

North Outfall Allotment Association

AGM

7th October 2019

7.30pm Bilton Cricket Club

40 Attendee's

Apologies

Andy Nicholls Nicola Wood

Minutes of the last AGM 29th October 2018

The minutes of the last meeting were accepted as a true record.

Proposed by Robin Adderley. Seconded by Mark Nicholls

Matters arising –

- A) Hosepipes/sprinklers – voluntary payments and current arrangements are to remain in place but to be reviewed at 2020 AGM.

Proposed by Michelle Depledge. Seconded by James Nicholls

- B) Tenancy Agreement Amendment – to be discussed as a separate item below.

Chairman's Report

Thanked Judi Popplewell for her hard work during her tenure and thanked Michelle Depledge for taking over the role of Secretary.

Highlighted the email issues that have occurred and again apologised to everyone for not using blind copy facility in an email previously sent during Summer and explained this was in error and certainly not intentional.

Stated site had been very fortunate to win again the HDAF Edgar Schbley shield especially with some of the problem plots we currently have on site and explained that he had chased up some of the plot holders due to disappointing inaction however those that did help to tidy up problem areas he offered his thanks.

Stated it was a shame that NOAA was under-represented in some of the categories however there were some worthy winners namely-

Fiona Walker

Heather Adderley

Madeline Bell

Apologies were offered for those he missed.

Thanked Gary Sibson for organising the free woodchip.

Thanked Fiona Walker for the cutting of the grass and the numerous other jobs of tidying the site that she does.

Encouraged everyone to participate in the upcoming Bonfire night and show the site the support that was sadly lacking for the Summer BBQ as all funds raised are to go towards the community shed.

The plan is to build a community shed with a veranda in the BBQ area of the site to make it easier to hold social events and this got off to a great start with the open morning organised by Gary and Fiona.

Stated that one of the reasons for joining the committee was to help secure local green space status for the site in the local plan and he was pleased to say that the local plan is now through it's final round of public consultation and the site is designated as local green space. HBC is currently looking at any modifications necessary from the consultation for the planning inspector to consider who will then publish a report which is anticipated to be adopted towards the end of the year.

Having checked the latest proposed updates the only reference to local green space amount to semantics which have no effect whatsoever on local green space status.he has therefore concluded the need for his committee membership and announced his standing down from both the committee and his position as a trustee

Treasurer's Report

Signed and audited copies of accounts distributed.

No questions were raised.

Rent is to increase in line with inflation and so new fees are -

Full plot £70.00

Three quarter plot £56.00

Half plot £42.00

Quarter plot £28.00

Included in this amount is the sum of £14.00 for the maintenance of the site.

Thanks' were given to Mr Andrew Ferguson for doing the official audit.

Membership Secretary's report

Information given by James Nicholls in the absence of Andy Nicholls.

Andy Nicholls has stood down as Membership Secretary.

There are currently 76 plots on site with 29 people on waiting list and 3 other names to be added.

Website update Web Administration Report

Email issue is hopefully resolved, and email recipients should now all be up to date.

Website will be maintained more thoroughly over next year.

Presentation of the Bill Lodge Trophy

The trophy, judged by the HDAF, was presented to Fiona Walker, who won best plot on the NOAA site as a result of being best plot in Harrogate for the 6th year running.

In second place was Lyn Carling.

In third place was Janet Wilcox

Proposed Amendments to the Constitution

There is no mention of the Trustees in the constitution although it's they who are responsible to HBC through the overarching Tenancy Agreement therefore for all intent and purposes the Trustees effectively delegate the day to day management of the allotment site to the committee therefore the following amendments are proposed:-

Re-number clause no 5 to 5(a) and insert a new clause 5(b) to read 'The Trustees delegate the day to day management of the allotment site to the committee the latter shall be answerable to the former as it is they who are responsible to Harrogate Borough Council through the overarching Tenancy Agreement for the allotment site.

Prop. Peter Sanderson 2nd Judy Popplewell. Motion carried.

Clause 7 should omit 'or such other persons as the committee may admit to membership' as this is open ended and there is no mechanism for the "other persons" to be officially registered.

Prop. Lawrence Rule 2nd Gary Sibson Motion carried.

Add clause 9(d) to say @non-compliance with the Tenancy Agreement clauses 5, 6 and 10 "which are paraphrased; keeping their plot in good order etc not causing any nuisance to other plot holders and not using firearms on the allotments respectively.

Prop. Fiona Walker 2nd Lawrence Rule Motion carried.

Add clause 10 (d) to read "for the purposes of the constitution a 'plot' may be a full, three quarter, half or quarter plot."

Prop. Judy Popplewell 2nd Heather Adderley Motion carried.

Combine clauses 11 and 12 into 11(a), 11(b) and add 11(c). Clause 11(a) to be a new clause and to read "the Trustees hold the responsibility to Harrogate Borough Council through the overarching Tenancy agreement for the allotment site"

Therefore clause 11 would become 11(b) and clause 12 would become 11(c).

Prop. Scott Turner 2nd Peter Sanderson Motion carried

Re-number the subsequent clauses accordingly.

