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|             | <b>Full Council</b> |
| Date        | <b>16 June 2025</b> |
| Agenda Item | <b>14</b>           |

### **To consider allotment management**

As explained at the May meeting, BDC are planning to hand over the 5 allotment sites currently leased to us. There would be no costs, apart from legal costs, or extra work involved, as all work in managing the allotments is carried out by our groundsmen already. It would secure the tenure for the allotment holders, and ensure that people wish to take allotments on in future.

Our suggestion is that they become Statutory plots, which will mean that it would never be possible in future for any building to take place on the allotment sites. Colchester Road allotments already have this status.

Our legal advisers have stated the following:

“We will review the relevant title registers, report to you on those, review the draft transfer, report to you on the terms of the transfer, and limited due diligence enquiries being raised, to be approximately 6-8 hours of my time at £260 per hour which amounts to £1,500-£2,000 plus VAT and any disbursements. Due to HTC’s working knowledge of the sites, I will limit my due diligence enquiries to anything title related, but please let me know if you would like me to raise wider enquiries.

In relation to removing any possibility of the sites being built on, whilst the sites are in HTC ownership is there any risk of the sites being built on? It may be that if HTC are looking to sell/transfer the allotments to another party in the future then that might be when you make them ‘statutory’ to ensure that future parties cannot build on them? In relation to my side of things, the Land Registry have informed us that they do not accept (and I understand, they actively remove) any restrictions on the legal title in relation to the allotments being ‘statutory allotments’ and therefore it seems as though it is an administrative process for HTC to follow instead. “

BDC have agreed to assist us in the protection of the allotments from possible future building developments.

**Recommendation:** that HTC notes the report and agrees to the possible legal fees in order to be able to take ownership of the allotments.



Sarah Greateorex    **Town Clerk**