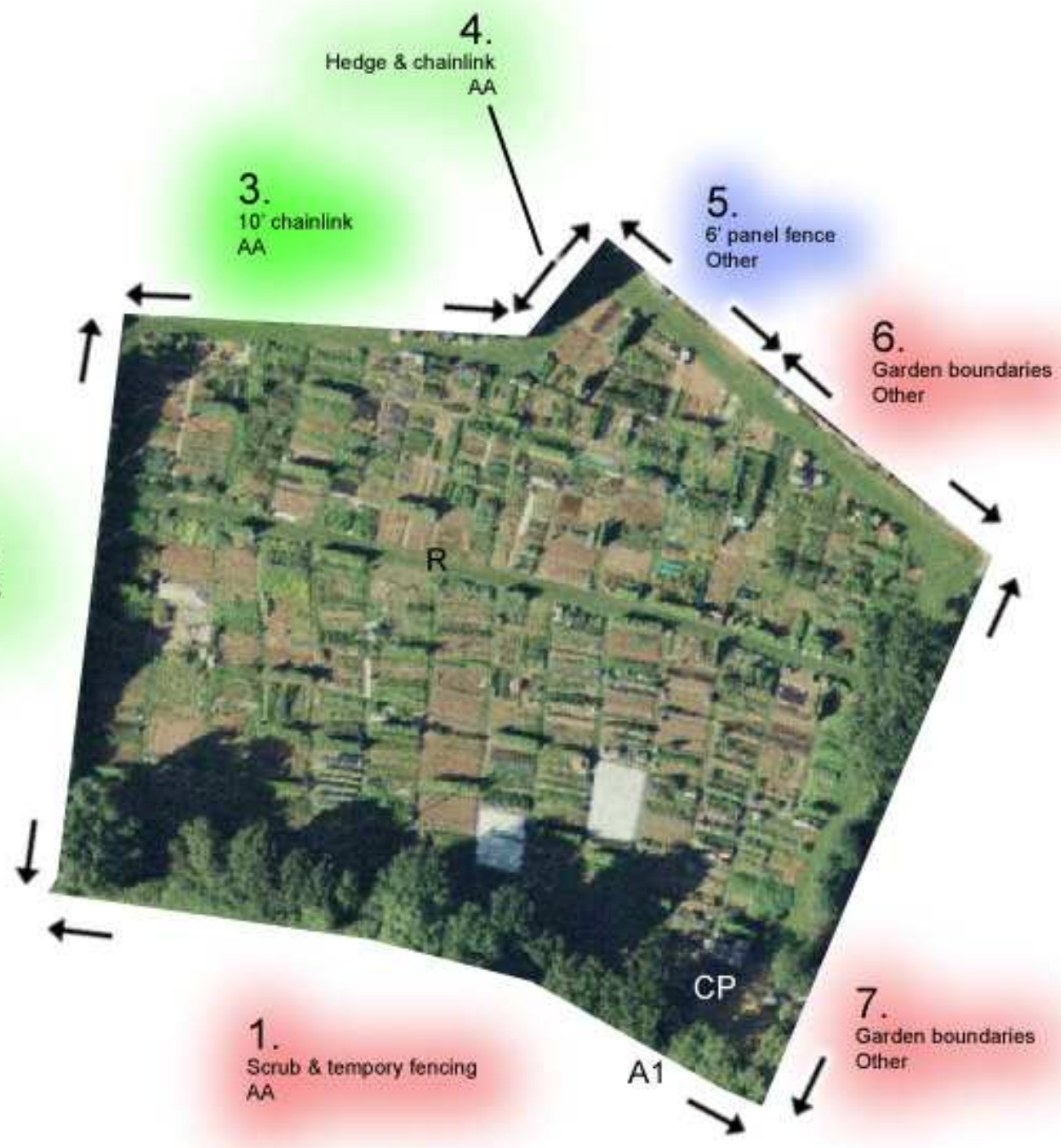


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Smorrall Lane Allotment Association

