



ANNUAL REPORT FOR 2022

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1. Introduction

As Chairperson of Rotherham Allotments Alliance Ltd, I am pleased to welcome you to the Annual General Meeting and thank you for reading this annual report which outlines the operational activity of the Alliance in 2022.

I would like to place on record my thanks to all the directors who have worked hard on behalf of the alliance over the last twelve months.

I would also like to thank Donna for all the help and support she has given to me and the other board directors over the last year. Donna is moving on and, on behalf of the board, I would like to wish her well in her new post.

The next twelve months are likely to be challenging again as the cost of living crisis has an impact on allotment holders and directors as it does for everyone. We will also miss Donna's input until we can fill the post and have someone settle into the role.

Brian Steele
Chairperson – Rotherham Allotments Alliance Ltd

2. Site Statistics

a. Society Sites @ 20.01.23

<u>Society Managed</u>	<u>Plots</u>	<u>Let</u>	<u>Unlettable</u>	<u>Vacant</u>	<u>Decomm</u>	<u>Waitlist</u>	<u>% occupied (not including decomm)</u>
Barnsley Rd	60	60				33	100%
Broom Valley New	74	74				3	100%
Broom Valley Old	73	72		1		2	99%
Clifton	132	127	3	2		8	96%
Clough Bank	66	51	14		1	8	78%
Hartley Lane	73	73				6	100%
Herringthorpe	56	53	2		1	30	96%
Kimberworth Park	31	30	1			6	97%
Queen Street North	32	32					100%
Queen Street South	48	48				2	100%
South Street	31	30	1				97%
Vicarage Fields	53	50	3			1	94%
Wet Moor Lane	37	36			1		100%
Wharf Rd	20	20				6	100%
Wood Street	32	32				5	100%
	<u>821</u>	<u>791</u>	<u>24</u>	<u>3</u>	<u>3</u>	<u>110</u>	<u>97%</u>

** please note that the society data isn't 100% accurate due to tenant lists not being submitted by a number of sites**

2. Site Statistics

b. Direct-Managed Sites @ 20.01.23

<u>Direct Managed</u>	<u>Plots</u>	<u>Let</u>	<u>Unlettable</u>	<u>Vacant</u>	<u>Decomm</u>	<u>Waitlist</u>	<u>% occupied (not including decomm)</u>
Ave Rd	76	70	1		5	7	99%
Greasbrough	88	86	2	0		5	98%
High St	42	35	2		5	4	95%
Highfield Rd	5	5				4	100%
Lowfield Ave	14	8	5	1		0	57%
Moor Rd	22	18	1	2	1	1	86%
Psalters Lane	9	9				1	100%
Rectory Field	67	56	8	1	2	4	86%
Rosehill Park	28	28				15	100%
St Leonards Rd	14	13		1		7	93%
	365	328	19	5	13	48	91%

95 new lets in 2022

3. Principal Achievements and Challenges

PRINCIPLE ACHIEVEMENTS

Improvement Works:

Plot Clearance:

With the use of the Community Payback service, plot / site clearance has taken place on a number of sites. This has enabled funds to be spent on waste removal, rather than labour costs. A private contractor was also employed to do clearance works on Moor Rd, Wath and the work has been done to a good standard. It is proposed to use this company again for other sites.

Rectory Field	3 unlettable plots (split into 6 smaller plots) 4 plots in a poor condition but tenatable
Greasbrough	2 unlettable plots (1 split into 2 smaller plots) 2 areas of unused land – made into 3 plots 4 plots in a poor condition but tenatable
Moor Road	6 unlettable plots cleared

Maintenance & Repair:

A number of minor issues such as broken / leaking pipes have been repaired and also the toilet door and window at Greasbrough which was in a poor condition. This has allowed the facility to be used more by tenants and the Community Payback service.

Capital Works:

A number of capital works have also been completed on a number of sites such as pathway improvement, the creation of a parking area and additional security fencing. This was completed using both the £100k grant from RMBC and surplus funds from the RAA.

Society / Tenant Forum Meetings

The introduction of forum meetings has allowed tenants and societies to engage more with the RAA and discuss issues and ideas. It is hoped that the attendance of these meetings will improve with time. Each forum will take place twice a year.

