

To: Infrastructure, Land & Environment Policy Board

On: 20 March 2019

Report by: Director of Finance & Resources

Heading: Allotments

1. **Summary**

- 1.1 This purpose of this report is to bring about a consistency in the letting of Allotment/Growing Grounds sites allocated by the Council for this purpose.

2. **Recommendations**

It is recommended that the Board:-

- 2.1 Approve the policy of granting leases to community groups/ allotment associations at a consistent concessionary level throughout Renfrewshire.
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3. **Background**

- 3.1 Currently, Renfrewshire Council has 6 allotment/growing grounds associations who occupy Council owned land. The lease (or licence agreements) have been agreed over a number of years and the rent charged or period of let can on occasions differ, albeit all are currently at a concessionary level. The table below details the rent charged by Renfrewshire Council for the area's leased to the various Associations:-

Association	Town	Lease/Licence	Rent	Comment
Well Street/Douglas Street	Paisley	Annual	£3.75	Historic lease currently running on an annual basis year to year.
Brediland Allotments	Paisley	Annual	£6.27	Historic lease running on an annual basis year to year.
Growing Grounds Gleniffer Braes	Paisley	Monthly	£1	ILE approved a 10 year lease to GIG at a rent of £1
Sutherland Street/ Underwood Road	Paisley	11 months	£1	Temporary lease at Sutherland Street has recently been terminated. In the process of transferring to Underwood Road which is now held on a 11 month lease while the group develop an Asset Transfer request.
Broadloan Growing Grounds	Renfrew	20 years and a day	£1	Tenant currently Williamsburgh Housing Association who are seeking to transfer to Renfrewshire Association of Growing Grounds
Erskine Allotments	Erskine	25 years	£100.00	Planning & Property Board at its meeting on 10 Nov 2015 approved the

				25 year lease at a rent of £100.
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- 3.2 As there would appear to be an inconsistency in respect of the level of concessionary rent offered, it is proposed to ensure all groups are treated in a consistent manner.
- 3.3 The Community Empowerment (Scotland) Act 2015 (Part 9) relates to allotments and encourages Council's to support the development of allotments and community growing spaces. This is aimed at improving health & well-being along with the creation of a sustainable food strategy.
- 3.4 In terms of this legislation, Councils are to bring forward regulations for the management of its allotments/growing grounds in terms of section 115 & 116 of the Act. The Scottish Government following consultation with all relevant parties, are developing guidance to assist Council's in this process. The guidance is expected to be issued shortly. This will result in a future report detailing how Renfrewshire would seek to meet this requirement of the Act.
- 3.5 In the interim to ensure a consistent approach is adopted it is proposed that the following concessionary terms and conditions are taken forward for any allotment or growing grounds located on Council ground. This will not prevent the various Association's from determining their rent/charge per plot or allotment to assist them to manage the area leased from the Council.
4. **Proposed terms and conditions of lease;**
- The lease shall be for a suitable period sought by the allotment/growing grounds association up to a maximum of 30 years and shall be on the Council's standard Full Repairing and Insuring style of lease.
 - The initial annual rent shall be £1, if asked.
 - The ground shall be leased for use as an allotment or growing ground.
 - The tenant must be an appropriately constituted group open to all members of the Community to which it serves.
 - The tenant shall be responsible for meeting the Council's reasonable legal and professional expenses incurred in concluding the new lease.
 - Any other reasonable terms and conditions considered necessary to protect the Council's interest.

Implications of the Report

1. **Financial** – Concessionary let for Allotments & Growing Grounds groups may have an opportunity cost to the Council dependent upon the site in question.
2. **HR & Organisational Development** – None.
3. **Community Planning**
Our Renfrewshire is thriving – Will support all community allotment and growing grounds groups in a consistent manner.
4. **Legal** – May require to conclude new longer term leases with the groups who seek improved security with a longer term lease.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because no groups or individuals have any involvement currently at the property. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

List of Background Papers

(a) Background Paper 1 – None.

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