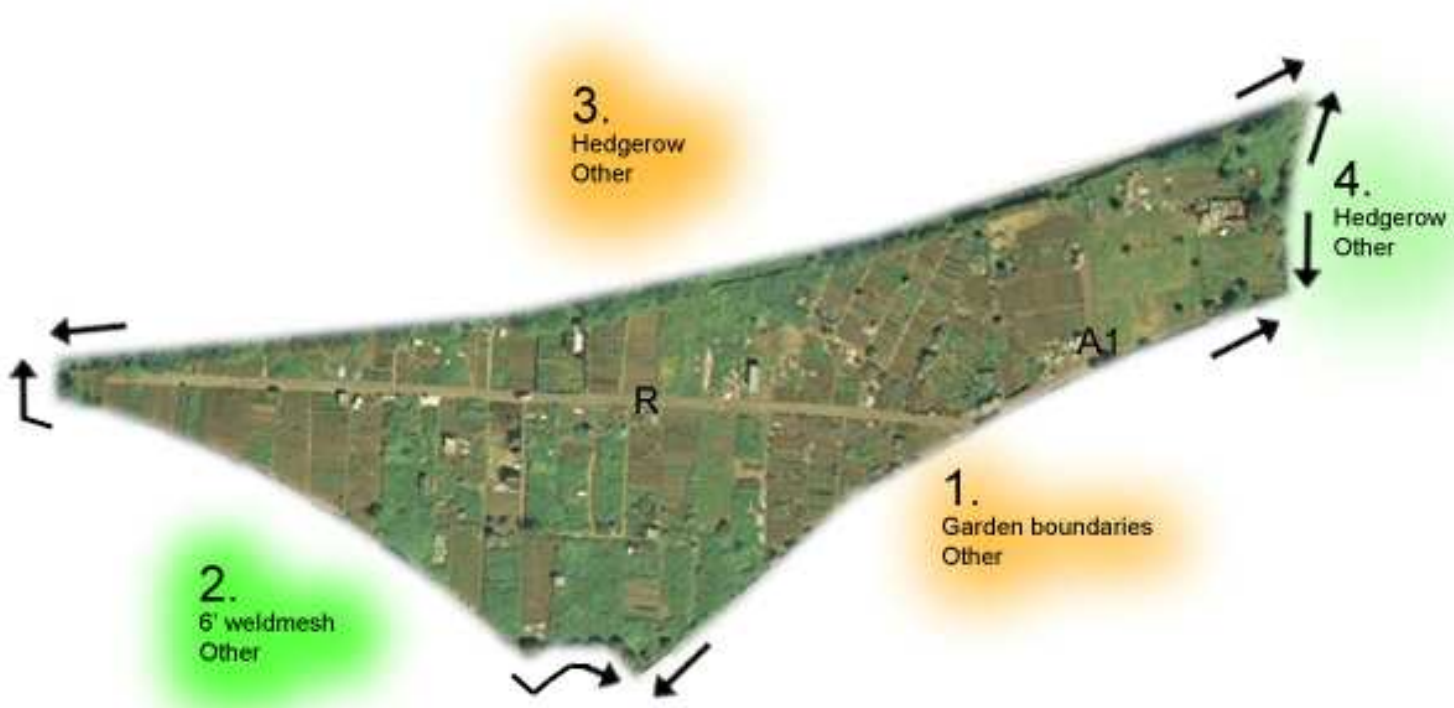


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

Vernons Lane Allotment Association

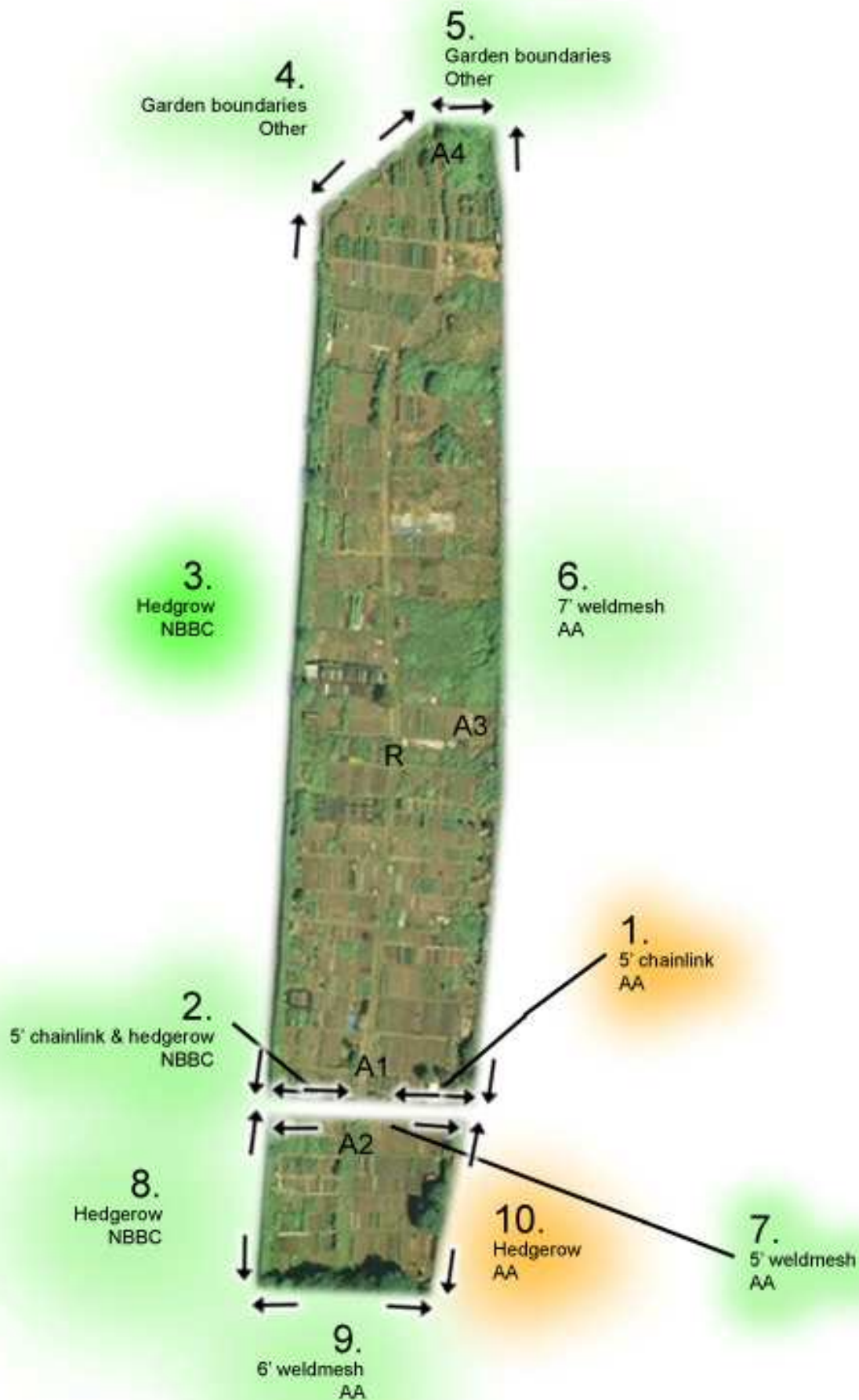


Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

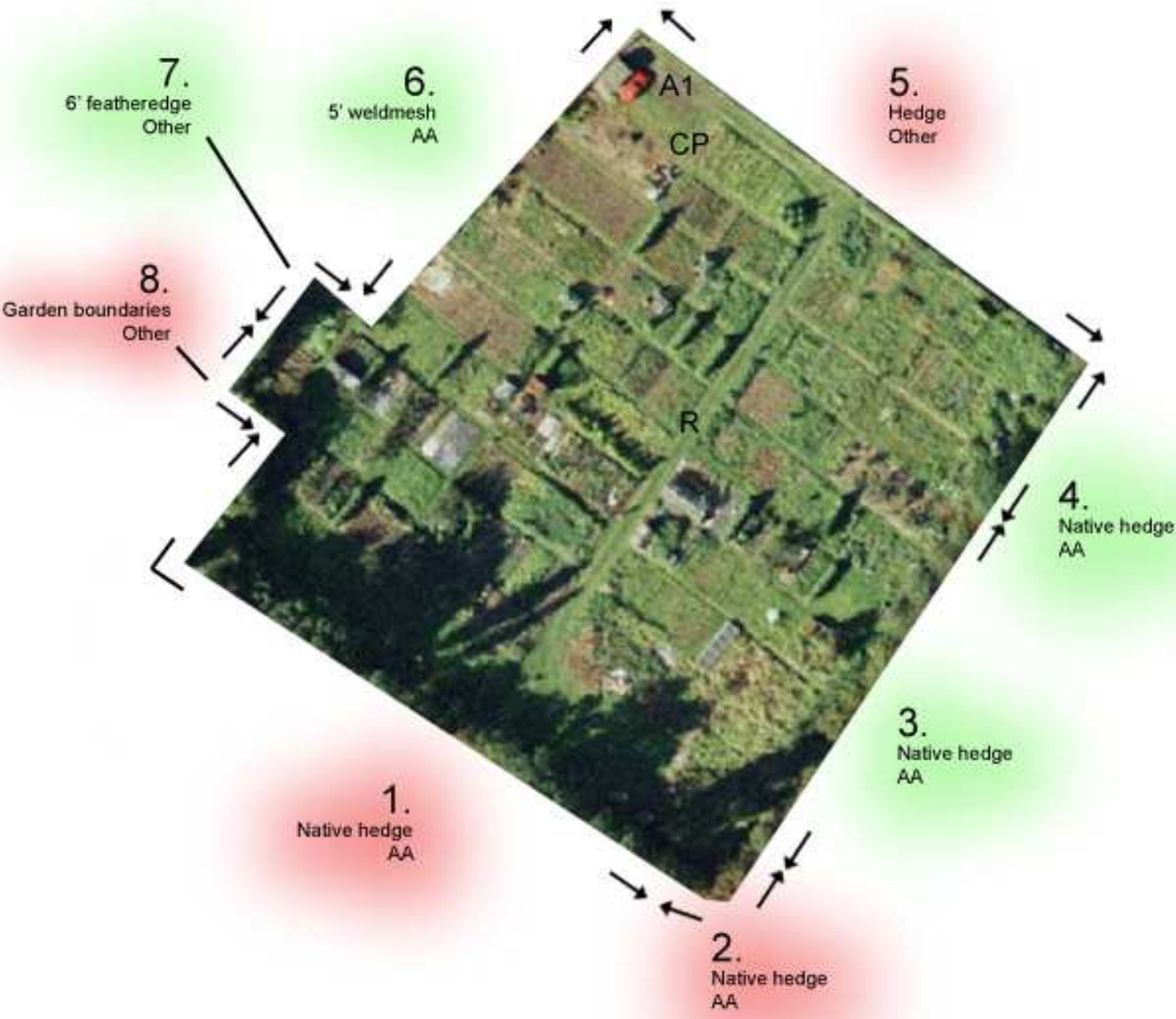
Weddington Allotment Association



- Condition**
- Very poor
 - Poor
 - Fair
 - Good
 - Very good
 - Excellent
 - Exceptional

- A - Access
- R - Road
- CP - Car Park

Wheelwright Lane Allotment Association



Condition

- Very poor
- Poor
- Fair
- Good
- Very good
- Excellent
- Exceptional

- A - Access
- R - Road
- CP - Car Park

NUNEATON AND BEDWORTH BOROUGH COUNCIL

ALLOTMENT LEASE

THIS is the LEASE dated the..... 2013
BETWEEN

