

ALLOTMENT REPORT

AGENDA ITEM No. 6

MEETING: ENVIRONMENT COMMITTEE
DATE: 27TH MAY 2026
REPORT BY: GROUNDS MAINTENANCE SERVICES CO-ORDINATOR

1.0 Allotment Inspection Reports

Inspection Date – 15th May 2026

AYCLIFFE VILLAGE

CHECKED	ASSESSMENT																								
Grass	Date of cuts: W/E 17/5/26, 3/5/26, 19/4/26																								
Boundaries	OK																								
Access Road	OK																								
Water Supply	OK																								
Litter & Rubbish	Clear																								
Vacant Plots	None																								
Number on waiting list	61																								
Condition of Plots	<p>P = Poor over 50% uncultivated, letter required; M = Monitor; V = Vacant; Vm = Vacant requires GATC maintenance work; U = Under Offer</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.6%;">1a</td> <td style="width: 16.6%;">1b</td> <td style="width: 16.6%;">1c</td> <td style="width: 16.6%;">1d</td> <td style="width: 16.6%;">2a P</td> <td style="width: 16.6%;">2b</td> </tr> <tr> <td>3</td> <td>4a</td> <td>4b</td> <td>5a</td> <td>5b</td> <td>5c</td> </tr> <tr> <td>6a P</td> <td>6b</td> <td>7a</td> <td>7b</td> <td>8</td> <td>9</td> </tr> <tr> <td>10</td> <td>11</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	1a	1b	1c	1d	2a P	2b	3	4a	4b	5a	5b	5c	6a P	6b	7a	7b	8	9	10	11				
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6a P	6b	7a	7b	8	9																				
10	11																								
Other Comments	Nothing to add.																								

BYERLEY PARK

CHECKED	ASSESSMENT																		
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Boundaries	OK																		
Access Road	OK																		
Water Supply	OK																		
Litter & Rubbish	Clear																		
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Other Comments	Nothing to add.																		

FINCHALE ROAD

CHECKED	ASSESSMENT																														
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Boundaries	OK																														
Access Road	OK																														
Water Supply	OK																														
Litter & Rubbish	Clear																														
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Condition of Plots	<p>P = Poor over 50% uncultivated, letter required; M = Monitor; V = Vacant; Vm = Vacant requires GATC maintenance work; U = Under Offer</p> <table> <tr> <td>1a</td> <td>1 P</td> <td>2</td> <td>3</td> <td>4a</td> <td>4b</td> </tr> <tr> <td>5a</td> <td>5b</td> <td>6a</td> <td>6b</td> <td>7a</td> <td>7b</td> </tr> <tr> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> <td>13</td> </tr> <tr> <td>14 P</td> <td>15</td> <td>16</td> <td>17</td> <td>18a</td> <td>18b</td> </tr> <tr> <td>19</td> <td>20</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	1a	1 P	2	3	4a	4b	5a	5b	6a	6b	7a	7b	8	9	10	11	12	13	14 P	15	16	17	18a	18b	19	20				
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CLARENCE CHARE

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Other Comments	Nothing to add.																																																																																																																																																						

2.0 Waiting Lists

- 2.1 There are currently 192 people on the waiting list for an allotment, 95 for a poultry site, 10 for a pigeon plot and 5 for a beekeeping plot. Please note that some people are on the waiting lists for multiple allotment sites, including pigeons, poultry and beekeeping plots.

3.0 St. Oswald's Allotments – Pigeon Plot 5 and 6

- 3.1 Following the surrender of the pigeon plot tenancy, the site has been inspected and found to contain a significant quantity of accumulated mixed nature waste and debris which will require removal before the plot can be safely reused or brought back into an acceptable condition.



- 3.2 Paragraph 6 of the tenancy agreement states: -

“On cancellation or determination of the tenancy all equipment sheds and structures must be removed from the Pigeon Loft Plot by the appropriate determination date. Alternately an agreement may be reached with the incoming tenant where appropriate.”

- 3.3 The waste includes large amounts of timber, broken boarding, metal sheeting, wire mesh, rubble, and general fly-tipped materials spread across the entirety of the plot.
- 3.4 Due to the nature of the waste, clearance will take time, with staff time for removal and site preparation before the plot can be re-let for productive use.
- 3.5 Removal of the waste is necessary not only to improve the appearance of the site, but also to address health and safety concerns, reduce vermin risk, and prevent a further accumulation of allotment waste.
- 3.6 Preliminary estimates suggest that a complete clearance of the site by Council works staff will cost approximately £600 to £800, depending on the final weight and the sorting of mixed materials.
- 3.7 The National Allotment Society were contacted for advice on recovering this cost and their response is copied below:-

“Based on both 3(p) in your pigeon agreement and section 4 of the Allotments Act 1950, I am satisfied that you could claim compensation to cover the additional cost beyond the £100 deposit that it will take for the council to rectify the condition of the plot. I have included the content of section 4 below for your awareness:

Right of landlord of an allotment garden to compensation for deterioration.

- (1) Where the tenant of land let, whether before or after the passing of this Act, on a tenancy for use by the tenant as an allotment garden quits the land on the termination of the tenancy, the landlord shall, notwithstanding any agreement to the contrary, be entitled to recover from the tenant compensation in respect of any deterioration of the land caused by failure of the tenant to maintain it clean and in a good state of cultivation and fertility.*
- (2) The amount of any compensation recoverable under this section shall be the cost, as at the date of the tenant's quitting the land, of making good the deterioration.*
- (3) Where the tenant of land let on a tenancy for use by him as an allotment garden has remained therein during two or more tenancies, his landlord shall not be deprived of his right to compensation under this section in respect of deterioration of the land by reason only that the tenancy during which an act or omission occurred which in whole or in part caused the deterioration was a tenancy other than the tenancy at the termination of which the tenant quits the land.*

You can write to the tenant to ask for them to pay the compensation, and you can make it clear in the letter/email that if payment is not received, the council will seek to take the claim to small claims court. If you do have to escalate the matter, hopefully you have a photo of the plot when it was let to use as a comparison. It is not necessary but would really help the claim.”

3.8 Members are asked to agree to officers seeking to recover the costs for clearance of the pigeon plot from the outgoing tenant.

4.0 Avian Flu

4.1 Avian flu remains a highly dynamic situation, and its prevalence can change over time.

4.2 Birds can now be kept outside unless they are in a protection zone or captive bird monitoring (controlled) zone.

5.0 Recommendations

5.1 It is recommended that Members:-

- i. Receive the report,
- ii. Authorise officers to seek to recover the costs for the clearance of the pigeon plot from the outgoing tenant.

Lee Williams
Grounds Maintenance Services Coordinator