

KENILWORTH ALLOTMENT TENANTS' ASSOCIATION

RATIFIED MINUTES OF THE ANNUAL GENERAL MEETING, HELD ON THURSDAY 27 OCTOBER 2022, 7.30PM AT THE KENILWORTH SPORTS AND SOCIAL CLUB

Present

22 members including committee members, 18 eligible to vote.

The quorum of six members in addition to committee members was met. Voting rights - one per tenancy.

1. Apologies Nick & Nicky Schofield.
2. The Minutes of the 2021 AGM were accepted as a true record. Proposed by Peter Jones and seconded by Pete Hayes.
3. Matters Arising - none.
4. Chairman's Annual Report
Chris Coton gave the following verbal report to the meeting:

"I'm pleased to report another successful year for your association.

Once again, our objectives have been met, engaging with the community, promoting allotments and providing a safe, enjoyable, well-maintained place for like-minded people to grow their own food.

The committee has met regularly throughout the year and a considerable number of hours have been spent organising and running the association. I would like to thank all members of the committee for their efforts. I would also like to introduce two plot holders who have been co-opted on to the committee, Sheila Franks and Tor Clarke.

Events have been well supported, our plant and produce stall at the Lions Show had a good selection of donations from plot holders. First thing on the morning of the show saw many volunteers picking and prepping barrow loads of rhubarb for our stall. Our participation in Kenilworth open gardens allowed visitors to enjoy the hard work of the Beehive Hill plots holders and helped make the event a success. Open Day at Odibourne saw many plot holders helping to set up in the morning, there was a great atmosphere with people coming together to support the association and to get to know other plot holders. With record numbers of visitors, over 600, and funds raised, this event goes from strength to strength. I received many positive comments from visitors whilst accompanying the deputy Mayor Pippa Austin.

This year has seen the installation of the new pedestrian bridge at Odibourne. A team of plot holders worked hard assembling all the components in just one day. It has seen plenty of use over the year and is now a valuable asset to the association. A new storage shed has been constructed allowing the association's fundraising equipment and maintenance machinery to be kept secure and free up space in the trading shed, which has had the interior re-designed. Fund raising has enabled the purchase of a high-quality user-friendly battery powered strimmer and a hedge cutter which are light and easy to use, with low noise levels.

These large capital spends together with the large water bill have been easily accommodated as a result of reserves built up over previous years. Your association is possibly one of the most financially secure in the country at a time of economic uncertainty.

The trading shed continues to perform well with new stock items being added. Sales of peat free compost continues to increase as we work towards the withdrawal of peat based compost. Recycled tool sales totalled £621 and the nominal charge to hire equipment to plot holders came to £228, with donated produce raising £413. A source of manure has been secured and this has

sold exceptionally well. I would like to thank Pete, Trudy and Paula for their dedication every weekend to make this the success it is. We are looking forward to next year when we can bring back volunteers to help in the shop.

It has been a challenging summer with a drought being declared and record breaking temperatures, and as is usually the case some crops have done well and others not so well. Keeping crops watered has been a chore. During August we were spending £100 per week on mains water but thanks to ample reserves the water bills have been easily met.

We have continued to raise considerable sums of money this year including for charity such as the £200 donation from Open Day to the Mayor's nominated charities: Compassionate Kenilworth and Warwickshire Pride; a £200 donation to a charity supporting the people of Ukraine from the proceeds of the platinum jubilee BBQ and sunflower sales on Open Day, and we also raised £176 at the Macmillan coffee morning.

Finally, I thank all members who volunteered their time, donated plants and produce, spent money in the shop, took part in competitions and kept their plots mainly weed free! “.

5. Treasurer's Report for the Year End 30 September 2022

The annual accounts had been distributed with the papers for the meeting.

Phil Jordan reported that “Your Association has achieved a very creditable performance for the year ending 20 September 2022.

This year we have achieved an excess of income over expenditure of £736.00 against a deficit last year of £1,361.00.

Income this year has been increased by nearly £1,000 against last year, expenditure was down by over £1,300. I have provided additional information on some of the larger items included in Expenditure. The Trading Shed remains an important contributor to our finances although this year's net profit is slightly down on last year's. I would like to thank everyone involved in the running of the shop.

The Lions Show and Open day also helped to maintain a healthy income.

Turning to the Balance Sheet Report, I have decided that it is appropriate to change the way we have historically treated some items of expenditure. Therefore, I have Capitalised this year's expenditure for the bridge and the new shed namely £7,198.00 for the bridge and the £3,107.00 for the shed. These items now appear in the Balance sheet as Fixed Assets and will be depreciated over the next 10 years.

The report which records the Core Income Activities once again shows a significant deficit and only once in the last 5 years have we been able to break even on these activities. In my opinion we will need to look at increasing rental income in the next year to reverse this trend.

Our cash position remains strong with our Current Account showing a balance of £10,284.00 and £13,592.00 on Deposit.

Finally, I would like to stress that while our Reserves are very strong, it is vital to maintain this level as there is likely to be significant expenditure required over the next few years. There could also be unforeseen events which have financial implications and it is important that your committee protects the interests of our members.”

There were two questions: whether the projects reserves shown was for future projects which Phil confirmed it was; the amount the proposed £2 per plot increase would raise - £290.

A discussion took place on whether the proposed increase was large enough in view of the disparity of expenditure over income on Core Activities. Phil explained that this was more apparent this year due to the increased water usage due to the drought and the billing for Beehive Hill coming into force. He recommended sticking at a £2 increase this year with a review again next year.

The Proposal to increase rents by £2 per plot was approved, by a vast majority, on a show of hands by members. This increase to come in force in September 2023.

6. Election of Committee

Chris Coton explained that he had just completed 5 years as Chairman, the maximum length of time recommended for the same person to remain in this position. Chris was willing to continue for the coming year, supported by the Committee, and there had been no other interested parties.

Committee members were willing to continue as follows: Ann Barry, Lily Brownjohn, Chris Coton, Paula Hallam, Pete Hayes, David Hoy, Peter Jones, Philip Jordan. Two new Committee members, Sheila Franks (Plot 2 Odibourne) and Tor Clarke (Plot 101 Odibourne) who had been co-opted during the year.

It was Proposed by Trudy Hayes and Seconded by Martin Poole that the Committee be elected as above - all in agreement.

7. Motions – No Motions had been received.

8. Any other business

Rob Barry thanked the Committee for all their hard working during the year.

The Chairman thanked everyone for their attendance and the meeting closed at 8.00pm.

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These Minutes were ratified at the AGM on 26 October 2023