

Newcastle-under-Lyme Borough Council

Briefing Paper to Chair of Silverdale Parish Council

Allotment Provision in the Parish of Silverdale

**Draft Initial Response to Questions Raised by Silverdale Parish Council
17th September 2013**

NB – this is a working document which will be updated as work progresses on completing responses to the questions raised. The information provided is for guidance only at this stage and may be subject to change and clarification as work progresses.

Question	The Acre	Park Road	Comment
Do you have the historical records relating to the land?	NuLBC holds freehold title to the land and a copy of the agreement between the Trustees of the Silverdale Trust Lands and the Mayor Aldermen and Burgesses of the Borough of Newcastle-under-Lyme	NuLBC holds freehold title to the land	No further relevant documents revealed as part of this process
Are the sites statutory or temporary as defined under the Allotments Act?	Legal advice suggests site will be defined as statutory due to length of time it has been used for provision of allotments	Legal advice suggests site will be defined as statutory due to length of time it has been used for provision of allotments	
Are there any maps or quality survey or similar assessment of the state/value/liabilities of these land assets including any utility services running nearby, watercourses or any environmental/habitat assessment?	Draft plans prepared. Public rights of way exist on the west and south tracks. Water supply with 9 recorded	Draft plans prepared. No public rights of way. Water supply with 5 recorded standpipes	No further relevant information to be added

	standpipes.		
What are the conditions of tenancy for ploholders – in particular, the tenancy at the Acre that include livestock?	Copy of current tenancy agreement provided	Copy of current tenancy agreement provided	
What is the current annual expenditure on these sites – including staff and other resources?	2012/13 Water = £2400 Repairs = £1950 Removal of waste (skip hire – discretionary) = £750 Total = £5100 Other work carried out by Streetscene (tree/hedge pruning, weedkilling etc) – approx. 110 hours	2012/13 Water = £150 Repairs = £750 Total = £900 Other work carried out by Streetscene (tree/hedge pruning, weedkilling etc) – approx. 40 hours	Staff costs not included as this will not be incurred by parish council However an estimate of hours spent provided. It is assumed that the parish council could source a local provider for grounds maintenance work at a lower cost than NuLBC – see schedule below table
What is the current annual income generated from the individual allotment sites?	£2761 in 2012/13	£1410 in 2012/13	
What commitments have been made to tenants/site associations in terms of expenditure, rent levels, investment and administration/management?	New gate ordered for south east of site. Potential community garden to be funded by group on plot beside car park. No other commitments	Remedial work in progress to tidy up tip area. Number system for plots being considered. No other commitments	
Is there a current listing of rules and regulations (terms and conditions of tenancy)?	Copy of current tenancy agreement provided	Copy of current tenancy agreement provided	
*At the Acre – has there been any inspection of the livestock and associated issues? (animal welfare/bio-	See response from Environmental Health team	N/A	

security/disposal of fallen livestock/animal passport or movement licences)	below table		
Are there any encumbrances, wayleaves, restrictive covenants or other restrictions/obligations associated with the sites or allotment obligations?	No restrictions other than those in title documents and tenancy agreements	No restrictions other than those in title documents and tenancy agreements	No further information revealed during process
Number of plots on each site?	69	41	
Number of plots let?	58	35	11 plots not let on the Acre, 6 not let on Park Road
Number of plots where non-cultivation/notice to quit served?	10	10	
Number of people on waiting list?	41	30	
Number of parishioners who hold a plot?	18	21	
Number of non-parishioners who hold a plot?	40	19	
Number of parishioners on waiting list?	6	7	
Number of allotments required to serve parish?			Dependent on good practice guidance
Existing demand (number of parishioners who hold a plot or are on the waiting list)?	24	28	54 plots required to service current demand in parish (2 parishioners hold plots on other NuLBC sites, no parishioners on the waiting lists)
What would Newcastle Borough Council charge to maintain the allotments?	Quotation can be supplied if required but likely to be more expensive than local	Quotation can be supplied if required but likely to be more expensive	

	provider	than local provider	
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*At the Acre – has there been any inspection of the livestock and associated issues? (animal welfare/bio-security/disposal of fallen livestock/animal passport or movement licences)

Whilst Environmental Health may periodically need to become involved with nuisance issues (flies, odour, noise etc) from animals, the welfare of 'stock' is generally a matter for **Staffs County Council Animal Health Team**, who administer registration & licensing requirements.

NuLBC has undertaken pest control treatments (rats) which may be indirectly linked to livestock on site, but are not aware of welfare complaints, or suggestions that the animals posed a statutory nuisance.

Through joint projects with Staffs County NuLBC offer general advice for those considering or operating smallholdings on our website at: http://www.newcastle-staffs.gov.uk/environment_content.asp?id=SX7896-A7813282&cat=1512 . You may want to offer the relevant information sheets to the plot holders

To follow this up with Animal Health contact: 01785 277875 or email animal.health@staffordshire.gov.uk

Schedule of Works undertaken by Streetscene

Grass cutting

Hedge trimming

Tree pruning

Plot strimming/cultivation

Weed killing

Waste/fly tipping removal

Path repairs

The Acre – approx. 110 man hours per annum

Park Road – approx. 40 man hours per annum

(Approx 4 weeks work in total per annum)