

Minutes of the Court Place Farm Allotments
Annual General meeting held in Mortimer
Hall, Old Marston on 29th June 1994
the meeting commenced at 7-35 pm.

Number of people present 26.

Apologies for absence none.

Chairmans opening remarks.

Mr Wheable welcomed members for their attendance and explained the reason for the change in the date of the A.G.M. and the reason for a proposed rent increase. He then read his report from printed sheets that are shown overleaf and below

Although it is less than a year since the last A.G.M. there are several reasons for holding it in June or July each year. These being the land is on a 14 year lease (to three trustees) from 29 September 1987 and runs both financially for rent and physically in terms of tenure.

The terms of the lease set the rents for a fixed term of 7 years before revision; this 7 year period expires September 1994, so this year from September the landlords have the right to revise the rent, also the periods between revisions which are unlikely to be a further 7 year term, but a maximum of 2 years.

By holding the A.G.M. in June or July the allottees may be notified of any rent increase for the following year.

P.T.O.

The 3 trustees are responsible to ensure the landlords (Oxford City council estates) are paid the annual lease rents, also budget for certain maintenance and upkeep works.

Expenditures which need to be taken into account when setting costs to assess and calculate a rent value are:-

(1) rent lease

(2) maintainance costs for buildings. roads, grass cutting, machinary mtce: petrol, oil etc.

(3) water charges and mtce: of water system.

(4) number of plots let and anticipated revenue from same (the land is rented in entirety so there is no reduction for unlet plots) also no reduction of lease rent is given in proportion of senior citizens or redundant persons.

This of course means the entire cost has to be bourne by the number of allottees, which unfortunately are slowly dwindling.

CONTINUED NEXT PAGE.

Since the last A.G.M. we have unfortunately lost several members the most well known being Harry Stroud the association secretary for many years, also Bill McCarty and Syd Chapman all of whom passed on to the garden in the skies; also other members as Mr Timms through age and other reasons.

We have luckily suffered little vandalism or theft to date and the attempts to break into the main shed and toilet failed although they carried out willful damage instead, which has since been repaired. We suffered a little damage to the 2 main sheds during the gales which was mainly due to age and need of maintainance.

There was a water leak caused by a corroded iron fitting which has since been repaired, also some person or persons unknown in a vehicle hit a water tank and its pipe work then left with it damaged and leaking without reporting, this was not discovered until during a routine check and has since been repaired.

There has also been damage to the brickwork also frame and cover of the sewer manhole, and the water manhole adjacent Oxford road gate by unknown persons with large vehicles. The frames and covers were only pedestrian cast iron covers not designed for vehicular traffic. these are to be repaired and replaced with pressed steel frames and covers capable of bearing heavier loads as soon as possible.

As we have a very high proportion of unlet plots the problem of keeping down weeds is an impossible task, the major job for the few to keep the roadways passable.

It may be of interest that the following also have to be maintained at our expense :- 1000 yards of Water pipework, 16 tanks or troughs, 1 toilet, 1670 yards of roads and pathways, 3 general buildings, 5 gates or stiles, approx: 500 yards of ditches, approx: 600 yards of hedgerow plus a 15 acre site.

*Treasurers report Mr Cann supplied details of
our accounts shown below*

COURT PLACE FARM ALLOTTEE'S ASSOCIATION
INTERUM ACCOUNTS FROM 1ST NOVEMBER 1993
TO 29TH JUNE 1994.

Trading			
Opening Stock	3337.42	Sales	3941.61
Purchases	3325.39	Closing Stock	3581.28
Trading Profit	860.08		
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	7522.89		7522.89

General A/c.

Expenditure		Opening Balance	1036.39
Electricity	28.83	Add Interest	1.85
Repairs to Shed Etc	276.41	Money Paid In	102.39
Gifts & Donations	95.77	Money Paid Out	791.87
Stationary	5.01	Closing Balance	346.91
Shed Rent	50.00		-----
Bank Charge for Auditor	29.38	Barclays Bank A/c	0.00
Petrol/Oil	17.00	Money Paid In	7232.16
Auditors	199.75	Money Paid Out	5983.04
Secretarys Hon.	100.00		
Trasurers Hon.	100.00		

	902.15		
Cash Held	431.29	Closing Balance	1340.12

Deposit A/c

Balance as at Nov 1993	4044.45
Money Paid In	115.96
Money Paid Out	00.00

Closing Balance 4160.41

Premium A/c Barclays

Opening Balance	0.00
Money Transferred to	4500.00
Money Paid Out	0.00

Closing Balance 4500.00

Rent A/c.