Society forums	5 th July – 6 sites / 11 representatives
	15 th November – 9 sites – 13 representatives
Tenant forums	6 th September – 7 sites / 12 tenants

Society / Tenants Relationship Building

A lot of time and effort has been put into building the relationships with both tenants and societies by the ASA and this has been aided by spending more time on sites and regular communication via email.

Rotherham Show:

Attendance at the show was well-received by the public again this year. The competitions and free seed packet were popular with those who visited the stall. It is planned for 2023 to

have a more professional-looking display created to enhance the image of the RAA. The ASA will also promote the show to both direct-managed and society tenants to encourage participation in the horticulture show.

New Director Appointment

In 2022, Tess Sheen and Sue Jackson were appointed to the board of directors. Both have plots on directly-managed sites and possess a range of varying skills and enthusiasm for allotment gardening which is of great benefit to the Alliance. The board is now at full capacity.

PRINCIPAL CHALLENGES

Treasurer Appointment

The RAA still has the treasurer position vacant. A treasurer was appointed in 2022 but was unable to carry out the role due to work commitments. It is hoped that a suitable person will be found in 2023. The ASA continues to carry out all financial transactions under the supervision of the finance sub-committee. It is hoped that a treasurer will be appointed in 2023.

Society /Tenant Engagement

A minority of tenants still don't believe in the purpose and ethos of the RAA and are reluctant to engage with it. This makes encouraging and educating tenants into improving their allotment difficult. Inaccurate information also tends to get passed on which creates tensions between the RAA and sites. Many tenants are reluctant to contact the RAA direct to clarify information.

Tenant Details on Society Sites

Some societies are still not submitting tenants regularly as required by the Heads of Terms with RMBC. This makes statistical reporting difficult and directing enquiries to sites where there may be vacancies / lower waitlist numbers. It also makes it difficult for the RAA to publicise the AGM to all shareholders directly.

Signing of the Lease

The headlease could still not be finalised due to a number of outstanding issues raised by the solicitor. Majority of these have been resolved and it is hoped that the lease can be signed in early 2023.

Tenants Following Allotment Law / Rules

The RAA was subject to publicity in 2022 from local / national newspapers plus on social media. This was due to the required enforcement of an allotment law / rule regarding cockerels. A complaint regarding cockerel noise was received and a small number of the tenants who were contacted refused to comply with the order and chose to bring attention to it by the media. A petition was also drawn up by the tenants but this was never submitted to the RAA. The RAA remains in the position that any statutory issues will be dealt with as appropriate, and these actions will be supported by RMBC the National Allotment Society. Tenants who do not comply with statutory requirements and the terms of their tenancy agreement will be removed from sites.

Compliance of Allotment Rules / Tenancy Agreement

There were a number of instances that contravened the allotment rules and terms of the tenancy agreement. These tenants were dealt with accordingly but it is still evident that education into the proper usage of an allotment needs to be continued in order to ensure that sites are safe and friendly environments and all tenants use their plot for its correct purpose.

4. Summary of Works Completed

Repairs Completed in 2022

<u>Site</u>	<u>Work Completed</u>
Moor Rd	Repairs to gate damage (reimbursed)
Kimberworth Park	Repairs to building / container locks due to break-in Repair to shed brick-work
Rectory Field	Tap repair
Greasbrough	Repairs to fence damage due to break-in Welding of security fencing Replacement of toilet door and window
Avenue Rd	Barrier gate hasp repair
Queen St North	Repair to gate due to break-in
Rosehill Park	Tap / stop tap repair
Wood St	Gate repair due to break-in

Capital / Reserve Fund Works / Other Projects Completed in 2022

<u>Site</u>	<u>Work Completed</u>
Broom Valley New	New section of perimeter fencing for security
Greasbrough	Plot clearance, waste removal
Moor Rd	Plot clearance, waste removal, installation of French drain to aid water drainage
Rectory Field	Plot clearance, creation of parking area (to be finished)
Avenue Rd	Path resurfacing on larger side of site
Clough Bank	Installation of a parking area
Vicarage Fields	Plot clearance, extension of water supply (society match-funded)
<u>Approved - Not Yet Completed</u>	
Moor Rd – further drainage	
South St – new shed doors	

