



Annual General Meeting Minutes

18 May 2025

Apologies received

Margaret Turner, Karen Scadeng, Annette Caine, Joanne Jeyaratnam, Sarah Galpin, Jane Sheldon, Jane Bryan Brown.

Chairs Annual Review

The year started for the new committee with the flooding of some plots. Water issues have been a recurring topic throughout the year, and each time the problems have been the fault of the builders.

Thanks go to the previous committee for the handovers and support in our first year as a new committee.

The highlight of the year was the well-attended BBQ. Many thanks to the volunteers who made it possible.

The low point of the year was the site break-in in October. 18 sheds and the shop were targeted, and the damage was heartbreaking to see. All of our petrol-powered tools, apart from the lawnmower, were stolen.

After piecing together what had gone missing and sourcing replacement values, the insurance paid out. We are now starting to replace some of the equipment and looking at ways to secure our new purchases.

On-site notices will be put on the noticeboards in the car park and toilet; we will no longer put notices up in the shop window.

The chair thanked a few people who give their time to our allotment site and have quietly gone about helping us:

- Margaret Turner, who kindly offered to keep our toilet facilities clean and stocked with the necessary sundries.
- Peter Kirby and Franklin Boitier, who have helped behind the scenes with hedge trimming and a variety of other tasks and improvements.
- Stuart Mulholland for patching up the fence and hoardings with the building site
- John Payne for his continued help with plumbing, DIY and gardening machinery know-how.

Approval of the 2024 AGM minutes

The minutes from the 2024 AGM were approved by the members.

Finance Report

The Treasurer presented the association's 2024 income and expenditure breakdown and 2025 forecast.

The members approved the appointment of David Driver as account auditor.

The accounts will be available on request once audited

GDPR policy change

The association's current privacy policy only allows members' personal information to be shared with RBG.

Our National Allotment Society membership fee includes individual plot holders third-party liability insurance, but NAS needs individuals details to arrange this cover.

A motion was posed to allow the Association to share members' details with NAS. The motion was approved. The privacy statement on the website will be updated accordingly.

Changes to the tenancy agreement, constitution and tenancy agreement format

Tenancy agreement

Amendment of clause 4.5 of the tenancy agreement referring to the use of hosepipes. The use of hosepipes in any capacity ceased in August 2022. The following wording was proposed in its place: "The use of hosepipes is not permitted for any purpose." This was approved by the members.

A question was raised as to whether in certain circumstances the use of hosepipes to fill water butts may be permissible, this would prove difficult given that that the dip tanks have all been capped.

Constitution

After further consideration the mention of hosepipes will remain in clause 6.1 c of the constitution.

Tenancy agreement format

A new tenancy agreement format has been introduced. The clauses remain the same but the format has been amended to make clearer the parties to the agreement and their respective signatures.

Site Manager's report

Site security

We have faced some security challenges this year with the break-in, unauthorised children accessing and wandering around the site, damage to the fence and hoardings with the development and the entry of unauthorised tree surgeons. Please be wary of anyone hanging around our gates.

Path and hedge maintenance

As well as ongoing plot inspections, focus this year will be on reinstating paths, path maintenance and hedge maintenance. All plot holders are responsible for the paths on at least two of their boundaries.

Our boundary and the foxes

The foxes have created access points by digging under our fence line. Please do your best to block them with a log or other suitable item.

Water

Whilst water is essential for growing, our water rates have gone up 29.5% this year so please water wisely and collect as much rain water as possible.

Water meter readings are being taken every month to avoid estimated bills especially in the winter when our water is off.

Dumping of rubbish, weeds, tree and hedge prunings

Dumping of rubbish continues to be an issue and is unacceptable.

Weeds, tree and hedge prunings must be burned on member's plots, taken home or to the council's waste disposal centre. Other rubbish must be removed from site and disposed of at home or taken to the council's waste disposal centre.

A discussion around the provision of skips took place, a variety of opinions were heard. The Committee will discuss the subject again.

It was suggested that the shop might sell incinerator bins at cost price.

Membership Secretary's report

The Membership Secretary presented a breakdown of plot movement over the past year.

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|---|-----|
| Vacant plots from prior year | 8 |
| Leavers during 2024-2025 | 6 |
| Non renewals Apr 25 | 9 |
| Vacant Plots unfit to be let just yet | 5 |
| Total no of plots ready to let Apr 2025 | 18 |
| Plots let so far in 2025 | 8 |
| Current number of members | 101 |
| Number of people on the waiting list | 27 |

New tenants will now sign their tenancy agreement in person with a copy for the tenant and a copy for the association.

The waiting list is open and filling up.

Facebook

Members were reminded that the KPAA Facebook group is only subscribed to by approximately 50% of members and should only be used for informal chats.

Any communication to the committee should be via the KPAA email address.

Shop Report

Thanks were given to Franklin Boitier for managing the shop until August 2024. Since then, the committee has been running the shop.

Volunteers to man the shop on Saturday or Sunday mornings would be appreciated.

Thanks were given to the volunteers who helped to unload the delivery of compost and manure in February.

New and ongoing initiatives, proposed purchases and events

Greenwich Builds and Durkan

A meeting is planned with Greenwich Builds and Durkan to discuss the Social Value Fund benefits for the allotment and to obtain the spec for the new fencing from the energy centre to our entrance gate.

Dependent on the outcome of the meeting, the long-term project of installing more dip tanks will be costed as some plots are poorly served.

New Marquee

Funds permitting the committee is proposing to purchase a new marquee as the existing one is not fit for purpose when it rains.

Tree surgery

The committee has asked our tree surgeons for a one-off quote for a boundary hedge trim. If the quote is affordable, this will be arranged. Thereafter plot holders will be responsible for maintenance with help from work parties for the out of reach branches.

The committee plans to purchase manual tools to keep the boundary hedges maintained. Work parties will be arranged from the beginning of September and all plot holders will be expected to take part in the maintenance of our site.

It was noted that any support regarding upkeep of the boundary hedges from Iron Mountain is unlikely to be forthcoming.

Strimmers

A new petrol-powered strimmer has been purchased and will be made available to members shortly.

Members will need to provide and show their own ear defenders and eye protection.

The strimmer will be loaned out in clean condition and will need to be returned in the same condition.

The committee will also be purchasing a wheeled strimmer for those who are unable to use the heavier industrial machine.

A booking system for the strimmers was suggested and the viability of this will be considered.

Equipment security

The committee is investigating ways to protect our equipment, so it is harder to steal.

Water collection tanks

The committee are looking into water collection tanks to harvest the rain water from the shop roof. The subject of asbestos fibre runoff was raised, and the committee will look into this.

Scrap Metal

The site generates a lot of scrap metal. The committee is looking into ways of disposing of it and offsetting the cost of disposal by taking it to a scrap yard.

Monthly coffee mornings

The proposal is to bring back the monthly coffee mornings. The committee asked for volunteers to run these events.

Summer BBQ

Will take place in early September. As usual the committee will be asking for volunteers.

Defibrillator and first aid kits

The installation of a defibrillator on site was brought up. It was agreed that the committee would look into this and the replenishment of a first aid kit to be kept in the toilet where it is accessible to all.

Skills directory

It was proposed that a skills directory be compiled.

Election of the 2025-2025 committee

The existing committee were elected to continue to manage the association for 2025-2026 by the members.

AOB

None