



Allotment Rules and Regulations

Consultation Summary (January 2024)

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Introduction

This report provides a summary of the main findings from the Allotment Rules and Regulations consultation.

Background

The consultation was carried out between 5th September and 30th October 2023. The consultation was distributed to a range of stakeholders and organisations and was made available to the public on the Council's [Consultation Hub](#).

The consultation was promoted via email to all Allotment Associations, other relevant organisations, plotheholders and waiting list applicants (where contact details were available) on several occasions over the course of the consultation period. An advertisement was also placed in local print media. The consultation was also promoted through the Council's social media channels and paper copies were made available at the reception desks of both Exchange House and Eastgate.

In total, there were **269** responses received.

This report contains several charts and tables, where percentages do not sum to 100%, this may be due to computer rounding, the exclusion of 'don't know' categories or multiple answers.

It is worth noting that a number of identical responses were received. It is estimated that these account for between 10 and 35 of the total responses. Additional analysis shows that although this has had an impact on the quantitative element of the consultation it has not significantly altered the overall findings. In relation to the qualitative element of the consultation, which was designed to gather the breadth of views and opinions, this will have no impact on the results.

About You

Question 1: Who are you responding as.....

	Number	Percentage
An individual	246	95%
A group or organisation	7	3%
Other	7	3%

BASE: 260

Others included a community council, a charity group and a number of different organisations.

Question 2: If individual, how would you best describe yourself?

	Number	Percentage
Plot Holder (Council)	189	77%
Plot Holder (Private)	14	6%
On waiting list	31	13%
Other	12	5%

BASE: 246

Others included members of the public/local residents, those thinking about or unable to join the waiting list and associate members.

Question 3: How long have you held the plot?

	Number	Percentage
Under 1 year	26	13%
2 – 5 years	63	30%
5 – 10 years	49	24%
More than 10 years	69	33%

BASE: 207

Question 4: How would you best describe your business or organisation?

	Number	Percentage
Private business	-	-
Community/Voluntary organisation	7	100%
Public agency	-	-

BASE: 7

Question 5: Which, if any, of the following do you think should be included in the Allotment plot application beyond the statutory information (name, date of birth, address, plot size, name of additional person)?

	Yes	No	Don't know/No opinion	Base
Equalities monitoring information (i.e. gender, ethnicity, etc.)	41%	44%	15%	252
Disabilities (information which could be used to identify any adjustment to an allotments site or an allotment)	81%	10%	9%	257
Previous growing experience	35%	59%	6%	250
Reasons for seeking an allotment	51%	45%	4%	251
Preferred allotment site(s)	92%	4%	4%	256
Other relevant circumstances	46%	19%	36%	230

A significant majority of respondents thought that preferred allotment site (92%) and whether the applicant had a disability (81%) should be included in the application process beyond the statutory information. Respondents were evenly split with regards to Equalities information and reason for seeking an allotment. Only around one third (35%) thought that previous growing experience should be included.

Question 6: Is there anything else you think might be useful to include in the application process?

Respondents put forward a number of other suggestions for information, which should be included as part of the application process.

Housing type was mentioned, as it would help to determine if the applicant currently had access to an outdoor space. Not all responses thought that this should exclude those who did from applying, but that those without should get priority.

Transport and ability to travel to a site were all highlighted as important. It was felt that this was one of the key factors in determining the ability of any allotment holder to maintain it.

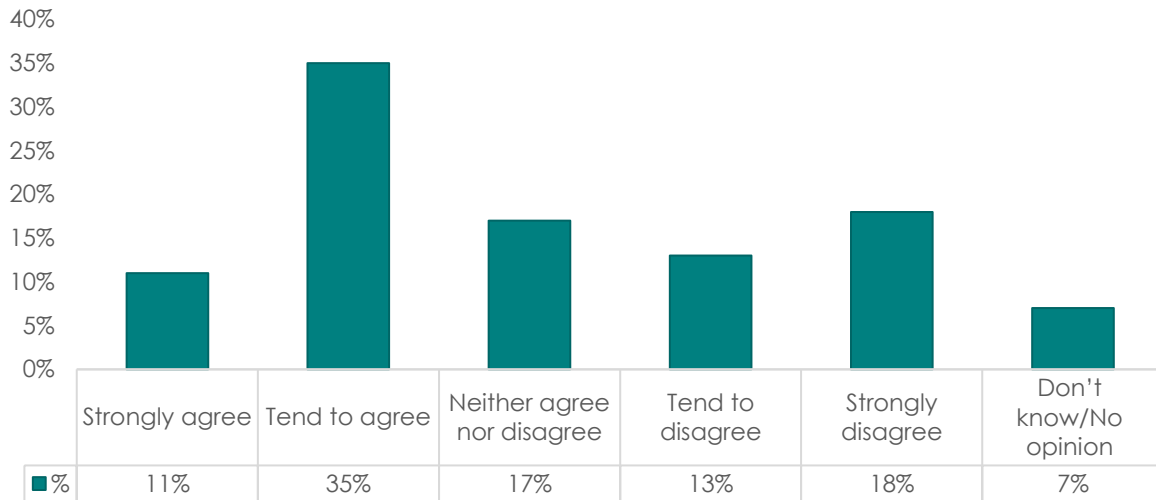
Respondents also mentioned that requiring the applicant to indicate the size of plot needed would help to ensure they get what they need. However, it was felt that more information about plot sizes available should be part of the application process to ensure informed decisions could be made.

It was also suggested that applicants should show an understanding of the commitment required to maintain an allotment and a willingness to put in the time and effort required.

Finally, respondents suggested that applicants should indicate if they had previously rented an allotment and why they had given it up, or if they had been asked to, and the reasons why.

Waiting Lists

Question 7: To what extent do you agree or disagree with the approach proposed regarding waiting lists?



BASE: 229

Almost half of respondents (46%) agreed with the approach proposed regarding waiting lists, compared to 31% who disagreed. Around one in five (17%) respondents neither agree nor disagreed with the proposal.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

It is worth noting that a number of the comments received mentioned that this part of the consultation was confusing, difficult to understand and needed to be simplified.

Respondents who disagreed highlighted several issues with the proposal around waiting lists. It was noted that allotment associations/committee should deal with waiting lists as they have the necessary local knowledge and are best placed to determine suitability between applicants and plots available. In line with this, it was also suggested that a centralised list would be difficult to manage, cumbersome and require a significant resource by the Council.

The issue of plot sizes was highlighted as a problem, including

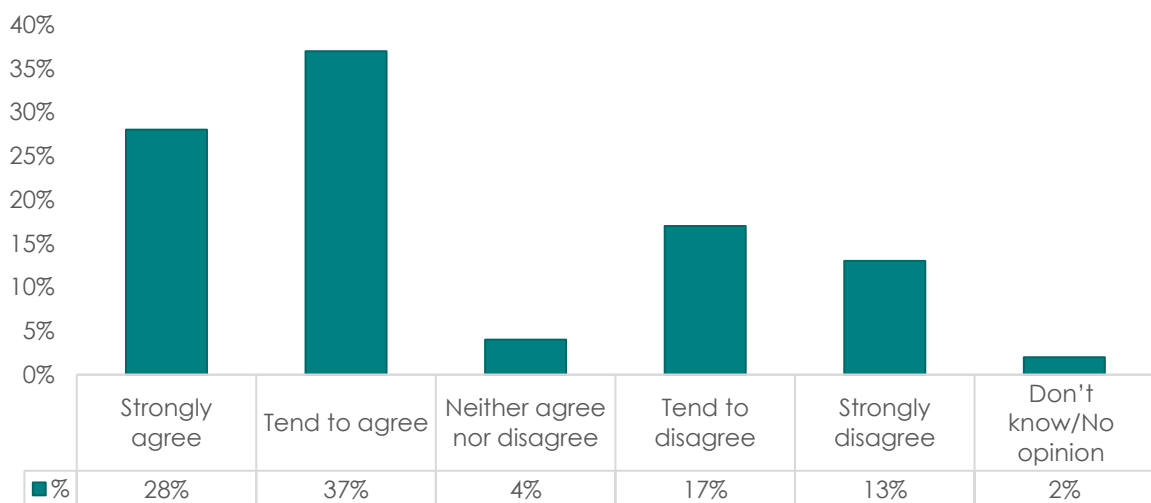
- lack of consistency across sites
- lack of information about what is available
- difficulty in appreciating/understanding the size and scale of plots.