<u>Skips provided to:</u>		<u>Additional Waste Removal:</u>	
Broom Valley New Vicarage Fields (x2) South St Clough Bank Kimberworth Park Queen Street South Broom Valley Old Herringthorpe Barnsley Rd & Wet Moor Lane Clifton	Rectory Field (x2) Greasbrough (x2) High St Moor Rd Avenue Rd (x3 - part-funded)	Greasbrough – clearance project – 8 x skips Tyre / asbestos removal	Rectory Field – clearance project – 3 x Grab wagons, 1 x roll on/off skip (part-funded), 3 x skips Asbestos removal
		Moor Rd – clearance project – 2 x skips	Wood St (Grab-wagon – part funded)

5. Complaints Summary

<u>Complaints Summary 2022</u>	
Fire / Smoke Nuisance	28
Thefts (internal)	15
Damage to plots	12
Health & Safety	11
Fly-tipping / waste	8
Environmental / cultivation	8
Noise (Cockerels)	7
Break-ins	7
Water leaks	4
Gates left open	4
Smell Nuisance	3
Pest Control	3
Committee	3
Security	2
Tenant Conduct	1
Livestock issue	1
	117

6. Directors & Attendance

Directors: Chair – Brian Steele
 Secretary – Jack Taylor
 Treasurer – Vacant (Kris Edwards – appointed April, resigned September 22)
 Vice Chair – John Palmer
 Member - Mohammed Suleman
 Member - Mick Hirst
 Member - Tess Sheen (appointed March 22)
 Member - Sue Jackson (appointed Oct 22)

For RMBC: Councillor David Sheppard
 Councillor Rachel Hughes (appointed April 22)

Current Vacant Positions: Treasurer

	Brian Steele	John Palmer	Jack Taylor	Mohammed Suleman	Mick Hirst	Cllr Dave Sheppard	Alice Parry	Kris Edwards	Tess Sheen	Cllr Rachel Hughes	Sue Jackson
04.01.22	1	1	1			1	1				
31.01.22	1	1	1	1	1						
28.02.22	1	1	1	1		1	1				
28.03.22	1	1	1	1	1	1				1	
25.04.22	1	1	1		1	1	1		1	1	
23.05.22	1	1	1		1				1	1	
20.06.22	1	1	1	1	1	1			1		
18.04.22	1	1	1		1					1	
15.08.22	1	1	1	1	1	1					
12.09.22	1	1	1	1	1				1	1	
10.10.22	1	1	1	1	1	1			1		1
07.11.22	1	1	1	1		1			1		1
05.12.22	1	1	1		1	1			1		
Total Attendance	13	13	13	8	10	9	3	0	7	5	2
% Attendance	100	100	100	62	77	69	60	0	78	50	67

7. Policy Review and Amendments

- Standing Orders – 5 - re-election of directors – change to application procedure / AGM election procedure
- Allotment Rules – change in clauses: 8 – livestock, 14 - tenant behaviour, 4 – inspections, 10.1 - site occupying hours
- Complaints procedure – change to procedure
- Health and Safety – contractors requirements updated
- Financial regulations – D - contractors requirements updated
- Tenancy Agreement – 4.5 - change to include 12 months livestock clause
- Hardship policy – new policy
- Volunteer policy – addition of Directors Reimbursement of Travel Expenses

These can all be found on the website for your perusal.

8. Future Plans

Following on from 2022, the table below summarises the work required as identified on each site from the initial 'wish list' requests and site visits. The Alliance has carried out a number of these works to date and other projects will be considered as appropriate. The use of the Community Payback service will be a valuable tool for the future works as it considerably reduces the need for paid labour. The remaining capital budget and revenue surplus will be used. Plus, external funding will be sourced. The RAA will continually look into improvements for all sites including water conservation, increased security and re-instating of unlettable plots. Better site management in terms of grass/hedge cutting, waste removal and pest control will also be reviewed.

