



Allotment Report

1.0 Introduction

1.1 Wroughton Parish Council have been approached by an individual enquiring about renting an area of the allotment site for the use of an outdoor child nursery. A copy of the business plan appears as appendix A.

1.2 The allotments at Moormead Road are statutory allotments as the land was purchased by Wiltshire County Council specifically for the purpose of leasing it to the parish council for the provision of allotments. Statutory allotment land cannot be appropriated to another purpose without the consent of the secretary of state.

2.0 Report Details

2.1 The Administration Officer sought advice from Swindon Borough Council regarding the sub-letting of an area of the allotment land to a business. The property officer advised Wroughton Parish Council to seek independent legal advice.

2.2 The allotment site has available plots which would be suitable in principal for the outdoor child nursery. However, the plot would not be compatible with the existing allotment agreements and would require a contract specific to the allocated site.

2.3 Option 2 in the business plan (Appendix A) would be the preferred situation. This option identifies the nursery site potentially being in use between 9am - 3pm Monday, Wednesday and Friday with a view to alternative sites being visited during the other days.

2.4 Wellers Law Group quoted £100.00 for reviewing the lease and providing legal advice.

2.5 Current tenancy occupation rate for the site is 87.28% and will almost certainly decrease further in April 2019 based on termination notifications received and there being no allotment plot waiting list.

3.0 Recommendations

3.1 That Wroughton Parish Council obtain legal advice from Wellers Law Group for £100.00 to review the possibility of sub-letting allotment land to a business.

3.2 To invite the individual to present the proposal for the outdoor nursery.