Respondents also disagree that there should be different rules for waiting list based on the plot size which was offered or applied for.

A number of suggestions were also put forward to improve the waiting list process, including a points system where applicants would be allocated points based on their personal circumstances, separate lists based on plot sizes requested. Starter or beginner plots were also suggested, which would allow applicants to gain experience while they waited for a suitable plot to become available.

It was also suggested that larger plots could be split in two to make more plots available.

Question 8: To what extent do you agree or disagree with the approach proposed for those who refuse an offer or fail to respond within a time period?



BASE: 230

Two-thirds (65%) of respondents agreed with the approach proposed for those who refuse an offer or fail to respond with a time period, compared to 30% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Respondents provided a range of reasons why they disagreed with the approach proposed for those who refuse an offer or fail to respond with a time period.

A number of respondents felt that it would be unreasonable to remove someone for refusing an offer if they had a genuine reason such as lack of transport, ill health, etc. It was mentioned that due to the length of time some applicants spend on the waiting list, there is a chance that their

circumstances may have changed, impacting on their ability to accept a specific offer.

It was also highlighted that it would be unfair to remove someone from the list if the plot offered was not what they had applied for i.e. was on a different site, was too small or too big, etc.

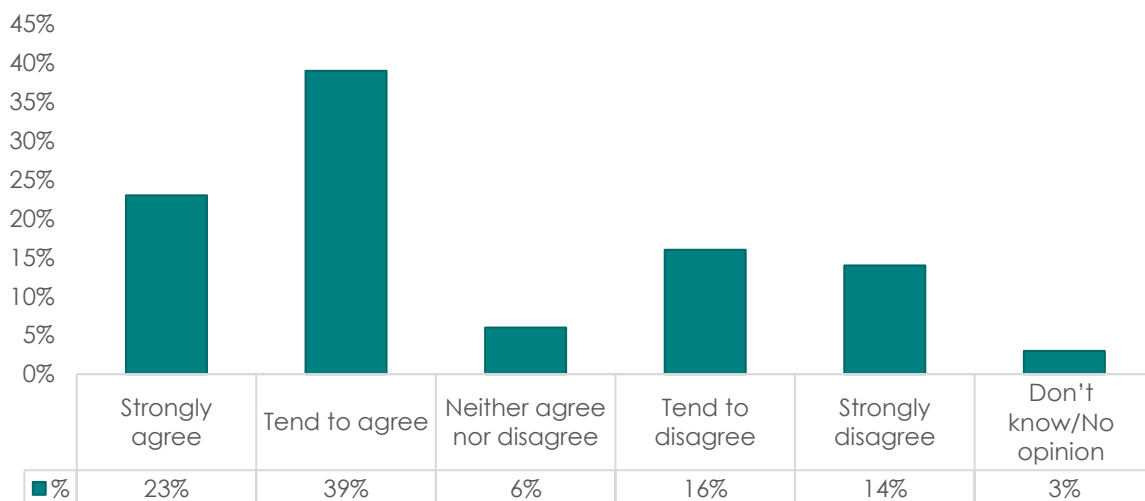
'if the offers were not for the requested or preferred site, then the applicant should not be removed from the list'

Respondents put forward that there should be more than two attempts made to contact applicants and that multiple methods include email, telephone and in writing should be used. It was felt that applicants should get every opportunity to refuse an offer before they are removed from the waiting list.

Other considerations which respondents mentioned was giving applicants more time, as well as more opportunities to refuse before they were removed. It was also suggested that rather than be removed, applicants who refused a plot could be put to the bottom of the waiting list.

New Allotment Sites

Question 9: To what extent do you agree or disagree with the proposed approach to allocating plot in new allotment sites?



BASE: 228

Almost two thirds (62%) of respondents agreed with the proposed approach to allocating plots in new allotment sites, compared to 31% who disagreed.

Question: If disagree, please provide more details, including how you think they should be allocated.

A number of respondents felt that the approach to allocating plots in new allotment sites based on distance was unfair as it penalised those who were currently on the waiting list who live out with the radius proposed. It was felt that new allotment site should be used to reduce existing waiting list.

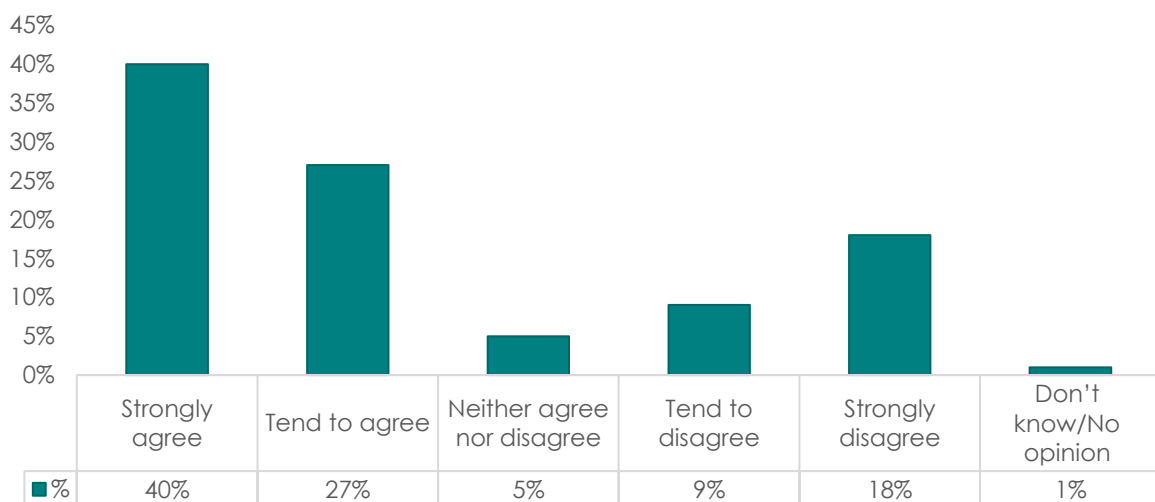
'New allotment site must support reducing the current waiting list and cannot be solely for folk within a 1.5km radius of the site,'

It was also felt that for this approach to be fair then this would need to be applied to all lists and not just new sites.

Respondents thought that 1.5km was too small an area, as some sites have limited residential properties within the surrounding area. It was highlighted that some residents would be excluded as they do not have an allotment site within their area; the city centre was particularly highlighted as an area where this rule would be unfair.

Change of Residency

Question 10: To what extent do you agree or disagree with the proposal to terminate the lease of tenants who are no longer Glasgow residents?