<p>Avenue Rd (no longer society site)</p> <ul style="list-style-type: none"> Asbestos removal Track improvement – right side / Left Side Clearing of unlettable plots / car park improvements Water supply Barrier to site Tree removal Clubhouse / toilet block 	<p>Barnsley Rd & Wet Moor Lane</p> <ul style="list-style-type: none"> Path levelling/Hard core Funding to place portacabin Notice boards Change uncultivable plot to storage area Compostable toilet 	<p>Vicarage Fields</p> <ul style="list-style-type: none"> Asbestos garage removal on plot 64 Clearance of plot 65 – badly overgrown Turning circle at bottom of site 	
<p>Broom Valley Old</p> <ul style="list-style-type: none"> Asbestos removal Path from top to bottom of site, and top gate (visually impaired tenants) 	<p>Broom Valley New</p> <ul style="list-style-type: none"> Car park – flatten and hardcore Clear 'market garden' area and put into use 	<p>Herringthorpe Valley Rd</p> <ul style="list-style-type: none"> Path from top/bottom of site Tyres / Fridge removal 	
<p>Clough Bank</p> <ul style="list-style-type: none"> Put large area of site back into cultivation / clearance Car parking area Pathway improvement 	<p>Hartley Lane</p> <ul style="list-style-type: none"> Remove poly tunnels – turn back into plots/cap park Perimeter Fencing 	<p>Clifton</p> <ul style="list-style-type: none"> Asbestos removal Replace parts of missing fence Top path resurfacing Clear unusable area – society got funding 	
<p>Wood Street</p> <ul style="list-style-type: none"> Water supply (request withdrawn) secure fencing on the end plots Re-instate bottom area into plots 	<p>South Street</p> <ul style="list-style-type: none"> Clear area inside of gate for car park Path improvements Remove rubbish end of drive Make presentable unoccupied plots Replace asbestos roof on garage Replace 8 rotting wooden shed doors 	<p>Queen Street South</p> <ul style="list-style-type: none"> Removal of asbestos (shed) Upgraded perimeter fence that borders Queen Street Clear overgrown plots 	
<p>Greasbrough Scrooby St</p> <ul style="list-style-type: none"> Replace fence where encroachment was (RMBC organising) Plots put back into use - trimmed /rotavated / Rubbish removed: 47 / 48b / 51 / 52 / 62 / 68 / 39b / 37a Need ground works – 66 / 70 / 71 Notice board(s) Replace toilet door and window Replace toilet cistern 	<p>High Street</p> <ul style="list-style-type: none"> Rubbish removal (from cleared plots and bottom end) Plot cleared /dug out for Car park Path levelling / hardcore Plots put back into use - trimmed /rotavated / Rubbish removed (7 plots) 29 / 30 /31 / 35 /36 / 37 /38 Perimeter fence Notice board 	<p>Kimberworth Park</p> <ul style="list-style-type: none"> Asbestos removal <p>Queen Street North</p>	
<p>Moor Road</p> <ul style="list-style-type: none"> Asbestos removal Drainage to prevent flooding Plots put back into use - trimmed /rotavated / Rubbish removed (3 plots): 17 / 18 / 20 Path/entrance levelling / hardcore Mares tail treatment (2 plots, possibly more) Notice board 	<p>Psalters Lane</p> <ul style="list-style-type: none"> Fence around top end to secure site Plots put back into use - trimmed /rotavated / Rubbish removed: 7 / 8 / 12 	<p>Wharf Road</p> <ul style="list-style-type: none"> Water on site 	
	<p>Rosehill Park</p> <ul style="list-style-type: none"> Notice board <p>Woodside</p> <ul style="list-style-type: none"> Develop land back into allotment plots 	<p>Highfield Road</p> <ul style="list-style-type: none"> Fence to residential boundary (no longer required) <p>Lowfield Avenue</p> <ul style="list-style-type: none"> Vine removal Plots put back into use - trimmed /rotavated / Rubbish removed (9 plots): 4 / 5 / 6 / 8 / 9 / 10 / 11 / 12 / 13 Notice board 	
		<p>Rectory Field</p> <ul style="list-style-type: none"> Plots put back into use - trimmed /rotavated / Rubbish removed: 9 / 15 / 24 / 25 / 34 / 35 / 45 / 46 / 47 / 48 / 59 / 60 Carpark surfacing Notice board 	
		<p>St Leonard's Road</p> <ul style="list-style-type: none"> Plots put back into use - trimmed /rotavated (1 plot) ○ 1 Notice board <p>Key: Quotes submitted/in-hand Quotes approved/work done Not completed • Withdrawn</p>	

9. Finance Report

Following on from 2021, the Alliance has used the services of the Voluntary Action Rotherham Community Accountant. This has enabled for the accounts to be reviewed professionally and help to identify where any improvements could be made in the financial practices.

