



# Communities Scrutiny Commission

## Allotment Briefing

[www.bristol.gov.uk](http://www.bristol.gov.uk)

# Current Allotment Fee Structure

Accessible Plot	Band A 0-74m <sup>2</sup>	Band B 75-149m <sup>2</sup>	Band C 150-224m <sup>2</sup>	Band D 225-349m <sup>2</sup>	Band E 350-449m <sup>2</sup>	Band F 450-540m <sup>2</sup> or above
N/A	£30	£50	£70	£85	£150	£165

£15 application fee is currently applied at the start of a new tenancy to cover administration cost

*A range of Concessions and Discounts are applicable – please see slide 6*

# Current Income and Required Expenditure

Item	Cost
Parks staff - Allotments Officer x 2, Allotment Manager, and supporting Parks Technical Officers	£187K
Support Costs – Central Support, ICT, Office, Consumables, Admin, transport	£32K
Buildings and Infrastructure – annual maintenance, cyclical replacement of water infrastructure, compliance checks	£301K
Utilities	£41K
Grounds maintenance inc tree works	£41K
Waste clearance and pest control	£31K
Corporate Income Target **	£55K
<b>Total cost estimate</b>	<b>£688K</b>
<b>Income from food growing assets 2022/23</b>	<b>£286K</b>
<b>Difference –</b>	<b>£402K</b>

\*\*Full Council decision on 2<sup>nd</sup> March 2022 agreed to an annual revenue budget saving of £55K for allotments

# Buildings and Infrastructure Annual Maintenance Budget Estimate for Allotments and Smallholdings

The below extract is a breakdown of the estimated annual cost required to manage and maintain the allotment and smallholdings buildings and infrastructure.

## Buildings and Infrastructure Budget Estimate - Allotments and Smallholdings

Buildings & infrastructure – ad-hoc maintenance	£44,856
Buildings & Infrastructure - annualised cyclical replacement/maintenance over 15yrs	£233,196
Statutory Compliance Checks	£23,040
<b>Buildings and infrastructure cost sub-total</b>	<b>£301,092</b>

# Proposed Fee Structure

## Proposed Total Combined Rent - including water charge (This only applies to sites with water)

Accessible Plot	Band A - Mini		Band B - Small		Band C - Medium		Band D - Large		Band E		Band F		Band G		Band H	
0 - 8m2	0-74m2		75-149m2		150-224m2		225-349m2		350-449m2		450-549m2		550-699m2		700-999m2	
Discounted	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount
£30	£72	£36	£89	£44.5	£156	£78	£178	£89	£249	£124.5	£311	£155.5	£389	£194.5	£528	£264

Plots 1,000m2 or above will be charged additionally as pro-rata of Band H

## Plot Size Land Area only

Accessible Plot	Band A - Mini		Band B - Small		Band C - Medium		Band D - Large		Band E		Band F		Band G		Band H	
0 - 8m2	0-74m2		75-149m2		150-224m2		225-349m2		350-449m2		450-549m2		550-699m2		700-999m2	
Discounted	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount	Full	Group/ Benefits Discount
£25	£64	£32	£79	£39.5	£141	£70.5	£158	£79	£224	£112	£281	£140.5	£354	£177	£488	£244

Plots 1,000m2 or above will be charged additionally as pro-rata of Band H

# Concessions and Discounts Offered

## Concessions and Discounts currently offered

Income based discounts – 50% discount on one plot, offered to tenants in receipt of Council Tax Reduction or Housing Benefit (see below)

Flood/Marginal discount – up to 50% for plots that temporarily flood, or growing area is compromised by trees etc.

Plot Condition Discount – up to 50% may be offered to new tenants taking on overgrown plots over 1 or 2 years depending on condition

Collective, CIC, or community group discount – 50% discount for group activities that add social value

Site representative discount – 100% on one plot (largest plot)

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

## Proposed Concessions and Discounts

Continue to offer the concessions and discounts above, but expand the **Income based discount** to include any tenant in receipt of Universal Credit or Pension Credit benefits – 50% discount for one plot.

Direct Debit options – tenants will be able to pay rent by Direct Debit in quarterly or monthly instalments

# Summary of Income and Required Expenditure for New Fee Structure

Item	Cost
Parks staff - Allotments Officer x 2, Allotment Manager, and supporting Parks Technical Officers	£187K
Support Costs – Central Support, ICT, Office, Consumables, Admin, transport	£32K
Buildings and Infrastructure – annual maintenance, cyclical replacement of water infrastructure, compliance checks	£301K
Utilities	£41K
Grounds maintenance inc tree works	£41K
Waste clearance and pest control	£31K
Corporate Income Target**	£55K
<b>Total cost estimate</b>	<b>£688K</b>
<b>Est income 2025/26 with additional proposed allotment rents and water service fees</b>	<b>£389K</b>
<b>Difference</b>	<b>£299k</b>

\*\*Full Council decision on 2<sup>nd</sup> March 2022 agreed to an annual revenue budget saving of £55K for allotments

# Bench Marking

## Comparison Summary - Allotment Rents 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	Proposed Rate	Bath & North East Somerset ( Sept 2024 rent)	Plymouth	Nottingham*	Brighton & Hove	Birmingham	Sheffield (April 2024 rent)
<b>Accessible Plot</b>	NA	£30						
<b>Mini Plot</b>	£30	£72	£39 (£43)	£98	£38	£27	£60	£45 (£47)
<b>Small Plot **</b>	£50	£89	£86 (£93)	£98	£80	£54	£74	£92 (£97)
<b>Medium Plot</b>	£70	£156	£134 (143)	£192	£121	£81	£110	£130 (137)
<b>Large Plot ***</b>	£85	£178	£212 (£227)	£192	£178	£126	£134	£182 (£192)
<b>Age or low income discounts available</b>	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

	Existing Size Band - m2
<b>Accessible plot</b>	NA
<b>Mini Plot</b>	0-74
<b>Small Plot **</b>	75-150
<b>Medium Plot</b>	151-224
<b>Large Plot ***</b>	225-351

**Please Note:** Since carrying out the bench marking exercise, we are aware that some of the above authorities have further increased their rents by inflation and that they will increase their rents again prior to our rents coming into effect in April 2025.



# Questions