BASE: 222

More than two thirds (67%) of respondents agreed with the proposal to terminate the lease of tenants who are no longer Glasgow residents, compared to 27% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Those who disagreed with the proposal to terminate the lease of tenants who are no longer Glasgow residents were asked to provide more details. Generally, respondents felt that it was unfair to terminate plot holders lease if they had held the plot for a number of years and had maintained and used it and agreed to continue to do so.

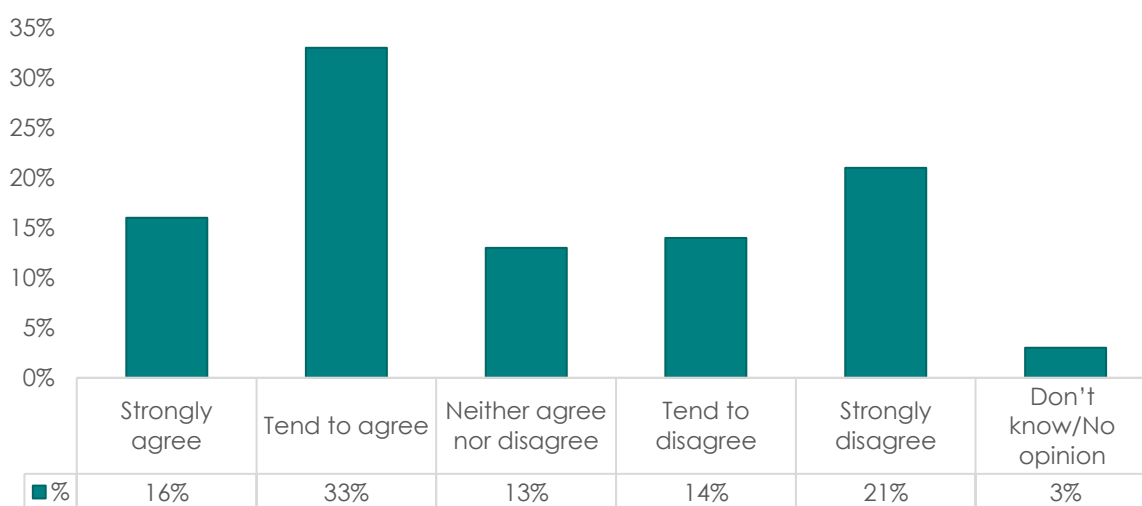
It was also felt that any rule about non residency should only apply to new tenants and should not be introduced retrospectively to those who are already plot holders.

It was suggested that plot holders may move out or become out with the boundary for a number of reasons, some of which are not in their control. An example given was the Merrylee site, which has a number of ploholders from East Renfrewshire, but came under Glasgow City Council control at a later date.

Another suggestion was that if plot holders who moved and were asked to give up their tenancy should be given a sufficient grace period to make arrangements to secure another plot in a different local authority.

Rent

Question 11: Overall, to what extent do you agree or disagree with the process for determining rent?



BASE: 215

Around half (49%) of respondents agreed with the process for determining rent, compared to 35% who disagreed. More than one in ten (13%) neither agreed nor disagreed with the process.

Question: If disagree, please provide more details, including how you think rent should be determined.

When asked why they disagreed with the process for determining rent and how they thought it should be determined, respondents provided a range of views and suggestions. It was highlighted that rents should be affordable for everyone, especially given the social, environmental, health and financial benefits which come as a result of owning an allotment. There were fears raised about the impact of current and future rent increases on those living in poverty, particularly the elderly, unemployed, single parents, etc. To try to mitigate against any rent increases it was suggested that plot holders should be able to pay their rent in instalments rather than as a single payment.

Respondents suggested that any future rent increases should be linked to either inflation or that years Council Tax rise.

It was also commented that if rents were based on the services provided, there needs to be clarity and transparency on what services will be provided by the Council. It was suggested that as each site does not receive or require the same level of services then rents would need to be set at a site level and reflect what is actually provided. In relation to this, it was suggested that the rules and regulations be changed from 'may' provide to 'should' provide in relation to the services the Council are responsible for. It was also suggested that Service Level Agreements (SLA) be introduced to ensure that the services provide by the Council are consistent across all sites in the City.

A number of the points made were summed up by one respondent.

'We need full transparency as to the actual cost to the Council of running each allotment site. We also need the Council to recognise that allotments generate a wide range of community, health and wellbeing, and environmental benefits'

Question 12: To what extent do you agree or disagree with the following.....

	Agree	Neither agree nor disagree	Disagree	Don't know/No opinion	Base
Concession rate.	86%	5%	5%	3%	182
Concessionary rate should be lower and non concessionary rates higher, in light of peoples experiences of poverty, to ensure cost neutrality is achieved.	60%	12%	25%	3%	208
Concession Rates shall be available with specific qualifying criteria. Concession Rates shall only apply where all Tenants of a Joint Tenancy are eligible for a Concession Rate.	59%	9%	31%	1%	214
Changes to circumstances, including any Relevant Circumstances, affecting a Tenant's ability to pay the Rent should be advised in writing by the Tenant to the Council for consideration.	74%	8%	16%	1%	214
Where a Tenant fails to pay Rent within 28 days of the receipt of an invoice, the Tenant shall be in default of the Lease.	53%	8%	37%	1%	214
The Council may recover the Rent as landlord in the same manner as any other case of landlord and tenant, and the Council shall seek to recover the Rent. In addition, the Council shall recover as a debt any administrative costs reasonably incurred by it in respect of any delay in payment and commence termination of the Lease.	44%	10%	43%	3%	212
Rental rates could be decreased where sites seek devolved power to manage utility, waste and site maintenance costs.	72%	8%	16%	4%	212

There was a mixed response to the statements provided regarding rent, etc. Around nine in ten agreed with concession rates (86%), while three-quarters notifying the Council about a change of circumstances, which could affect the tenants' ability to pay (74%), and rent decreases where sites seek devolved power over utilities, waste and site maintenance costs (72%).

However, respondents were more evenly split (44% agree compared to 43% disagree) with regards to the idea of the Council recovering rent in the same manner as any other case of landlord and tenant.

Question: If disagree, please provide more details

Due to the number of statements, respondents provided a large range of views on different elements of the proposed rules and regulations. It should be noted that there was a feeling among some respondents that this section was overly complicated and legalistic in the language and terminology used. Due to this, they felt that it was difficult to understand.

A number of respondents felt that it is unreasonable for concession rates to be subsidised by others in the form of higher rents.

Respondents also disagreed with the idea of using an external debt recovery agency for dealing with non-payment of rent. It was stated that this approach seemed ‘heavy handed’ and that the cost of this would be more than the actual debt owed.

The idea that allotments should be cost neutral was also disputed. Respondents felt it was unreasonable given the range of non-financial benefits allotments bring to individuals and the city.

Cultivation

Question 13: To what extent do you agree or disagree that cultivation should contribute to and be in line with the following?

	Agree	Neither agree nor disagree	Disagree	Don't know/No opinion	Base
Climate and nature emergencies	77%	7%	12%	2%	200
Regenerative agriculture/Permaculture/Organic practices	78%	12%	8%	2%	206

Around three-quarters of respondents agreed that cultivation should contribute to and be in line with both the climate and nature emergencies (77%) and regenerative agriculture, permaculture, and organic practices (78%).

Question 14: To what extent do you agree or disagree with the following practices around pest and weed control?

	Agree	Neither agree nor disagree	Disagree	Don't know/No opinion	Base
Using organic methods of pest/weed control	85%	8%	5%	1%	204
Planting soil improvers	82%	11%	5%	2%	204
Companion planting	77%	15%	6%	1%	205

The majority of respondents agreed with all practices listed around pest and weed control.