Rotherham Allotments Alliance Limited Statement of Financial Activities (Incorporating an Income & Expenditure Account) for the year ended 31 December 2022			
	2022	2021	
	Total	Total	
	£	£	
Income:			
Rent	63,686	63,066	
Grant income	2 1,086	339	
Capital re-imburement	480	4,329	
Membership	3	3	
Bank interest	36	-	
Other income	2,447	-	
Total income	67,738	67,737	
Expenditure			
ASA Staffing costs	6 17,425	15,897	
ASA expenses	669	534	
Capital expenditure	2,551	4,329	
General Maintenance	700	-	
Directors expenses	60	-	
Insurance	352	-	
IT and Communications	1,448	1,345	
Marketing	159	308	
NAS memberships and subscriptions	1,792	706	
Office/Gen Admin expenses	1,182	606	
Pest control	2,458	5,973	
Petty cash expenditure	-	73	
Printing, postage & stationery	660	864	
Rent refund	-	113	
Security, keys, locks and gates	2,251	600	
Signage	1,400	262	
Site Maintenance - Groundwork	25,042	11,106	
Site Maintenance - repairs	2,801	4,666	
Sundry purchases	235	219	
Waste removal	5,586	3,783	
Water	3,936	6,484	
Legal & professional fees	4,838	525	
Depreciation	1,297	-	
Total expenditure	76,842	58,392	
Net income/expenditure	(9,104)	9,345	
Total funds brought forward	45,557	36,212	
Total funds carried forward	36,453	45,557	

Rotherham Allotments Alliance Limited Balance Sheet as at 31 December 2022			
	Notes	2022	2021
		£	£
Fixed Assets			
Tangible fixed assets	3	5,923	-
Current Assets			
Debtors	4	1,382	821
Cash at Bank and in hand		31,950	47,219
Total current assets		33,331	48,040
Liabilities			
Creditors - amounts due within one year	5	(2,801)	(2,483)
Net current assets		30,530	45,557
Net assets		36,453	45,557
Represented by:			
General Funds		36,453	45,557
Total funds		36,453	45,557

Reserve Account - Surplus Tracking Expenditure						
	Capital Works	Special Projects	Match Funding	Salary Back pay	Contingency / Share	
Invoices Received / Paid						
Moor rd drainage	£ 1,150.00	Vicarage Fields	£ 500.00	£ 501.43	£ 11,000.00	
Clough Bank Car Park	£ 4,641.00	Vicarage Fields	£ 200.00			
Moor Rd French Drain	£ 2,200.00					
2021 grass cutting	£ 4,216.64					
Total	£ 12,207.64		£ 700.00	£ 501.43	£ 11,000.00	
Jobs in-Hand / to pay / Allocated						
South St Shed Doors (to pay)	£ 3,360.00					
Moor rd Drainage cont. (Allocated)	£ 5,650.00					
	£ 9,010.00					
Funds	£ 26,000.00		£ 5,000.00	£ 3,500.00	£ 11,000.00	
Remaining Funds	£ 4,782.36		£ 4,300.00	£ 2,998.57	£ -	£ -
				(awaiting invoice)		
Initial Funds	£ 45,500.00					
Remaining overall	£ 12,080.93					
	£ 32,090.93					
Interest	£ 35.66					
	£ 32,126.59	IN BANK				

N.B. £5287.80 to be reimbursed by RMBC for solicitor fees. 2021 grass cutting invoice paid in 2022 due to receiving invoice late.

10. Capital Projects

The Alliance was granted £100k capital expenditure to be spent on allotment improvements in 2020/2021. The following table outlines what has been spent to date. Due to changes in contractors, some works have not yet taken place but hope to be completed in 2023.

