



MINUTES
ANNUAL GENERAL MEETING
Saturday 1st November 2025

Present

Peter Dennison (Chair)
Mark Jones (secretary)
Elizabeth Kershaw (Treasurer)
Seb Ansty
Dru Lyle
Liz Jones
Steve Kershaw
James Palmer
Sarah Palmer
Rita Farrin

1. The Chairman opened the meeting.
2. The minutes of the AGM held 23/11/2024 were previously agreed by the committee.
3. No actions specific outstanding from previous AGM. There are a number of 'rolling items' to be considered through the year.
4. The Chairman presented his report, attached as Appendix 1.
5. The treasurer presented her report, attached as appendix 2. We anticipate a significant water bill for 2025 due to both leaking taps and an extended dry spell. There are sufficient funds to cover this. Taps are now off and the meter reading has been submitted. Accounts were agreed & seconded.
6. Elizabeth has resigned as treasurer and she and Steve will be vacating their plot from the end of 2025. *Thanks to Elizabeth for her work as treasurer.*
7. The committee resigned and some were re-elected. There were no new nominations for Chairman so Peter Dennison was re-elected. James Palmer has re-taken his prior role as treasurer. Sarah Palmer was nominated to the committee.

2026 committee:

Peter Dennison (chairman)
Mark Jones (secretary)
James Palmer (treasurer)
Dru Lyle
Seb Ansty
Sarah Palmer

A special note of appreciation as given the Chris Rigden for his comprehensive input to technical queries.

8. It was agreed to modestly raise plot fees to £66 per plot, £33 for a half plot. It was noted that this is significantly cheaper than other allotments. All 2025 fees have been paid.
9. In addition to Elizabeth & Steve (plot 12), we received terminations from Charles (Plot 17) and Chris/Maria (Plot 25B). These plots have been taken, leaving 4 people on the waiting list. Nobody is aware of any pending departures, but these may arise when bills are sent out.
10. Site maintenance is one of the rolling items, put on hold pending lease renewal. It is noted that some posts are loose, rabbits are making their way in through the fence and the main gate is rotting. The Parish Council will assist in applying for a grant to cover this work; given the Fiscal year end is April, we need to put our application in by March – A walk-around meeting/evaluation is planned for 7th February 2026, to coincide with our spring committee meeting .

Please can individual plot-holders advise any signs of damage or wear to fences or the plot itself.

Rabbits continue to present a problem, partly because they are returning from their holiday on the common. Seb has agreed to take them further, into Oakhanger if circumstances allow.

Specifically a question around livestock (chickens) was raised, The constitution does allow for chickens, but the issue of vermin was raised. In conclusion, chickens are permissible, but the plot-holder must take serious precautions around rat infestation, and ensure that neighbouring plots are unaffected.

On individual sites, there continues to be some plot creep; this is particularly important on the left-hand site, where it impedes access to fencing and potentially puts added pressure on fences. The February walk-around will note offending plots who will be contacted individually.

11. A new lease has now been agreed & signed for a period of 3 years.

The question of shed sizes was raised. The 4 X 6 rule was created on founding the constitution, partly to prevent neighbouring plots from being over-shadowed. This is still considered reasonable, but some flexibility may be possible on a case-by-case basis.

12. In AOB, the issue of rubbish on site was raised. This comes in 3 categories:

- i. Individual plots. Individual plot holders must be sure to remove all rubbish from site – including damaged sheds, composters etc, as these are unsightly, potentially problematic to neighbours and provide a home for rodents.
- ii. The aluminium bin – The grey bin near the gate is for aluminium only (Cans/foil etc), ***please don't use it for rubbish.***
- iii. Swap Zone – is gradually taking off, feel free to leave your excess and take whatever you might need. ***However, if your excess remains for more than 3 weeks, please remove and dispose of it.***

And finally, water. Thanks to Charlie for his assistance in repairing the far tap. No reported further leaks. The water has now been turned off and readings submitted; we need to contact the provider to replace the stop-cock lever – Pam has initiated contact, awaiting further action.