Question: If disagree, please provide more details

If they disagreed with the practices around pest and weed control, respondents were asked to provide more details. A number of respondents felt that more education and training should be provided to plot holders, especially those less experienced, if the Council wants them to use these methods. It was also suggested that knowledge sharing among holders would help.

Respondents disagreed with the idea that these approaches should be made mandatory. Firstly, it was felt that it should be up to the plot holder to determine the best approach, and secondly it was highlighted that it would be almost impossible for the Council to enforce. It was also stated that not all plots were suitable for these approaches, and their effectiveness was dependent on a number of factors. This was particularly mentioned in reference to companion planting.

Question 16: What, if any, other pest or weed controls do you think should be included?

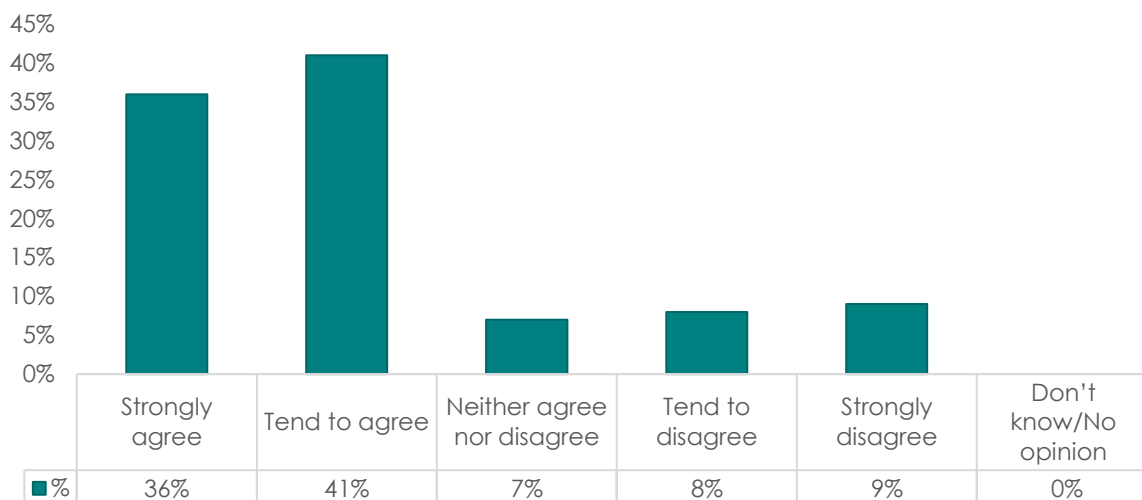
Respondents were asked what other pest or weed controls should be included. There was a mixed reaction to the use of chemicals with some respondents, believing they should never be used and those that felt they were necessary in certain circumstances. It was also suggested that bait boxes should be provided to control vermin.

Respondents highlighted the benefits of regular weeding to help prevent the spread and growth in weeds.

Several respondents did feel that it was more about education and training than additional methods. It was highlighted that information needed to be provided to help promote the range of methods available to control weeds and pests.

Maintenance

Question 17: Overall, to what extent do you agree or disagree with the approach to maintenance of allotment plots?



BASE: 197

Around three-quarters (77%) agreed with the approach to maintenance of allotment plots, while 17% disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Respondents provided a number of reasons why they disagreed with the approach proposed. Respondents felt that a total ban on flags was unnecessary if they were not offensive.

'as long as non political, sectarian or racially discriminatory nature. Often emblems of cultural diversity and identity and the freedom to express should be respected.'

Some respondents also highlighted that the rules around maintenance would be difficult to enforce, particularly if this was the responsibility of the Council. Site associations were seen as better placed to monitor maintenance and deal with any infringements.

Regarding shared paths, it was stated that this was already the case in several sites. Those respondents who disagreed believed that cutting half a path would be unrealistic and illogical and could possibly cause tension or friction between plot holders.

A number of respondents did disagree with the idea of bringing compostable material from home. It was felt that it should not matter where it came from, the principal issue was that it was not being sent to landfill.

Question 18: To what extent do you agree or disagree with the Council recovering cost for the following?

	Agree	Neither agree nor disagree	Disagree	Don't know/No opinion	Base
Cost of removal	48%	17%	35%	1%	198
Cost of reinstatement	39%	16%	44%	1%	196

Respondent's views were more evenly spread with regards to recovering the cost for both removal and reinstatement. Almost half (48%) of respondents agreed with recovering costs for removal, compared to 35% who disagreed. For reinstatement 44% disagreed compared to 39% who agreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Respondents provided several reasons why they disagreed with recovering of cost for both removal and reinstatement. It was highlighted that the main reasons why plots end up in a state of disrepair or become overgrown and are eventually given up is normally as a result of a change of circumstances such as ill health, disability, poverty, age, death, etc. To further compound these issues was seen as both unfair and unhelpful.

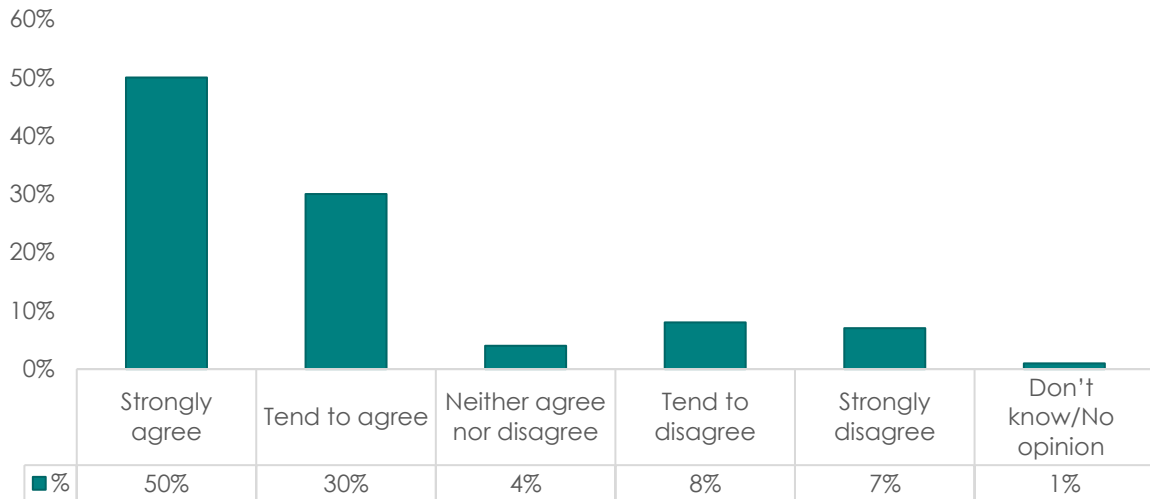
With regards to returning the plot to the same state as it was at the commencement of the lease, respondents felt that this was unworkable. Currently, there is no record of the original state from which to determine if it was in a 'worse' condition at the end of the lease.

'its all unworkable in practice: e.g. recording the original condition, defining 'worse' and the level of compensation, extracting costs from deceased, disabled, and tenants who have moved away is all unlikely to happen.'

It was suggested that the Council could do more to support plot holders in the removal of waste and rubbish, particularly where this was inherited from the previous tenant. It was also felt that additional support would help plot holders who do not have access to transport.

Site Association

Question 19: To what extent do you agree or disagree that tenants must become members of their site association?



BASE: 199

Eight out of ten (80%) respondents agreed that tenants must become members of their site association, compared to 15% of respondents who disagreed.

