**Chair:** Clare Ferguson
**Minutes:** Meryl Wilford
**Attending:** Chris Clifford, Pat Mansfield, Stewart Young, Tony Flett, Simon Bazley, Dan Thorpe, Louise Evans, Nicola Jones, Jon Willis

**Apologies:** Jevon Lancaster, Helen Edwards, Jane Millar, Mike Yeadon

1. **Minutes of last meeting**

Approved.

1. **Matters arising**
* Pump for rain harvesting at shop is still being worked on.
1. **Treasurer’s report**
* Net assets are £9,828 July 2019.
* Bank and cash balances are £9,424 before liabilities.
* Shop sales to date £2,494 up pm last year's total for the same period.
* Machinery costs includes new tablet purchased for the shop and top-ups totalling £130.
* Mower purchased for £500
* Not yet included: Simon’s expenses re water harvesting; Chris’ purchase of old batteries which are no longer being used.
* Water charges have been less this year as supplier changed
1. **Shop report**
* Sale of seedlings broke even but it is a lot of work so arguably not worth organising this event for the effort involved.
* The delivery from Loach was incorrect so there is white netting but no fleece. Perhaps need to order fleece later in the year as there is none.
1. **Membership report [Jevon apologies]**
* The committee will arrange to help strim Danny’s plot. He has been a plotholder for over 40 years.
1. **Site matters**
* **Leaky tap**

Agree to contact UWG

* **Trees in middle row**

Deliberately half cut trees along the back perimeter of two plots in the middle row are a danger, liable to fall at any time

 **Action**

 MW to contact Chris Gamblin to make them good.

* **Police visit**

Police visited after the cameras at gate disappeared.

Police blocked the hole in fence that leads from exterior footpath into the Children’s Allotment. There still seems to be be some drug dealing etc in the area.

1. **Children’s Allotment**
* The council came to look at the broken man-hole/ inspection cover and have agreed that they will prioritize mending the damage.
* The toilet block drains into a septic tank but there are no plans of the pipework or tank and it is not clear where the tanks are. There is no record of when the septic tank was last pumped out.

**Action**

Clare will contact direct services to try and find out state of play re septic tank.

* Regarding water meter and supply, the Children’s Allotment have been given a prohibitive quote of £22,000 to separate the water supply. As they have a separate meter, they have offered to pay a deposit and then pay their regularly.

**Action**

* Nicola to contact the Children’s Allotment to try and establish the legal identity of the Children’s Allotment organization and then how to draw up a legally binding agreement with them.
1. **Rules and Regulations**
* For the all new starters, a copy of the rules should be agreed to with signature,

**Action**

MW to prepare copy of rules to be available for all at rent day.

1. **Pesticide use on site**
* There are strong opinions about the use of chemical controls on the site, this could be discussed further at the AGM. Suggestion for people who have concerns come to the next committee meeting
1. **Skillshare**
* Sunday 1st of September proposed date for first “Skillshare” day. Clare happy to run the first session and will publicize on the events part of website.
1. **OCC grants**
* No applications to be made this year.
1. **Next social event and work parties**
* Summer Social Event 8th June was very successful.
* Apple day 6th of October
* Work Parties pencilled in for 3rd and 10th of November
1. **Officer position volunteers needed for:**
* Chair
* Deputy Chair
* Secretary
* Shop Officer

**14 Date of next meeting and AGM:**

**Committee meeting 12th September**

**AGM (Last Sunday of September) 10.00 – 11.00 a.m 29th September**

**Rent day - 6th and 13th October**

**15 AOB: Lease negotiations**

* Chris outlined the importance of preparing for negotiation of new lease for the site with the Council.

*“Whilst ODFAA can negotiate on some elements of the lease that are common to each allotment association… there are a whole variety of specific circumstances that affect each association. In our case we have two external relationships with two other organisations that have land rights on EWAA land.  In addition, we have a shop building and other facilities that may not be found on other sites.*

*That is why it is important that we work with ODFAA on common matters and look carefully at how any harmonisation might affect us, but also examine what we might wish to ask the landlord for in particular in the run up to any new lease being signed.*

*So in my view, we have two sets of negotiations ahead:*

*(i) within ODFAA to ensure that any harmonisation is not harmful to us, and*

*(ii) directly with OCC on matters that only concern us.*

*Lease renewals are not as simple as just accepting what any third party might want to negotiate on our behalf because land law gives us our own rights as current tenants, indeed the right to hold over if OCC fail in any way in the process.*

*…I think it's right and proper that we all see and are involved in what ODFAA is now negotiating.  This needs to be a matter for the whole committee and indeed the whole of EWAA not just those that attend ODFAA meetings.*

*What I think we need to start doing is setting out what we wish to ask OCC for which may, for instance, include any site upgrades where the fabric is failing, a review of any legal rights of external bodies if they do not work well for us, and perhaps also revisit the decision at the last lease renewal not to include the second car park in the lease.*

**Action**

Chris and Clare to discuss further and develop.

**AOB OUWG**

* Pat explained that OUWG would like to work closely with EWAA e.g continuing to coppice, mow adjoining sections etc.
* Proposal from OUWG to have a joint meeting. Agreed. Date TBC.