

Allotments Rents and Water Charges for September 2025 with notice given to tenants in September 2024

Band title	Accessible Plot	Band A - Mini		Band B - Small		Band C - Medium		Band D - Large		Band E		Band F		Band G		Band G)	
Existing Band Sizes	New Band	0-74m2		75-150m2		151-224m2		225-351m2		352-450m2		451-550m2		New Band		703-1,000m2	
New Band Sizes	0 - 8m2	0-74m2		75-149m2		150-224m2		225-349m2		350-449m2		450-549m2		550-699m2		700-999m2	
	Discounted	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount	Standard	50% Discount
Proposed Rates																	
Annual rent with water charge (sites with water)	£30.00	£72.00	£36.00	£89.00	£44.50	£156.00	£78.00	£178.00	£89.00	£249.00	£124.50	£311.00	£155.50	£389.00	£194.50	£528.00	£264.00
Weekly rent with water charge	£0.58	£1.38	£0.69	£1.71	£0.86	£3.00	£1.50	£3.42	£1.71	£4.79	£2.39	£5.98	£2.99	£7.48	£3.74	£10.15	£5.08
Annual rent without water	£25.00	£64.00	£32.00	£79.00	£39.50	£141.00	£70.50	£158.00	£79.00	£224.00	£112.00	£281.00	£140.50	£354.00	£177.00	£488.00	£244.00
Tenants																	
Number of BCC tenants January 2024 (excluding collectives / community)	0	309	3	1914	343	667	222	473	201	14	7	2	1	0	0	1	2
Collective / community group discount	0	0	0	0	15	0	16	0	17	0	5	0	0	0	0	0	4
Current Rates																	
Current annual rent (combined Rent and water charges)	NA	£30.00	NA	£50.00	£25.00	£70.00	£35.00	£85.00	£42.50	£150.00	£75.00	£165.00	£82.50	NA	NA	£305.00	£152.00
Weekly combined rent	NA	£0.58	NA	£0.96	£0.48	£1.35	£0.67	£1.63	£0.82	£2.88	£1.44	£3.17	£1.59	NA	NA	£5.87	£2.92

Discounts from Sept 25 with notice given to tenants in September 2024

The proposal expands the eligibility of a 50% discount to those who receive any aspect of Universal Credit and Pension Credit. Currently this is offered only to those receiving Housing Benefit or a Council Tax reduction.

To encourage collective (community) food growing groups we offer a 50% discount on rent providing they are making a positive social value contribution to disadvantaged groups through food growing activities.

Long tenant service concession (discontinued in 2017/18 so is not applicable for new applicants) – 50% over 25 years, 100% over 50 years

Volunteer Site Representative discount – 100% on one plot (largest plot) pro rata

Flood/Marginal discount – up to 50% for plots that temporarily flood or where growing area is compromised by trees, shade etc. At Allotment Service' discretion.

Plot Condition Discount – up to 50% discount may be offered to new tenants taking on overgrown plots over 1 or 2 years depending on condition. At Allotment Service' discretion.

Notes

£15 Application fee is applied at the start of a new tenancy to cover administration costs.

Rates: Plots in excess of Band H - 999m2 will additionally pay pro-rata of the Band H rate for the m2 in excess of 999m2

There are a number of collective / community groups on Farm Business Tenancies (FBT) who enjoy the services of water usage and the site infrastructure of the allotment site. Many of the tenancies are due for a rent review. To be consistent with those of an allotment tenancy, the same or similar rents and charges should apply to their FBTs or they should transfer to an allotment tenancy.

Tenants will have the option to pay the annual allotment rent by Direct Debit on a quarterly or monthly basis from September 2025.

Only one type of discount can be claimed at any one time

Cost comparison: Household Expenditures

Food - vegetables Office for National Statistic financial year ending 2022 - components of household expenditure per week: fresh veg £8.40, dried veg £0.10, preserved/processed veg £2.00, potatoes £0.60, tubers / tuber veg £1.90 total £13/week

Recreation - gardening Office for National Statistic financial year ending 2022 - components of household expenditure per week: purchase of plants, flowers, seeds, fertilisers and insecticides total £3.40/week

Recreation - sports Office for National Statistic financial year ending 2022 - components household expenditure per week; sports admissions, subscriptions (some), leisure classes and equipment hire total £5.60/week

Cost comparison: Local Recreational Activities									
Activity per session cost	Adult Swim	Gym Visit	Aerobics Class	Group Cycling	Circuits	Dance Fitness	Yoga	Pilates	5-a-side Football - 3G pitch
Everyone Active - Horfield Sports Centre and Bristol Parks Tennis	£6.10	£8.50	£6.70	£7.70	£6.85	£6.70	£9.20	£9.20	£4.58

Comparison Summary - Allotment April 2023

As advertised on websites or via enquiry. No inflation added to comparators, but allowance for water charges added where applicable.

Rates are full cost (not discounted).

	Bristol		Other Local Authorities					
	Existing Rate	Rate from April 2026	Bath & North East Somerset (Sept 2024 rate)	Plymouth	Nottingham*	Brighton & Hove	Birmingham	Sheffield (April 2024 rate)
Accessible Plot	NA	£30						
Mini Plot 0-74m2	£30	£72	£39 (£43)	£98	£38	£27	£60	£45 (£47)
Small Plot ** 75-150m2	£50	£89	£86 (£93)	£98	£80	£54	£74	£92 (£97)
Medium Plot 151-224m2	£70	£156	£134 (£143)	£192	£121	£81	£110	£130 (£137)
Large Plot *** 225-351m2	£85	£178	£212 (£227)	£192	£178	£126	£134	£182 (£192)
Age or low income discounts available	50%	50%	Yes	No	25-50%	25%	50%	25-75%

* Water service charge included at 30% of base rental unless otherwise stated by the authority. Where an authority charges by £ per m2 the mid-point dimension in the BCC plot size band is used to calculate the fee

** Bristol CC most popular plot size at 52%

*** Allotments Act standard size plot of 250m2 included in this band