

Appendix 4

Annual allotment review November 2023 to October 2024

We currently have 266 plots across 6 allotment sites within Burgess Hill. The rental cost of these plots increased in April 2024 by 6%.

Total plots across all sites by size:

Rods	Square M	Amount	Annual rental
6	151.5	2	£65.32
5	126.25	41	£54.44
4.5	113.8	1	£49.31
4	101	2	£47.29
3.5	88.5	6	£43.45
3.25	82.12	2	£41.89
3	75.75	7	£40.45
2.75	69.58	5	£37.07
2.5	63.13	130	£34.67
2.25	56.8	13	£32.19
2	50.5	52	£30.95
1.5	37.88	1	£27.06
1.25	31.56	1	£24.58
1	25.25	3	£22.12
		266	

*Gatehouse Lane charges add £1 peppercorn rent

We have received 3 requests in 23/24 from tenants to split their 5 rod plots into 2 smaller plots, 2 at Chanctonbury Allotments and 1 at Eastdale Road.

Waiting list:

The current total of applicants on the waiting list is 123, this does not include requests for alternative sites if the lease at Gatehouse Lane expires on 31st December 2026 or anyone who has requested a larger plot or an additional plot.

The figures broken down by site with the earliest application date:

Chanctonbury Road 47 – 22/1/24

Eastdale Road 43 – 21/8/22

Gatehouse Lane 37 - 11/10/23

Junction Road 83 – 10/8/22

Leylands Road 59 – 8/4/23
Poveys Close 43 – 24/10/22

We have removed 50 applicants from the waiting list as when we contacted them to offer a plot, they declined as they no longer required a plot.

Turnover:

There have been 58 tenants relinquish their plots and we have terminated 12 tenancies, 70 in total.

Issues:

November 2023 -We received a report that Junction Road allotments was broken into, we have been advised by tenants that a few items have been stolen as well as sheds broken into and items left scattered within the allotments.

26th February 2024 - We received a report of a break in at Leylands Road allotments, with some personal items being stolen and sheds damaged. A fence panel at the rear of the site had been damaged and we have temporarily fixed the panel to secure site as this is owned by a resident of Kings Head Court (this is still ongoing)

April 2024 – Sewage leak at Gatehouse Lane, site was closed for a week whilst Southern Water pumped away leak waste and the hole was fixed. Southern Water fixed leak and completed remedial work on the 2 impacted plots, this did restrict access to some plot whilst works were being carried out. The tenant of the plot where the leak originated was moved to a new site.

15th April 2024 - We received a report form a tenant at Chanctonbury Road allotments of a storage bench lock being damaged and some weed killer being stolen but there was no evidence of a break in and no other reports from tenants.

May 2024 – The stream boundary at Eastdale Road allotments has been eroding over time and the fence line had to be moved further into the allotment, to prevent any further loss Edburtons were contracted to carry out works to stabilise the stream bank.

14th May 2024 – We received a report that a couple of tenants were trapped in Chanctonbury Road allotment site as the padlock had failed, the Maintenance Team supervisor attended, cut the padlock and released the tenants. Padlock was replaced. The site steward has been issued with a spare lock.

7th June 2024 - Gatehouse Lane, a sink hole has been found on the plot that previously had the sewage leak Southern water were contacted and they returned to site a backfilled the area and ensured soil compacted.

10th July 2024 – The padlock on the entrance gate to Chanctonbury Road allotments was broken and the sliding lock bent out of shape as well as the padlock on the communal shed being smashed. No reports received from tenants of missing/stolen items. Gate fixed and padlocks replaced.

October 2024 – Hurstpierpoint Parish Council advised they do not have anyone on their waiting list who will take on a plot at Gatehouse Lane due to the uncertainly of the sites future with the lease ending 31st December 2026. There are currently only 5 out of 8 plots allocated for Hurstpierpoint residents.

November 2024 –A further sewage leak at Gatehouse Lane, site was closed for 2 weeks whilst Southern Water fixed leak, 2 plots impacted and both are being offered plots at an alternative site, remedial work estimated to take 2 to 3 weeks. This is still ongoing.

Updates

The Tenancy supporting Information Document was reviewed, updated and agreed with Council. The amended Document was sent to tenants with the annual rental mailing in September 2023. Existing tenants were advised that they will be expected to adhere to the updated terms and make any changes by 31st October 2024

Mid Sussex District Plan, a letter/email was sent to all Chanctonbury Road allotment tenants regarding the draft plan being agreed at the full MSDC council meeting. The Mid Sussex District Plan which includes both Chanctonbury Road allotments and Gatehouse Lane allotments is in the examination stage and if agreed will be formally adopted in 2025.

The communal shed at Povey's close allotments was replaced on 23rd May 2024.

Quarterly allotment meetings have been set up with interested parties.

Details of our security codes for all allotments have been provided to South East Ambulance services in case emergency services access is required at the sites. These codes are changed annually or if we have a security breach.

Going forward:

Skips – skips are provided for 5 of our 6 sites in annually in October. This year cost totaled £1800.00 for 2 x 12 yard skips and 3 x 6 yard skips. We received reports from tenants of the skips being used to dispose of waste from offsite but they did not provide evidence which we could take action from. We also found that the skips were overfilled and rubbish was left on the ground next to the skip at 2 sites which we had to clear and dispose of once the skips were removed. Should we review/consider providing this service in the future.

The communal shed at Junction Road allotments is due to be replaced in 2024/25. The current shed is metal and has started to deteriorate as well as the doors being bent and difficult to open.

The parking area at Leylands Road is due to be expanded to allow more cars to park and easier turning.