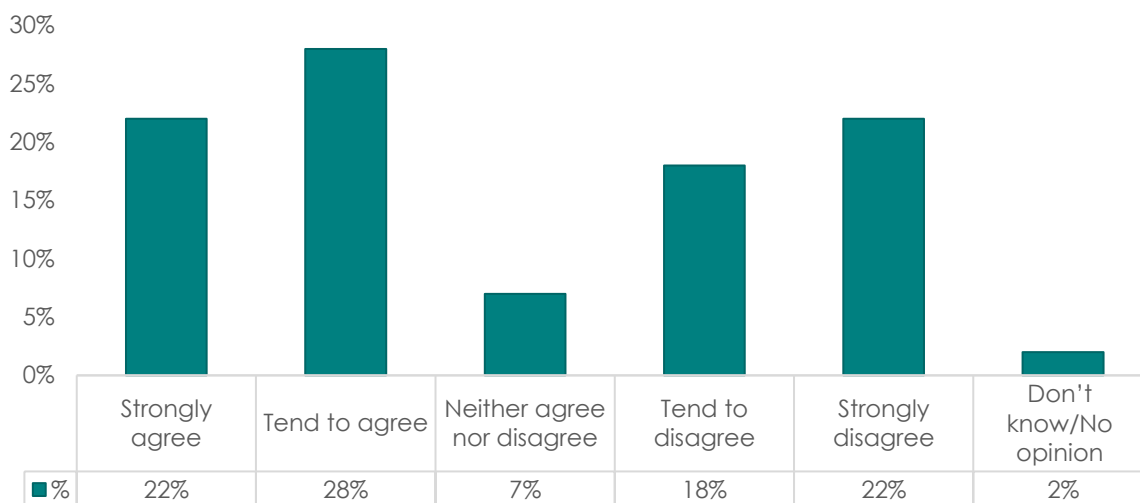
Question: If disagree, please provide more details

In terms of plot holders being required to become a member of their site association, a number of respondents thought this should not be made compulsory and should be left up to the individual to decide.

It was also highlighted that if the new rules and regulations, were going to remove many of the roles and responsibilities of associations, then there would be less need for plot holders to join. It was suggested that there needed to be clearly defined role for both the Council and any association.

Buildings and Other Structures

Question 20: Overall, to what extent do you agree or disagree with the proposed approach to buildings and other structures?



BASE: 196

Respondents had a mixed response to the proposed approach to building and other structures on allotment plots. Half (50%) of respondents agreed with the approach compared to 40% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Respondents highlighted a number of reasons why they objected to the proposed approach to buildings and other structures. There was some debate whether or not greenhouses, poly tunnels or cold frames should be classed as the same as sheds, etc. as these are used for growing. This was also mentioned in reference to the area which any structure or building was permitted to cover. It was felt that if these growing structures were included, then the size permitted would be too restrictive.

The proposal to require plot holders to ask the Council for permission was seen as bureaucratic, time-consuming and unnecessary. It was felt that site associations would be better suited to manage requests regarding buildings and structures. Associations are onsite and able to respond quicker to requests and can monitor and manage them as part of their role. It was suggested that the Council could provide guidance on what is permitted and then delegate the management and monitoring to the local site association.

There were also some concerns raised about the impact of these rules and regulations on existing buildings and structures. Respondents felt it would be

unfair to require plot holders to remove existing structures, which did not meet the new requirements. It was suggested that these rules could be introduced to new sites.

‘why not try introducing rules like these to any new sites being developed at the moment, where you have the advantage that everyone is new to their plot and can reasonably be expected to follow such regulations.’

Finally, respondents questioned the possibility of being able to measure the shadows cast by any building or structure.

Fencing

Question 21: To what extent do you agree or disagree with the following regarding fencing?

	Agree	Neither agree nor disagree	Disagree	Don't know/No opinion	Base
height of fencing	64%	8%	27%	1%	197
purpose of fencing	65%	8%	26%	1%	189
usage of fencing	63%	10%	27%	1%	188

With regards to the height (64%), purpose (65%) and usage (64%) of fencing around two-thirds of respondents agreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Several respondents who disagreed, stated that the proposals regarding fencing required more clarification. Concerns were raised about the impact of the rule around height in terms of existing fences and hedges as well as those which are used for security on site boundaries. Respondents highlighted that higher fences and hedges are used to prevent theft and damage to plots.

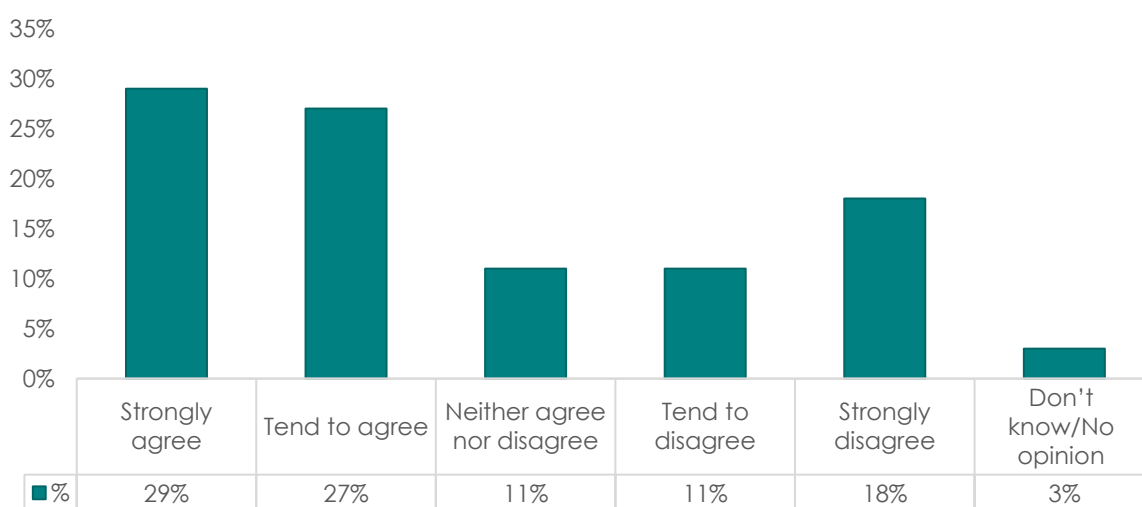
‘clarity needs to be made on whether this applies to perimeter fencing/hedging to the entire allotment. Higher hedges and fences are required to prevent trespassers accessing the area and reduce theft.’

Respondents also felt that fencing for boundary and growing should be treated differently as those used for growing would require to be higher than the maximum proposed.

Again, respondents highlighted existing fencing and hedges and were unsure if these rules would be applied retrospectively. It was also mentioned that these sorts of issues should not be dealt with centrally using a prescribed set of rules, but should be determined locally by the site association and reflect the individual circumstances of the site.

Permitted Materials

Question 22: To what extent do you agree or disagree with the materials identified as not permitted?



