

Allotment Queries Macclesfield

1. How many individual plot holders are there in the Macclesfield area and where do they live?

As we are concerned over data protection, we have produced figures to identify them within the localities. Using the 10 sites within the area - summary of 295 tenants actually on site is:

Macclesfield	89.5%
Bollington	2.4%
Hurdsfield	0.7%
Henbury	1.0%
Rainow	0.3%
Sutton	5.4%
Gawsworth	0.7%
<u>Total 295 Tenants</u>	<u>100.0%</u>

These figures are slightly different from previous data as they were produced from actual figures produced at the end of April 2011 - some tenants have changed already due to withdrawals & new tenants coming in, for this we have used updated tenant information rather than giving the retrospective picture. Further, the 295 figure does now include the prospective 12 new tenants that are on standby for the newly refurbished Springfield Road site.

Macclesfield town allotments (those sites that would not fall into a parish), do hold tenants who live in the parishes. Tenants from parishes with no allotment provision are from; Henbury, Rainow and Gawsworth. There are also only limited plots in Bollington. The following sites are currently classed as Macclesfield town but do fall within a parish area; Springhill in Higher Hurdsfield and Lyme View in Sutton. But most of the tenants on these sites are from the Macclesfield town area.

2. To what extent are we complying with our legal duty in terms of statutory provision?

Cheshire East Council, in taking over from the former Districts has endeavoured to meet its statutory duty by providing a reasonable level of service.. Our aim has been to manage the sites successfully, encourage productivity, deal with problem tenants, have tenancy agreements and respond to groups if they approach us asking for us to look for additional plots. The main requirement is to provide sufficient allotments to meet demand.

3. What formal relationship do we have with the local associations in terms of legal agreements and what annual return do they make to us.

The Associations hold a tenancy agreement with us. Generally on non association sites, the plot holders are the tenant and have individual tenancy agreements. The tenancy agreements with associations tend to be old and do vary from site to site. They outline the responsibilities of the association and those of the local authority. Some, but not all associations, then also require the individuals on their sites to enter into an agreement with the association. Some of these are of their own creation; some are based on the CEC tenancy agreement. Generally we expect all tenants, whether on an association site or not, to comply with the same standards and protocols as outlined in the CEC tenancy agreement. The self managing associations take on some tasks and management of tenancies and in

return have the rental for the site reduced, and so they build up their accounts. The income we generate from allotments is after that deduction is made.

Appendix B Performance Measures North gives more detail around this.

4. How many individual plot holders were there in the Macclesfield area?

The analysis refers to period 2010/2011. In addition, included are the figures for the rents covering period 2011/2012 for your reference.

Springfield Road Allotment is being developed from Capital. Once completed, calculations of the plot sizes & projected rent will be carried out.

An issue to be aware of relates to site water costs; We only have water costs for the Birtles Road site - despite many having stand-pipes on the sites, these do not appear to have been billed. We are raising this with United Utilities so that the costs can be fully understood.

5. What was the current waiting list for each site and a breakdown of where those on the waiting list lived?

Appendix B gives a detail breakdown of sites and waiting lists.

6. What percentages of the allotments are currently unoccupied, where are the vacant allotments and what was the consequent loss in income?

Appendix B gives further details of vacant plots and sites.