- (1) NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall,
Nuneaton, Warwickshire, CV11 5AA ('Council') and
- (2) THE TRUSTEES OF THE ALLOTMENT ASSOCIATION identified
in the schedule ('Trustees').

1. DEFINITIONS

In this lease the following definitions apply:-

- 1.1 "Property" - the land containing an acreage of approximately acres
and shown for identification purposes only edged red on the plan
annexed ('the Plan').
- 1.2 "Association" - Allotment Association.
- 1.3 "Members" - members of the Association.
- 1.4 "Allotment Garden" - shall have the meaning assigned to it in section 22
Allotments Act 1922 or any Order or Act amending or replacing the
same.
- 1.5 "Allotment Strategy" – The Allotment Strategy adopted by Nuneaton and
Bedworth Borough Council on Minute
Number.....and as amended.

2. THE LETTING

- 2.1 The Council lets the Property to the Trustees from the, for
a period of 25 years at an annual rent of a peppercorn whether
demanded or not.

3. USE

The Trustees are to comply with the following requirements as to the use of the
Property and any part of it and are not to authorise or allow anyone else to
contravene them:-

- 3.1 Not to use the Property for the purpose of any trade or business except
the distribution of seeds, fertilisers, tools etc. by the Association to its
Members.
- 3.2 To keep the Property excluding any paths and access tracks well
manured and otherwise maintained in a good state of cultivation.

