

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD
www.kendaltowncouncil.gov.uk



Minutes of a meeting of the Allotments Committee held on Monday, 29th September 2025, in the Council Chamber at the Town Hall, Highgate, Kendal, at 7.00 p.m.

Kendal Town Council Members

Cllr G Archibald (Vice Chair)	Present	Cllr J Cornthwaite	Present
Cllr L Edwards	Present	Cllr S Falshaw	Present
Cllr A Finch (Chair)	Present	Cllr L Hendry	Present

Co-optees

Jon Cox (and Castle Hags Ext Representative)	Apologies
Chris Rowley (and Underley Road Representative)	Present
Ros Taylor (and Wattsfield Representative)	Apologies

In attendance: Chris Bagshaw (Town Clerk) and Janine Holt (Council Services Manager).

A10/2025 Apologies

Apologies for absence were received and accepted from Co-optees Ros Taylor (Wattsfield Representative) and Jon Cox (Castle Hags Ext Representative).

A11/2025 Declarations of Interest

Cllrs Finch and Falshaw declared an interest in item 7. Rental Rates 2027.

A12/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no confidential items included within the agenda.

A13/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Allotments Committee held on 23 June 2025 and to authorise the Chair to sign them as a true record.

A14/2025 Minute Action Sheet

The Committee considered a report on actions taken by officers on resolutions or recommendations made at previous meetings.

The Council Services Manager provided an overview of the items on the action sheet and asked if members had any queries.

Ref. No.38, A41/2023, Allotment Workshops – This was regarding developing a series of workshops for allotment tenants. The Council Services Manager had previously met with a

representative from Appleby Road Community Garden, who is hoping to develop a series of workshops on allotments and related topics. It was discussed that we could work together to promote and deliver this initiative, but that no further progress had been made for a few months.

Resolved: The Council Services Manager to follow up with the representative of Appleby Road Community Garden.

Resolved: To note the report.

A15/2025 Review of Spend against 2025/26 Budget

The Committee considered a report reviewing spend against the budget as of 15th September 2025. The Council Services Manager provided details in relation to a few of the figures, drawing particular attention to the general expenditure budget line and suggesting some wall maintenance & plot clearance work to be undertaken on Coley Barn allotments before the end of the financial year.

Resolved: To note the report.

A16/2025 Budget Proposals for 2025-26 and Rental Rates 2027

Note - The Chair, Cllr Finch, and Cllr Falshaw, declared an interest in this item of business by virtue of being allotment holders. They remained in the room, however, they took no part in the discussion or voting on the item.

The Committee was asked to consider a proposed draft budget for the forthcoming financial year, 2026/27, and the plot rental charges for 2027.

Draft Proposed Budget 2026-27

Item	2025-25	Est outturn	percentage	Proposed 2025-26	Notes
Water	2,100	2,100	100%	2,500	Inflation rise
Rent	1,050	1,050	100%	1,050	
Pest control	3,300	3,300	100%	3,300	Anticipated real decrease
Maintenance	9,200	9,200	100%	9,500	Slight rise for increased costs
Total	15,650	15,650	100%	16,350	4.5% increase

Estimated Rental Incomes

The rental income is intended to cover the general running costs of the estate, plus a contribution to the overheads.

The committee sets the allotment rental fee 14 months in advance. The last rental increase lifted the price per square metre from 41p in 2024, to 44p in 2025, in order to meet the additional costs of inflation, which had been running quite high alongside perceived volatility

caused by international events. In January 2026 this will rise to 45p per square metre, with the penny rise agreed in September 2024.

It is proposed to increase the per square metre price by a further penny (£0.01) in 2027, to 46p per square metre. This will track the price just below inflation, whilst maintaining a realistic income from rents.

	2025	2025	2026	Notes
Income	25,277 (Outturn 31 March)	24,200 (budget)	26,000 (Estimated outturn)	

Allotment Reserves

There was a small draw down on the allotment reserve to meet the investment required at Town View Field to maintain the site's viability. Subsequent draw-down on this fund will depend on the development of projects to increase the supply of allotment sites or to replace sites lost due to the development needs of the landowner (tenanted sites only). Investment in additional plots at Canal Head in 2023 was funded through the Community Infrastructure Levy (CIL).

Whilst there are no costed plans currently being considered to draw down reserves, it is likely that some will emerge at Coley Barn, where there is a requirement to clear some derelict sheds which could free up land to increase the number of plots available. The numbers below take no account of these, as yet uncostered, plans, but indicate the extent of reserves likely to be available, notwithstanding any further draw on the CIL.

	1 April 2025	Proposed 1 April 2026	Proposed 31 March 2026
Cash	64,685	66,000	66,000

Resolved: To recommend the proposed budget requirements for the next financial year, as attached to the report and outlined above, for consideration at the Management Committee before Full Council.

A17/2025 Development of Pest Control Management Policy

The Council Services Manager presented an update report on the development of a pest control management policy.

Discussion took place, and the committee agreed that officers could further develop a pest control management policy.

The committee were asked to consider banning the use of poisons completely, as other authorities had done. A lengthy discussion ensued, and it was agreed that officers would develop a plan that would eventually eradicate the unauthorised use of poison on the allotments.

Resolved: To note the report.

Resolved: Officers to develop a pest control management policy

Resolved: To develop a plan that supports the eradication of unauthorised use of poison as a form of pest control on the allotments.

A18/2025 Allotment Project Update and Statistics Report

The Council Services Manager presented the report.

The report referred to the path improvement works at Crow Tree being delayed due to staff absence. This work has been rescheduled for 13th – 14th October, with an independent contractor helping the Townscape Officer.

The Committee were supportive of the proposed community event. The Council Services Manager explained that the idea had been circulated to the allotment community and that the initial response had been very positive, with approximately 60 allotment holders lodging an interest. The Chairman suggested having 2 events if the need was there. Cllr Falshaw, who is also a relatively new allotment holder. Suggested that it would be helpful to tenants, and especially new tenants, if support was provided by way of structured information circulated throughout the year. The Council Services Manager stated that this is certainly something she would be supportive of and would look further into how this can be progressed.

The report included statistical details in relation to the Allotments Waiting List, which currently stood at 50 individuals. 10 remained vacant, details of which were provided within the report.

A discussion followed about allotment gardening generally and the creation of more plots. It was suggested that when a new estate is built, we should target the new estates with information about allotments. A tentative offer had been made to the Town Clerk about a possible piece of land which could be used to create more allotment plots. The Committee agreed that the Town Clerk should explore this further.

Resolved: The Council Services Manager to work with the site representatives to develop the format for the community event scheduled for the end of the financial year.

Resolved: The Council Services Manager to explore how new tenants can be supported more with information and courses on allotments and maintaining an allotment.

Resolved: The Town Clerk will investigate the land which has been tentatively offered as allotment plots.

Resolved: To note the report.

A19/2025 Site Representatives

The site representatives had no issues to discuss.

The meeting closed at 7.49 p.m.