Rent Received	353.00
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Rent Paid Out	298.55
Thames Water	256.92

	555.47

Opening Balance	779.75
Money Paid In	202.53
Money Paid Out	0.63

Closing B & B B.S. 781.65

Barclays Bank

Opening Balance	0.00
Money Paid In	781.65
Money paid Out	0.00

Closing Balance 781.65

The Rent A/c Owes 413.95 to the General A/c.

Mr Wheable read out our Auditors, Halpern and Wailes report on our accounts which showed them to be in order. It was proposed that our ground rent should be £40 per acre in 3 years time £45 per acre and in 2001 £50 per acre these figures were only proposals and would be discussed on the 30th June.

Mr Sandy stated that other associations had approached the council for help.

Mr Wheable stated that there was none for us as the council will not give help. The Allotment Federation will voice our opinion for us.

Mr Wheable explained Rent account and General account differences and why one does not subsidise the other.

Mr Sheehan asked what should be an economic rent to cover costs Answer £12'13 per plot per annum

It was asked what does the shop pay it was explained that it ~~pay~~ paid rent as shown in the accounts.

Mr Weitz Shop stands on its own feet as should the rent account also associate membership should rise.

It was proposed by Mr Vaughan and seconded by Mr Richardson that the rent as from September 1994 should be £13 per plot per annum £12 for State pensioners. The vote 23 for 2 against 1 abstention

Election of officers.

Chairperson Mr Wheable
was proposed by Mr Conway Seconded by
Mr Worney and vote unanimous

Treasurer / Secretary Mr Gurney proposed
Mr Cann Seconded by Mr Mansley
Unanimous

Minutes Secretary Mr Weitz proposed
Mr Shukun Seconded by Mr Carr
Unanimous

Committee persons As before on Blac
proposed by Mr Conway Seconded by
Mr Gunning Committee persons names.
Mr Lavin, Mr Carr, Mr Gurney, Mr Mansley,
Mr Worney, Mr Weitz, Mrs Allen.

Site Wardens.

Mr Ward, Mr Gunning,
Mr Vaughan, Mr Conway.

Proposed by
Mr Cann Seconded by Mr Gurney.

Auditors

It was proposed by Mr Conway
Seconded by Mr Mansley that Mr Jandy
and Mr Worney would be Auditors
to audit the periods May to May.

Honourariums

Proposed by Mr Worney
Seconded by Mr Conway that the
Secretary / Treasurers position be awarded
£200-00 vote unanimous

Rules.

Mr Wheelable gave the background to our water costs and the cost of running a hosepipe. The outgoing committee's recommendation was that no hosepipe licences be issued. This was proposed by Mr Conway and seconded by Mr Warray. An amendment by Mr Sandy that there should be a complete ban on hosepipes on site was seconded by Mr Warray and the vote 21 For 5 against.

An addendum amendment by Mrs Allen. The committee to decide for allottees who are registered disabled etc. Seconded by Mr Conway and the vote 10 For 6 against. Abstention Carried
Any other Business

Debts from rent account to General account be wiped clean. Proposed by Mr Conway Seconded by Mr Vaughan and vote Unanimous.
Associate membership Fee

Mr Gurney £2-00 per annum Seconded by Mr Warray. Vote 5 For 21 against.
Amendment £5-00 per annum. No Secunder.

Mr Richardson proposed 50p per annum Seconded by Mr Cann. Vote 18 For 4 against. Carried.

Mr Cann Enquired for the Definition of an Associate member answer all allottees @ 1p each for membership. Mr Lewis proposed that 1p per member comes from

the rent account recorded by Mr Massey
and vote unanimous

Mr Richardson asked if there were any
ideas on how to encourage membership?
Mrs Allen suggested that schools be
approached but this was thought to
cause problems on site. The new
committee would give the matter consideration.
There being no further business the
meeting closed at 9-10 pm the first
committee meeting would be arranged.

H. Shaker.
(mins. Secretary)