Add clause 12(b), clause 13 therefore becoming clause 12(a). Clause 12(b) to read "If Trustees are not members of the committee of management they shall be invited to committee meetings and have a vote at those meetings as if they were full members of the committee of management"

Prop. Peter Sanderson 2nd Gary Sibson Motion carried.

Clause 14 (to become clause 13) to include election of Trustees and read "The Committee of Management, Trustees and Auditor will be elected etc etc " word 'Household' to be omitted.

Prop. Michelle Depledge 2nd Lawrence Rule Motion carried.

Add a new clause 14 to read "Only one person from any plot (i.e tenant or registered helper) or household unless that household occupy more than one plot shall be allowed to stand for election to or sit on the Committee of Management"

Prop. Fiona Walker 2nd Robin Adderley Motion carried.

Omit clause 16 as we do not have a President or Honorary Vice President.

Prop. Ray Gowton 2nd Robin Adderley Motion carried.

Clause 17 (to become clause 16) add a final sentence "Minutes of meetings of the committee of management shall be circulated to the membership and trustees"

Prop. Fiona Walker 2nd Gary Sibson Motion carried.

Clause 44 should be amended so that only one member per plot has a vote at AGMs and should therefore read "One member per plot present at a General Meeting and otherwise not

disqualified shall have one vote” it was however agreed that any existing joint tenants could both vote if they attended the AGM.

Prop. Andy Baugh 2nd Gary Sibson Motion carried.

Paragraph 2 of clause 47 should be amended to add a second sentence to read “Any arbitrator shall not be a member of North Outfall Allotment Association”

Prop. Fiona Walker 2nd Heather Adderley Motion carried.

Clause 49 should be amended to read “The Constitution may be amended by resolution of a straight majority of those attending a General Meeting.”

Prop. Scott Turner 2nd Mark Nicholls Motion carried.

Proposed Amendments to the Tenancy Agreement

Clause 5 “The tenant shall maintain the allotment plot in good condition, clean and in a good state of cultivation and fertility”

If a tenant is temporarily unable to maintain the plot to the required standard for any reason (e.g. illness, injury or work/family issues or commitments) the secretary must be informed as soon as possible. An estimate of how long the inability to comply is likely to last should be provided. If in the opinion of the committee an allotment plot is not up to the required standard and no notification has been given to the secretary, the tenant will be advised verbally that the plot must be brought up to required standard within 14 days. If at the end of that period, the required standard has not been reached the tenant will be advised by letter that the plot must be brought up to the required standard within 14 days of the letter.

A final letter will result in the termination of the tenancy with immediate effect.

All warnings last 3 years, an official record of verbal warnings shall be kept and tenants notified

Ken Lowther suggested that if a warning notice is issued that the proviso that the tenant concerned be offered to reduce the plot size be included and it was agreed this could be done verbally at the same time as initial warning.

Prop. Lee Depledge 2nd Gary Sibson Motion carried.

Plot holders are to be encouraged to keep committee informed of any problems

Election of Officers and Committee

The Trustees of NOAA are

Peter Sanderson Prop. Heather Adderley 2nd.Lawrence Rule - Carried

Fiona Walker Prop. Gary Sibson 2nd Mark Nicholls - Carried

Gary Sibson Prop. Judy Popplewell 2nd Peter Sanderson – Carried

Your elected committee for next year:

Fiona Walker Chairman Prop. Robin Adderley 2nd Gary Sibson - Carried

Lee Depledge Vice Chairman Prop. Fiona Walker - Carried

Gary Sibson Membership Secretary Prop. Ray Gowton 2nd James Sibson - Carried

Michelle Depledge Secretary Prop. Gary Sibson 2nd Judy Popplewell - Carried

Scot Turner Web Administration Prop.Madeline Bell 2nd James Nicholls – Carried

Ken Lowther Treasurer Prop.Fiona Walker 2nd Gary Sibson – Carried

Georgia Wilson Committee Member Prop. James Nicholls 2nd Fiona Walker - Carried

Robin Adderley Committee Member Prop. Heather Adderley 2nd Lee Depledge - Carried

James Nicholls Mr Muck Prop.Scott Turner 2nd Robin Adderley

Any other business

Water is to be turned off after the burn weekend making the date Monday 4th of November 2019.

Peter Sanderson reminded tenants new and old of the seed scheme available with 50% savings to be made.

James Nicholls asked that he be emailed if anyone requires Manure and asked if a poster could be put up on community notice board and also on website.

Fiona Walker and Alan Jacques both gave a vote of thanks to David Gelder the out going Chairman with Fiona thanking him for all the hard work both he and Fran had put in over the last three years and also for putting up with all the committee meetings they had kindly hosted over that period.

Fiona reminded everyone that the goal of the Open day and the upcoming Bonfire night was to achieve enough funds for a community shed to promote the socialising and awareness of the public and plot holders to just what a fantastic place we had at North Outfall and raised that the cut off point for plot rent was the end of October.

Meeting closed at 9.00PM.