BASE: 194

The majority (56%) of respondents agreed with the materials identified as not being permitted, compared to 29% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

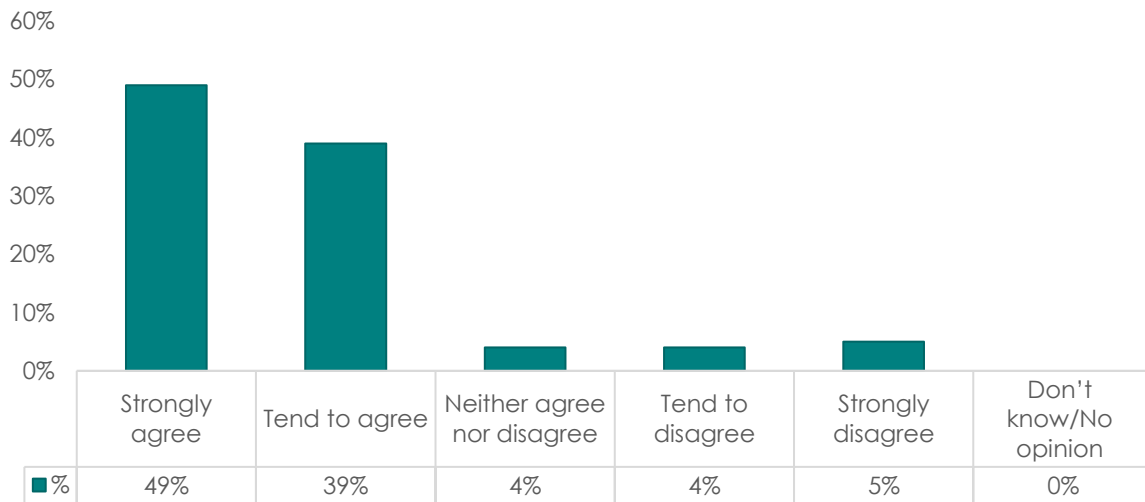
Respondents highlighted a number of similar issues with these proposals as they did with those regarding 'buildings and structures' and returning the plot to its original state when the tenancy ends. Issues raised included legacy materials from previous plot holders, potential need to remove existing materials, which do not meet these requirements, the requirements for permission from the Council and the resources needed for the Council to monitor and manage this.

Other issues highlighted were that some materials, particularly concrete was the most appropriate material to use for foundations for structures such as sheds, greenhouses, etc. it was also needed in some instances for fencing and fruit cages.

Finally, respondents indicated that if these materials were restricted or banned, then suitable alternatives would need to be suggested to replace those materials no longer available for use.

Water Conservation

Question 23: To what extent do you agree or disagree with the proposals for the conservation of water?



BASE: 197

Around nine in ten (88%) respondents agreed with the proposals for the conservation of water, compared to only 9% who disagreed.

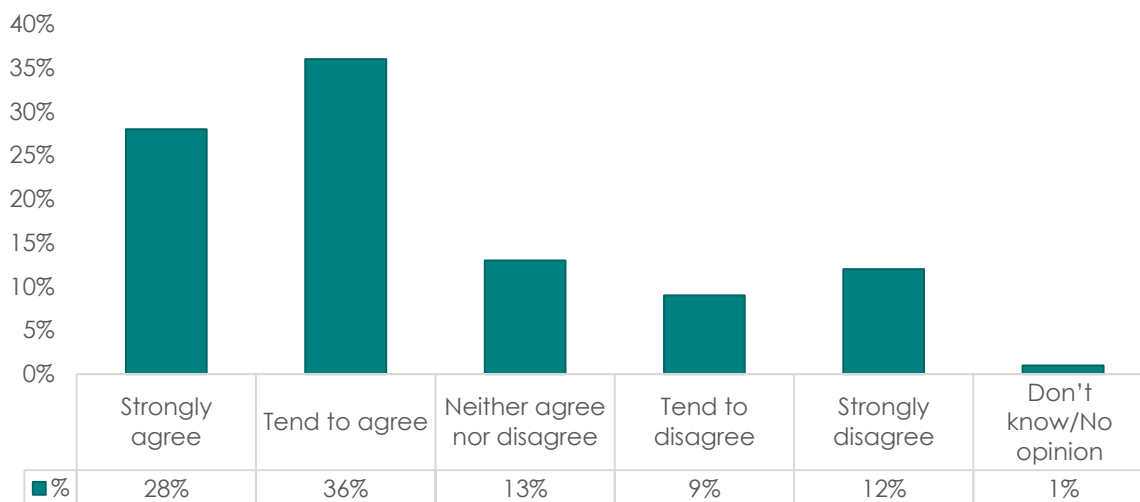
Question 24: What more, if anything could be done to assist in the conservation of water?

When asked what more could be done to assist in the conservation of water, there was almost universal support for more to be done to support the collection and storage of rainwater. The use of guttering on structures and water butts were highlighted as an important part of water conservation.

Other suggestions included doing more to fix leaks in mains supply when they have been reported and mulching to support better water retention and reduce the need to water, especially in raised beds.

Livestock

Question 25: To what extent do you agree or disagree with the keeping of livestock (listed) within an allotment?



BASE: 195

Two-thirds (65%) of respondents agreed with the keeping the livestock listed within an allotment. This compares to 21% who disagree and 13% who neither agreed nor disagreed.

Question: If disagree, please provide more details

Those respondents who disagree with the keeping of livestock within an allotment had a mixed response to those listed. They were particularly against the keeping of pigeons as they were not seen as providing any agricultural benefit. There were fewer concerns around chickens; however, concerns were raised about the likelihood that this would attract vermin and other predators, such as rats and foxes.

It was also noted that there was no mention of animal husbandry, insurance, or disease management in reference to the keeping of livestock. To overcome some of the issues highlighted it was suggested that livestock could be kept in specific sections of an allotment site away from growing areas to prevent or limit any interference.

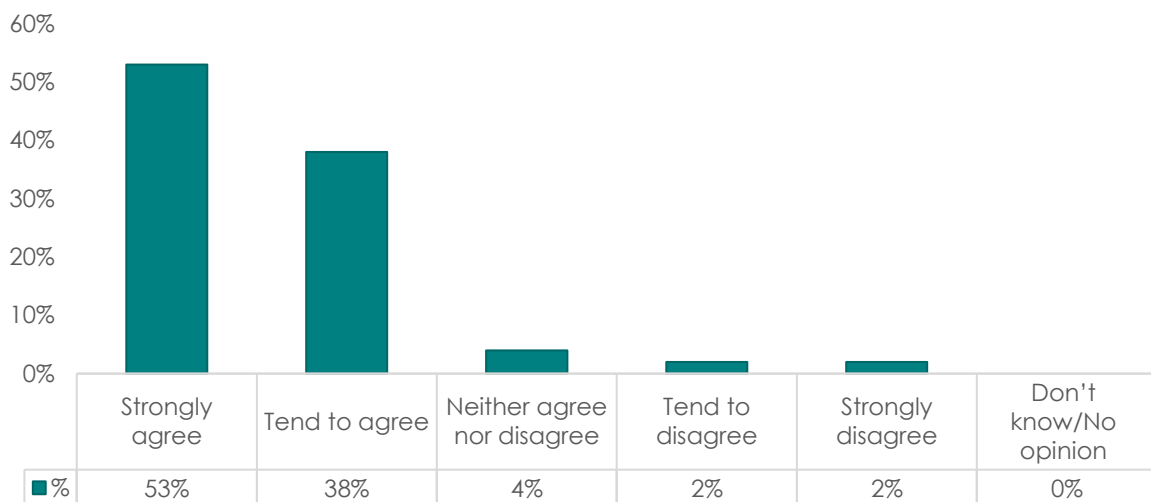
Question 26: What other livestock, if any, do you think should be allowed to be kept on an allotment plot?

Respondents suggested several other types of livestock, which could be kept at allotment sites, including,

- Bees
- Chickens
- Rabbits
- Ducks
- Goats
- Pigs
- Ferrets

Visitors

Question 27: To what extent do you agree or disagree with the proposal relating to visitors?