<u>DATE</u>	<u>Societies</u>	<u>Company</u>	<u>Job</u>	<u>Net</u>	<u>VAT</u>	<u>Total</u>	<u>Outcome</u>
04.08.20	Hartley Lane	KCM	Skips for polytunnel removal	£ 812.50	£ 162.50	£ 975.00	Completed
20.04.21	Hartley Lane	Lightmain	Perimeter fence	£ 5,396.00	£ 1,079.20	£ 6,475.20	Completed
20.04.21	Queen Street South	Prinforfs Fencing	Perimeter fence	£ 8,130.00	£ 1,626.00	£ 9,756.00	Completed
20.04.21	Broom Valley Old	Burkinshaws	Paths	£ 6,948.00	£ 1,389.60	£ 8,337.60	Completed
09.09.20	Clifton	Prinford Fencing	Install fencing	£ 3,130.00	£ 626.00	£ 3,756.00	Completed
				£ 24,416.50	£ 4,883.30	£ 29,299.80	
<u>DATE</u>	<u>Direct Managed</u>						
09.09.20	Avenue Road	S & R Services	Plot clearance / car park improvements	£ 5,400.00		£ 5,400.00	Completed
09.09.20	High Street	L & N Waste	Remove waste from top & bottom areas	£ 1,200.00		£ 1,200.00	Completed
25.09.20	Greasbrough	Lightmain	fencing to correct encroachment	£ 3,765.00	£ 753.00	£ 4,518.00	Completed
09.09.20	High Street	Parkway Sheet Metal CF & DB Roofing & Gardening Services	Perimeter fencing	£ 3,105.00	£ 621.00	£ 3,726.00	Completed
18.02.21	Lowfield Ave		Clear vine area and create plot	£ 3,530.00	£ -	£ 3,530.00	Completed
20.04.21	Psalters Lane	Lightmain	Perimeter fence	£ 8,511.00	£ 1,702.20	£ 10,213.20	Completed
05.11.22	Avenue Rd	LightMain	resurface paths - left side	£ 11,847.50	£ 2,369.50	£ 14,217.00	Left Side
20.04.21	High Street	Burkinshaws	Paths and Car park	£ 8,580.00	£ 1,716.00	£ 10,296.00	Completed
				£ 45,938.50	£ 7,161.70	£ 53,100.20	
-	<u>Non-site specific</u>						
04.08.20	Various sites	Rhodes Asbestos	Asbestos & Garage removal	£ 6,620.00	£ 1,324.00	£ 7,944.00	Completed
25.08.20	N/A	GET Internet	Website design	£ 1,000.00		£ 1,000.00	Completed
25.08.20	N/A	Printerland.co.uk	Printer	£ 210.83		£ 210.83	Completed
16.03.21	N/A	Currys / RAA	New laptop	£ 799.00		£ 799.00	Completed
Nov-22	Various sites	Rhodes Asbestos	Asbestos & Garage removal	£ 800.00	£ 160.00	£ 960.00	
				£ 9,429.83	£ 1,324.00	£ 9,953.83	
<u>Works to be completed - need re quoting due to change in contractor</u>							
04.05.21	Barnsley Rd		resurface paths	£ 9,130.00	£ 1,826.00	£ 10,956.00	no
14.05.21	South Street		paths and car park	£ 7,754.00	£ 1,550.80	£ 9,304.80	no
				£ 16,884.00	£ 3,376.80	£ 20,260.80	
REMAINING BUDGET				£ 3,331.17	£ 96,668.83	£ 13,369.00	£ 92,353.83

(To be allocated to Ave Rd as surplus from funds not spent on path works)

11. Summary

2022 has been the first full year where the Alliance has carried out normal operations. Demand for plots has still been high and waitlists for direct-managed sites have been managed accordingly. The clearance of overgrown plots has helped to increase occupancy and improve the condition of sites.

Careful management of the income and expenditure allowed for clearance works to be carried out which were not planned in the budget, this includes skips for sites who needed extra waste removal. Waste removal is still one of the biggest issues on the sites and will continue in 2023.

It is hoped that the remaining overgrown plots on direct-managed sites will be cleared and tenanted in 2023. It will do this by continuing the working relationship with Community Payback, utilising them on sites where required. Once all clearance work has taken place, the Alliance can then focus on other improvements on both society and direct-managed sites such as water conservation, security enhancements and plot accessibility.

By bringing the pest control in-house and training site volunteers, this has reduced the cost and has enabled increased provision to more sites. Other cost-reducing measures including emailing invoices, rather than posting, have been trialled and will be monitored for effectiveness.

Grounds maintenance on sites has been of a better quality in 2022 but this will still be monitored to ensure the quality of the service and good value for money.

The introduction of the forum meetings has been a useful platform for sharing tenant and society information and opinions. These forums can be used to promote the education of tenants in regard to using plots for their correct purpose. This includes highlighting the legal requirements that allotments are subject to and best practices in gardening.

Despite certain tenant issues, overall, the year has been a success and it is hoped this will continue into 2023 and beyond. One of the biggest challenges will be financial management, due to the increase in costs and inflation. The RAA will ensure value for money is obtained on all projects.