- 3.3 To keep the Property including all paths and access tracks free from weeds.
- 3.4 Not to use the Property for any activities which are dangerous, offensive, noxious, illegal or immoral, or which are or may become a nuisance or annoyance to the Council or to the Owner or occupier of any neighbouring property.
- 3.5 To keep any trees and shrubs properly pruned and maintain good horticultural practice of the upkeep of the Property.
- 3.6 Not to remove any minerals, gravel, sand, earth, or clay from the Property without the consent of the Council or in accordance with the Allotment Strategy.
- 3.7 Not to plant or permit the planting of any tree on the Property unless in accordance with the Allotment Strategy.
- 3.8 Not to erect or permit the erection of any building or shed on the Property without the written consent of the Council or in accordance with the Allotment Strategy for which any other necessary consents have, or planning permission has, been obtained.
- 3.9 Not to obstruct any access road, pathway or the flow of any watercourse or drain on the Property.
- 3.10 Not to keep any animals or livestock of any kind on the Property without the written consent of the Council or in accordance with the Allotment Strategy.
- 3.11 To deal with any chemicals or flammable or noxious materials and substances properly and safely in accordance with the Allotment Strategy.
- 3.12 To repair and maintain (including after accidental damage or vandalism) to such a standard that the Council in his discretion considers adequate (which shall be determined having regard to the condition at the commencement of the lease and to any improvements carried out by the Council during this lease):-
 - (a) all boundary fences, hedges and ditches
 - (b) all gates on the Property,
 - (c) any access roads and car parks on the Property,
 - (d) any buildings, including storehouses or toilets, on the Property, and
 - (e) any utilities, water pipes under or on and serving the Property together with any associated "stop-cocks" or taps on the Property

4. FURTHER TRUSTEES' OBLIGATIONS

The Trustees are also to comply with the following requirements:-

- 4.1 To pay, if applicable, all rates, taxes, assessments, charges, impositions and outgoings whatsoever, which are, or may, at any time during the term of this lease, be assessed, charged or imposed upon the Property or the owner or occupier in respect of it.
- 4.2 To indemnify the Council against any expense, liability, loss, claim or proceedings in respect of personal injury to, or the death of, any person, or damage to any property, which arises from any act, neglect or default of the Trustees, or any other person on the Property with the consent or authority (including the Members) of the Trustees.
- 4.3 To maintain at its own cost, public liability insurance in the sum of at least £5 million, to insure against the liability referred to in clause 4.2 above and on demand, produce to the Council satisfactory evidence as to the suitability and existence of such insurance cover.
- 4.4 To inform the Council in writing, within 7 days, of any change of address of any of the Trustees.
- 4.5 To inform the Council of any change of Trustees by providing evidence which should advise who the new trustee(s) is/are and who is being replaced and should be signed by the remaining trustees.
- 4.6 To deliver up the Property at the termination of this lease in a good condition, such condition to be determined by the Council having regard to the condition of the Property at the commencement of this lease, and to any improvements carried out by the Council during this lease and if necessary to reinstate the Property to its original condition (including any structural changes) as at the commencement of this Lease
- 4.7 To comply with all reasonable directions given by the Council
- 4.8 Notwithstanding the generality of Clause 4.7 alone, to forthwith comply with any request from the Council to do or refrain from doing anything that is alleged to breach any restrictive covenant, condition or obligation on the part of the Council and to take all appropriate steps to ensure that no other person permitted onto the Property contravenes any such restrictive covenants, condition or obligation as aforesaid.
- 4.9 To comply with the requirements of every statute, order, regulation or byelaw authorising or regulating the use of the Property
- 4.10 To operate in accordance with the Allotment Strategy approved on..... and the associated Technical Advisory Notes contained therein as issued from the Council from time to time and notified to the Trustees.

5. ACCESS

The Trustees are to give the Council or anyone authorised by it, access to the Property at all reasonable times, for the purposes of:-

- (a) ascertaining whether the obligations of the Trustees are being observed;
or
- (b) complying with any of the Council's obligations; or
- (c) exercising any of the Council's rights or remedies.

6. SUBLETTING

6.1 The Trustees shall divide the Property into individual plots and let those plots as Allotment Gardens to the Members (the nature, size and location of those plots and restrictions on the number of plots let to an individual, to be determined by the Council. if a direction is given pursuant to clause 4.7) and maintain a waiting list of suitable potential members.

6.2 Vacant Allotment gardens shall be let to Members in the order in which they were entered on the waiting list i.e., earliest entries on the list to be allocated before the latest; subject to the requirement that priority be given to Members whose permanent residence is in the Borough of Nuneaton and Bedworth, which shall be the first consideration when allocating plots and in accordance with the Allotment Strategy.

6.3 The Trustees are not to:-

- (a) sublet the Property otherwise than in accordance with clauses 6.1 and 6.2 above
- (b) assign or otherwise dispose of this lease.