BASE: 195

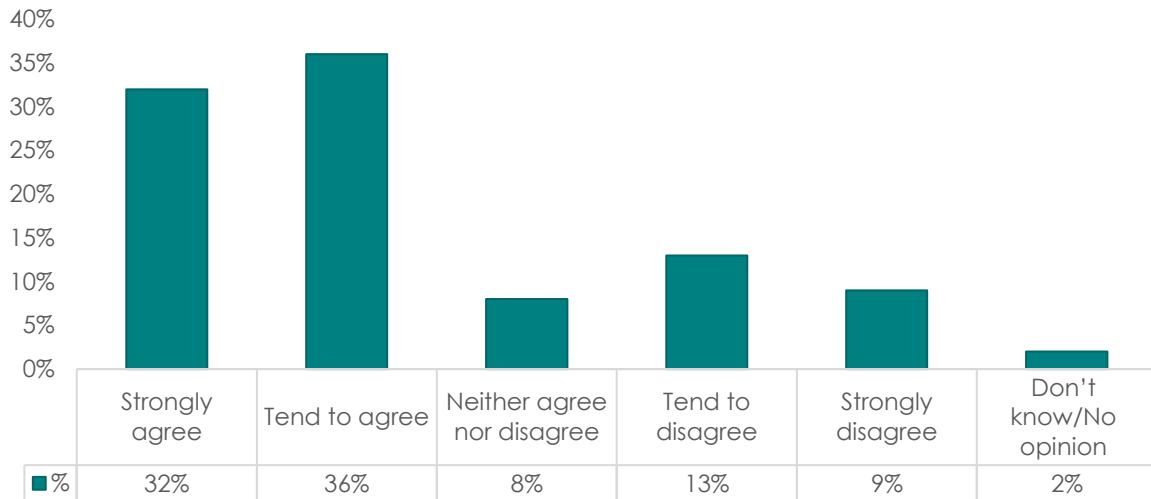
The vast majority (92%) of respondents agreed with the proposal relating to visitors, compared to only 4% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Those who disagree, primarily felt that exceptions needed to be made in some instances with regards to visitors. It was highlighted that plot holders should be able to get other people to help when they are unavailable, i.e., on holiday, in hospital, etc. Respondents were also worried about the impact on open days, community events, which take place on their allotment as these are good opportunities to promote and educate people about allotments and food growing, especially children and young people.

Restrictions on Admittance

Question 28: To what extent do you agree or disagree with the proposal to restrict admittance?



BASE: 193

With regards to the proposals to restrict admittance to allotment sites, two-thirds (67%) of respondents agreed, compared to 22% who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Similar to the issue of visitors, respondents highlighted that in some instances help was needed to tend the plot while the plot holder was on holiday, ill, etc., and also the potential impact this would have on open days and community events.

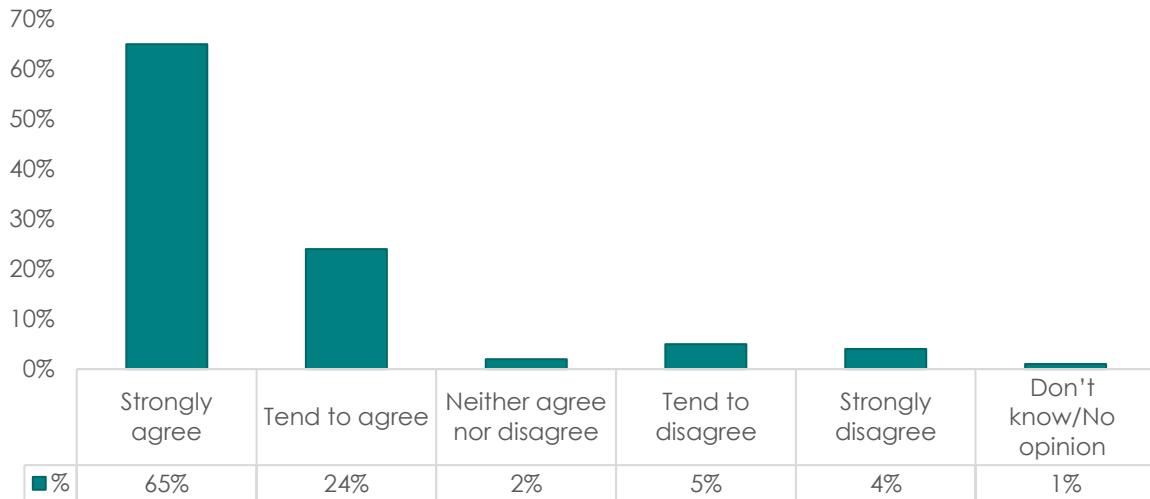
Another issue raised to the term 'family member' being too restrictive and that this should be extended to include friends.

'Member of the family' is too restrictive. Not all tenants have 'family' but friends who may come to water (or similar) during period of absence. The language needs to be more inclusive.'

It was suggested that permission should be sought from the plot association before anyone can be allowed to support the plot holder. This would allow for better management of visitors and greater awareness among plot holders about who is allowed on site.

Dogs

Question 29: To what extent do you agree or disagree with the proposals around dogs on allotment plots / sites?



BASE: 192

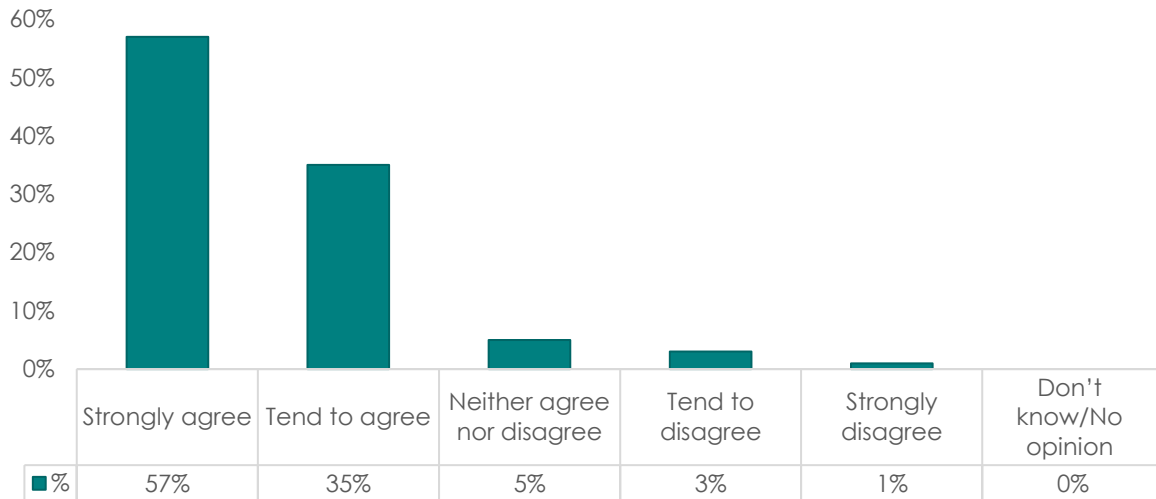
Almost nine out of ten (89%) respondents agreed with the proposals around dogs on allotment plots/sites.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

There was a mixed response from those who disagreed with the proposals around dogs on allotment plots / sites. Several respondents were in favour of an outright ban on dogs, except for guide and assistance dogs and those that thought they should be allowed although restricted. The restrictions suggested included, dogs should always be on a lead when in public spaces and should only be off when in the owners' plot, if the plot is secure.

Conduct and Nuisance

Question 30: Overall, to what extent do you agree or disagree with the proposals around conduct/nuisance?



