

Rent Review

1.0 Introduction

As allotment Invoices are due to be sent out at the start of October, it is now time to review the rent prices which has also been discussed at previous CA/OS meetings. A 12-month notice period is a statutory requirement under the Allotments Act 1922 (as amended by the 1950 Act).

2.0 Report Details

2.1 During the Open Spaces meeting of the 1st August 2023, the following was resolved which is outlined in the minute references below:

OS/ 21.2

Members RESOLVED:

- To provide plotholders with 6 months of free rent from April 2024, and to move the invoicing period to restart yearly with effect from October 2024, in conjunction with a rental increase of 10% from October 2024.
- That the Grounds Manager will include more time for allotment maintenance in the Autumn schedule of work.
- To agree an annual incremental increase in plot holder charges of up to 5% from October 2025 when invoices are sent out, to cover inflationary costs etc.

2.2 If this is agreed now then the Council will be fulfilling the criteria of providing the 12 month statutory period.

2.3 As the rent was increased by 10% last year, a smaller rent increase should be considered which would correlate with the above minute reference. This is in line with increasing water utility costs and to account for an additional skip. These costs amount to more than ONS inflationary figures.

2.4 Plot holders were informed of the rental increases on 16th August 2023 which included the incremental increases from October 2025.

3.0 Recommendations

3.1 To increase the rent by 5% in October 2025. Tenants will also be informed that rent will be increased by another 5% in October 2026 which will fulfil the statutory requirement of giving 12 months' notice.

3.2 Allotment holders will be notified at the next Annual Allotments Holders meeting which is on the 29th September. In addition, it will also be stated on the Wroughton Allotments Facebook page and they will be notified via email.