7. COUNCIL'S OBLIGATIONS

The Council covenants with the Trustees:-

7.1 that while the Trustees comply with the terms of this lease, to allow the Trustees to possess and use the Property without interference from the Council, or anyone who derives title from the Council (other than in accordance with Clause 5);

8. TERMINATION

8.1 The Council is entitled to terminate this lease by:-

- (a) re-entry, at any time after giving 12 months after the first 10 years from the date of this lease previous notice in writing to the Trustees if the Property is required for building, mining, any

industrial purposes or for roads or sewers necessary in connection with these purposes or is required for a purpose for which the Property was acquired or appropriated and subject to the Council finding a suitable alternative allotment garden and equipping it to the same standard as existed at the time of termination.

- (b) re-entry, at any time after giving 1 months previous notice in writing to the Trustees, if any of the conditions of this lease are breached.

8.2 The Trustees are entitled to terminate this lease by giving 12 months notice in writing to the Council.

8.3 In the event that this lease is terminated by the Council under clause 8.1(a) it will reasonably compensate the Association for the loss of any crops on the land at the time that the lease ends.

9. REMEDIES FOR BREACH OF OBLIGATIONS

If:-

- (a) the Trustees fail to comply with any of their obligations in this lease; and
- (b) the Council serve a notice on the Trustees detailing the remedial action necessary to comply with that obligation or obligations; and
- (c) the Trustees fail to carry out the remedial action within 3 months of the date of the notice,

the Council (without prejudice to the provisions of clause 8 or any other right or remedy the Council may have) shall be entitled to carry out the specified remedial action and all of the costs associated with such action shall be recoverable as a debt from the Trustees to the Council.

10. NOTICES

10.1 Any notice will be deemed to be served on the Trustees if addressed and sent by first class post to any of the Trustees at their respective last known addresses, on the 2nd day after posting.

10.2 Any notice will be deemed to be served on the Council if addressed and sent by first class post to the Chief Executive of the Council (or such other person notified to the Trustees by the Council in writing), Nuneaton and Bedworth Borough Council, Town Hall, Nuneaton, Warwickshire, CV11 5AA on the 2nd day after posting.

11. TRUSTEES' LIABILITY

Provided the Trustees hold the Property in their capacity as trustees for the Association, the Trustees are liable only to the extent of the assets vested in

the Trustees or in any other person or persons in trust for and for the benefit of the Association.

12. It is certified that there is no agreement for lease to which this lease gives effect.
13. The provisions of the Contracts (Rights of Third Parties) Act 1999 are excluded from this Lease.

Executed by the parties hereto as a Deed but not delivered until the date of this lease.

14. ARBITRATION

- 14.1 Any dispute arising out of or in connection with this lease shall be determined by a single arbitrator to be agreed by the Landlord and Tenant
- 14.2 Any arbitration shall be governed by both the Arbitration Act 1996 and the Controlled Cost Rules of the Chartered Institute of Arbitrators (2000 Edition) (Rules), or any amendments thereto, which Rules are deemed to be incorporated by reference into this clause. The seat of the arbitration shall be England and Wales.
- 14.3 In the absence of agreement between landlord and tenant an arbitrator will be appointed by the Royal Institute of Chartered Surveyors on application of either party. The costs of the arbitration will be shared equally between Landlord and Tenant.

SCHEDULE

Name (in full) of
Address (the "First Trustee")
.....

Name (in full) of
Address (the "Second Trustee")
.....

Name (in full) of
Address (the "Third Trustee")
.....

Name (in full) of
Address (the "Fourth Trustee")
.....

ATTESTATION CLAUSE FOR THE COUNCIL

Executed as a deed by affixing
The Common Seal of NUNEATON
AND BEDWORTH BOROUGH COUNCIL
in the presence of:-

Designated Officer

TRUSTEES' ATTESTATION CLAUSE

Signed as a Deed by

Name (in full) of
Address (the "First Trustee")
.....

First Trustee's Usual Signature

in the presence of:-

Witness signature
Address
.....
Occupation
.....

Signed as a Deed by

Name (in full) of
Address (the "Second Trustee")
.....

Second Trustee's Usual Signature

in the presence of:-

Witness signature
Address
.....
Occupation
.....

Signed as a Deed by

Name (in full) of
Address (the "Third Trustee")
.....

Third Trustee's Usual Signature

in the presence of:-

Witness signature
Address
.....
Occupation
.....

Signed as a Deed by

Name (in full) of
Address (the "Fourth Trustee")
.....

Fourth Trustee's Usual Signature

in the presence of:-

Witness signature
Address
.....
Occupation
.....

DATED _____ 2013

NUNEATON AND BEDWORTH
BOROUGH COUNCIL

- and -

THE TRUSTEES OF THE.....
ALLOTMENT ASSOCIATION

LEASE of.....