

Item 8 Leaseholder Agreements

CGC 15.12.25

To receive and agree an amendment to the CG Leaseholder Agreement and make a recommendation for the full Town Council.

Background

Following a number of issues with driving and parking safety plot holders have been asked to refrain from parking or driving on the allotments. There is an exception for blue badge holders who may park in the parking bays. All holders are permitted to use this area to drop off goods.

Recommendation: to agree to the following addition to the leaseholder agreement

Addition 1:

Vehicles at the Community Gardens

1. Parking on the community garden areas is not permitted. Exceptions may be made only in exceptional circumstances, subject to prior written approval from the Town Clerk. Such approval is available only to Blue Badge holders.
2. Designated Parking Bays
The allocated parking bays are reserved exclusively for Blue Badge holders.
3. Drop-Off Access
All plot holders are permitted to use the designated area for drop-off only. Vehicles must not remain parked in this area.

Addition 2:

To amend point 2b below to include permission to rewild a portion of the plot.

2. (b) to use the plot for the growing of flowers and/or vegetables and/or fruit and for no other purpose.

Item 9 Precept Requirements 2026/2027 CGC 15.12.25

- (i) To receive estimated figures for 2025/26
- (ii) To receive estimated precept requirement for Financial Year 2026/27

Financial Budget Comparison

for Community Gardens Committee

Comparison between 01/04/25 and 19/11/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/25

		25/26	Reserve	Actual Net	Balance
INCOME					
Community Gardens Committee					
600	Rents	£2,600.00	£0.00	£0.00	-£2,600.00
601	Water Recharge	£1,250.00	£0.00	£0.00	-£1,250.00
610	Miscellaneous	£0.00	£0.00	£0.00	£0.00
900	Suspense	£0.00	£0.00	£0.00	£0.00
Total Community Gardens Committee		£3,850.00	£0.00	£0.00	-£3,850.00

Financial Budget Comparison for Community Gardens Committee

Comparison between 01/04/25 and 19/11/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/25

	25/26	Reserve	Actual Net	Balance
EXPENDITURE				
Community Gardens Committee				
650 Rent	£700.00	£0.00	£668.56	£31.44
660 Water	£1,250.00	£0.00	£1,240.06	£9.94
670 Maintenance	£1,500.00	£0.00	£175.33	£1,324.67
690 Miscellaneous	£250.00	£0.00	£114.33	£135.67
Total Community Gardens Committee	£3,700.00	£0.00	£2,198.28	£1,501.72
Total Community Gardens Com	£3,850.00	£0.00	£0.00	-£3,850.00
Total Community Gardens Com	£3,700.00	£0.00	£2,198.28	£1,501.72
Total Net Balance	£150.00		-£2,198.28	

Budget Headings 5 year plan

Showing only Community Gardens Committee

Exp	Heading no	Committee	Description	25/26	26/27	Future	Future + 1	Future + 2
<input type="checkbox"/>	600	CGC	Rents	£2,600.00	£2,600.00	£3,045.00	£0.00	£0.00
<input type="checkbox"/>	601	CGC	Water Recharge	£1,250.00	£1,300.00	£0.00	£0.00	£0.00
<input type="checkbox"/>	610	CGC	Miscellaneous	£0.00	£0.00	£0.00	£0.00	£0.00
<input type="checkbox"/>	900	CGC	Suspense	£0.00	£0.00	£0.00	£0.00	£0.00
<input checked="" type="checkbox"/>	650	CGC	Rent	£700.00	£700.00	£750.00	£0.00	£0.00
<input checked="" type="checkbox"/>	660	CGC	Water	£1,250.00	£1,500.00	£0.00	£0.00	£0.00
<input checked="" type="checkbox"/>	670	CGC	Maintenance	£1,500.00	£1,700.00	£0.00	£0.00	£0.00
<input checked="" type="checkbox"/>	690	CGC	Miscellaneous	£250.00	£0.00	£0.00	£0.00	£0.00
Income Total				£3,850.00	£3,900.00	£3,045.00	£0.00	£0.00
Expenditure Total				£3,700.00	£3,900.00	£750.00	£0.00	£0.00

Agenda Item 10 Water Scarcity CG 15.10.25

- (i) To discuss whether an initiative to encourage water saving on the community gardens would be acceptable.
- (ii) To receive details of a proposal to offer plot holders a water butt connector

Relationship to the Neighbourhood Plan or the remit of BSTC

Policy NE1 – Continuation of the protection and preservation of allotments.

The substance of the matter

The South West is one of 7 regions which will experience severe water stress by 2030. Summer droughts will be the norm. (source Met Office)

The pros and cons, both short and long term, for the decision

Pros- Engaging with and supporting allotment holders in making their allotments as water resilient as possible.

This is an awareness and support initiative with positive environmental implications and supports our Neighbourhood Plan as detailed above and also support the objectives of the Climate Change and the Environment Committee.

Initiatives could include:

Free water butt connectors for those allotment holders who want to add an extra water butt to their plot (£4 each to purchase) but SWW also offer grants to allotments for equipment so we could possibly look at that as well.

Removal of hosepipes except during the very height of summer where watering by watering can becomes untenable.

A talk on or leaflet/newsletter about water saving on the plot discussing intercropping, planting to create shade on the southern side of the plot, best times to water, mulching, generating a greater depth of soil, green manures and seed swapping/sharing of resilient varieties.

Cons

Possible pushback from allotment holders.

Time involved in generating a water saving leaflet.

Any cost, financial or staff time, to the council

Cost of water butt connectors if take up is substantial.

Water costs (not combined) increased by over 50% during 25/26.

This will only increase further as water scarcity unfolds across the South West.

Any risk to the Council, current or future

Current there is no risk beyond increased costs for water to run the allotments. Future risks might be for water costs to become too great for some plot holders to bear.

Date: 7th December 2025

Proposed by: Jan Billington, Chair of Climate Change and Environment Committee