**Grange Lane Allotments AGM Sunday 1st November 2015 in the Ismay Room, Scout Hut**

Present: members of the committee – Samer El Daher, Martin Beard, Maureen Erny, Peter Allen, Olive Simpson, Frank Howarth, Nigel Grant, Verney Montoute, Penny Hicks – and 40+ plot holders.

Apologies: none.

1. **Minutes of 2014 AGM**

These were approved. It was noted that a large plum tree on plot 191 shaded plot 170.

1. **Chair’s report**

Samer gave a general report basically saying that things had been ticking over nicely. The waiting list now numbers 172. There had been a number of new lettings.

1. **Secretary’s report**

**Food bank:** Nigel Grant was thanked for organising surplus produce to go to the food bank in West Norwood for the second year running; also those who contributed.

**Renewals:** Peter Allen and Martin Beard were thanked for their hard work on renewals. Plot holders were encouraged to pay promptly.

**Lettings:** Penny and Samer were thanked for their work on lettings.

**Inspections:** There are normally two inspections a year. A warning is given to plot holders who are not keeping their plot in good order and if no progress is made, then they are evicted and their plot re-let. Alison, Martin and others were thanked for their work on this.

**Gates/locks/fences:** Martin and Maureen organised for new locks to be fitted on both gates and Maureen got new metal railings fitted into the gap by the lower gate. Some of the fencing along Grange Lane needs to be repaired and we will get this done.

**Skips:** Martin and Iris organised three skips during the year for non organic waste.

**Plot issues:** People have been contacting Martin with issues they have and he has been trying to sort them out, including rescuing someone locked in the site late at night!

**Line management:** We now have line managers for every row going across the field. There is a list of managers with their contact details on the notice boards and on the website. We want to develop the role of line managers in the coming year. If you have any issues, please see the line manager for your row in the first instance. Line managers were thanked.

**Work parties:** Martin organised another two work parties last month. The few who came accomplished a lot – mainly collecting rubbish including bags of broken glass left in the lower woods. Anyone dumping rubbish including organic waste should be reported.

**Events:** Sadly the planned barbecue was rained off and Peter and Alison were unable to organise another one. Hopefully we will be able to put one on next summer – and also a few other events. If you would like to help organise the barbecue or have ideas for events, please speak with a committee member.

**Meetings:** The committee meets several times during the year to try to keep the site running well. Martin has also been attending the Camberwell and District Allotment Society meetings – the umbrella organisation of which we are a part.

**Volunteers:** Plot holders were encouraged to volunteer to do specific jobs.

**Developments:** Last year we put in for a grant for a green toilet to Southwark Cleaner Greener Safer Programme, but weren’t successful as it was too expensive. Mark Gibbins was thanked for doing this. This year, Peter has put in a bid for a shed at the top of the plot for everyone to use, especially as a shelter in wet weather. Nigel has been busy finding out information about green toilets and actually visited the Patchwork Garden Project in Dorking to have a look at their green toilet. Nigel is putting in a bid for two green toilets. He showed the meeting the toilets which were on offer, one for the top of the site and the other for the bottom. Peter and Nigel were thanked for their work on all this.

**Thanks:** Adrian Hill was thanked for his help and support during the year. The committee and other volunteers were thanked for their work during the year.

1. **Treasurer’s report and accounts**

Martin circulated the accounts. Our balance of £11,104.86 was healthy. The loss for the year of £825 was explained by the water charges as we had to make up for underpayments to Thames Water for the two previous years. Some members were late paying. Most other outgoings were on the low side compared with other years. The cost of locks and keys was queried, and was explained as the price of four replacement locks (two spare) and more keys. The largest outgoing was for the rent to the Estate. Vic was thanked for his work on water maintenance. We will review the plot rents next year. During this report thanks was expressed to Maureen for her work as secretary.

1. **Report from chair of main society (Camberwell and District Allotment Society)**

Adrian reminded the meeting that the lease runs until 2026. There is a rent review every five years but increases are tied to RPI. An oak tree was damaged by a fire and the insurance company has agreed to pay for the damaged tools. The oak tree is under review.

It is the responsibility of Dulwich Estates to remove dangerous trees. They are responsible for all boundaries apart from along Grange Lane.

1. **Motion to approve continuation of arrangements for bonfires**

There was a vote on whether to continue current arrangements. 32 for, 15 against. Motion carried.

1. **Election of the committee**

Adrian Hill took over as chair. The members of the committee stood down. Nigel Grant said he would stand as chair. He thanked Samer for all his hard work over the years. He said Samer is in full time work and very busy, whereas Nigel is retired and can give the necessary time to the allotments. John Ewart then proposed Nigel, seconded by Dan Shepherd. Samer thanked Nigel for standing as chair and said he was happy to continue as chair himself. A plot holder made the point that Samer had been chair for many years and it was time for a change. Nigel said that the committee would look to introduce a constitution and the chair would stand for a three year period only. Samer and Nigel were asked to leave the room for the vote. 18 voted for Samer to continue, 29 for Nigel as chair. There were 4 abstentions. Nigel was therefore elected as chair. Samer said he would stand down from the committee. He was thanked for all his work as chair. Penny and Olive said they would step down. Jill Panni had said she would be happy to join the committee. The remaining members were re-elected, along with Jill.

1. **Comments by new chair**

Nigel said that a constitution would be drawn up and brought to next year’s AGM. He said that structures would be looked at as the site was starting to look like a shanty town. There would be a review of everything. A plot holder said that Dulwich Estates had agreed to about six structures 20 years ago.

1. **Any other business**

Kate brought up about the difficulty of emergency services getting to someone on the plots. She suggested a key be given to the toll gate and someone else suggested the golf club. There is a need for rows and plots to be numbered. Kate said she was happy to contribute to the committee.

There was a request for the chain not to be padlocked very tightly as it was then very difficult to undo.

Two plot holders had visited allotments in Cleveland, Ohio. There, all plot holders had to give one hour a month of their time to maintain the site.

There was a request that even if our bid for funding for toilets was unsuccessful, we still get toilets for the site.

Nigel thanked everyone for coming.