BASE: 194

The overwhelming majority (92%) of respondents agreed with the proposals around conduct/nuisance with only 4% disagreeing.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

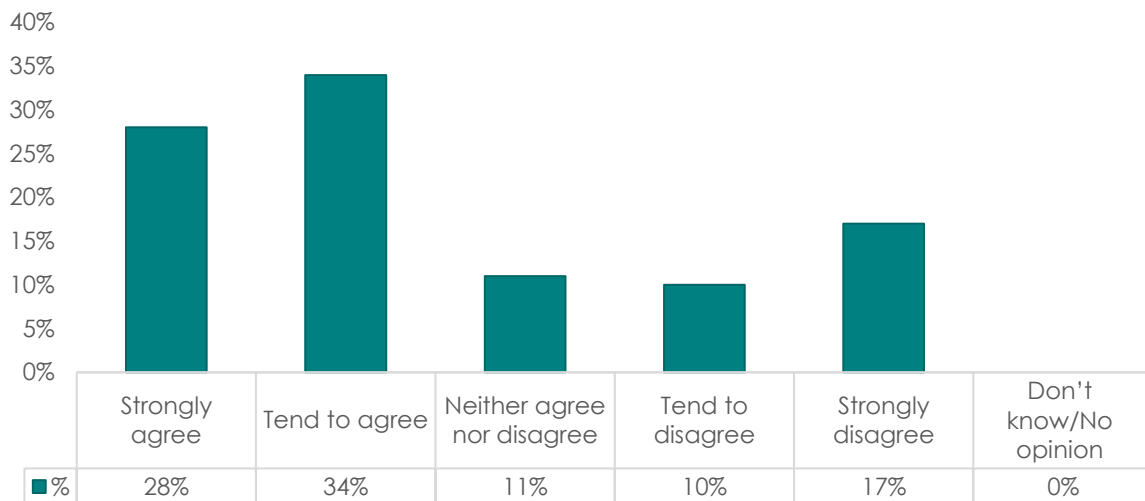
A number of respondents mentioned that this section was difficult to understand and that further clarity was required.

'difficult to define 'nuisance and annoyance'. 'keep the peace'. 'fear, alarm and severe disruption'.

More information was also mentioned with regards to any 'named helper'. Who they were, how they would be identified, and their role, etc. There were concerns about how this proposal would be implemented, monitored, and managed.

Landlord Inspections

Question 31: To what extent do you agree or disagree with the proposal for landlord inspections?



BASE: 190

Around two thirds (63%) of respondents agreed the proposal for landlord inspections, compared to 27% who disagreed and one in ten (11%) who neither agreed nor disagreed.

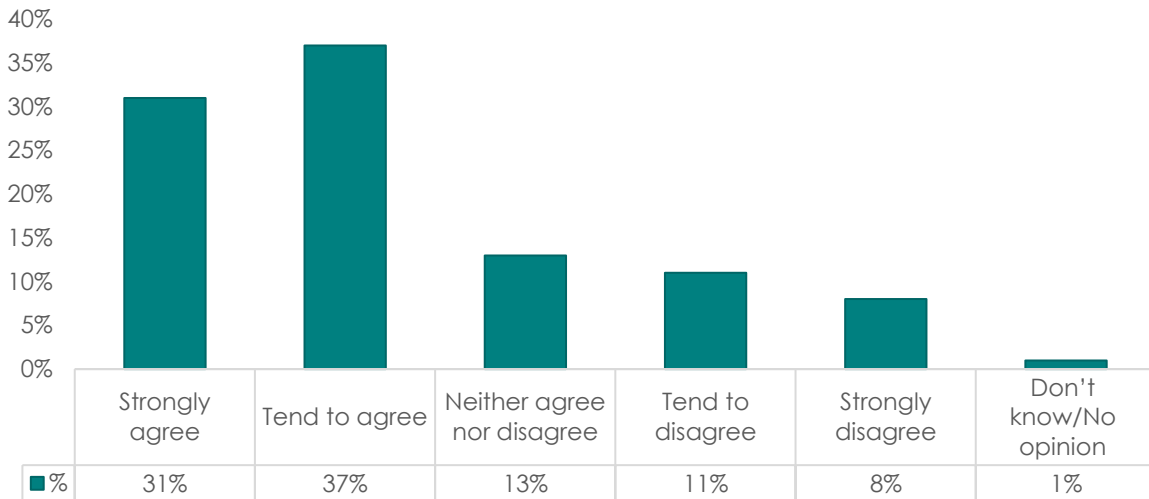
Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Those who disagreed with the proposals regarding landlord inspections highlighted that 24 hours was insufficient notice before an inspection. It was felt unreasonable that plot holders who work would be required to take time off at short notice. A range of alternative notice periods were suggested ranging from 48 hours to 4 weeks.

Concerns were also raised that there were insufficient resources within the Council to manage inspections on a consistent basis across all allotment sites. It was suggested that inspections would be best undertaken by local associations who are more aware of local circumstances and have a better knowledge of the individual site.

Enforcement

Question 32: To what extent do you agree or disagree with the proposals to enforce regulations?



BASE: 188

Around two-thirds (68%) of respondents agreed with the proposals to enforce regulations. This compares to 19% who disagreed and 13% who neither agreed nor disagreed.

Question: If disagree, please provide more details, including what changes, if any, you think should be made?

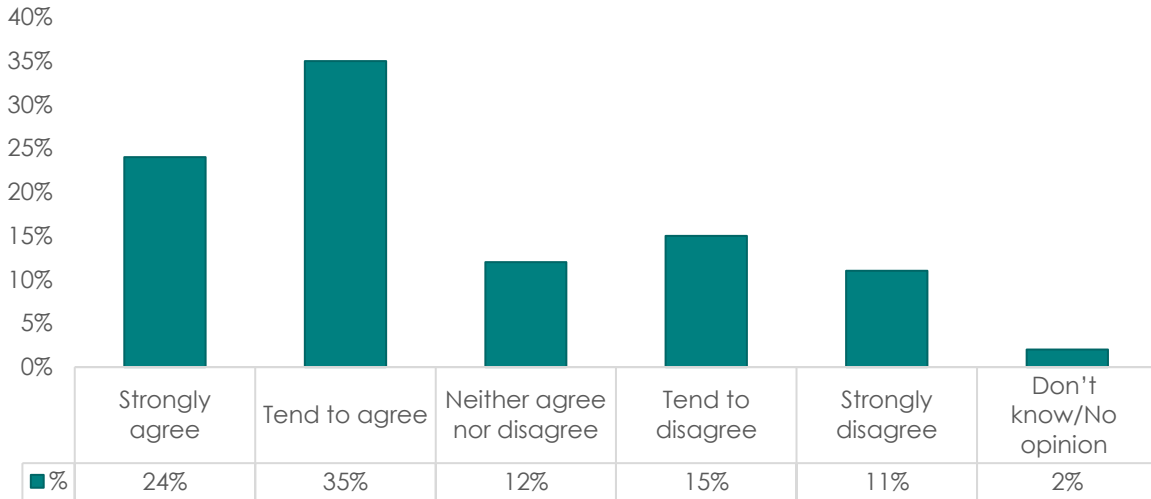
A number of respondents disagree with the proposals to enforce regulations as they saw this as the role of the site association rather than the Council. They felt that the Council lacked the resources to manage the process efficiently and effectively. Respondents also mentioned that there needed to be more clarity on who were 'agents of the Council'.

The need for discretion and understanding with regards to regulations was seen as an important part of the enforcement. Respondents felt a more collaborative approach between plot holders; the Council and site associations would be more beneficial in supporting and encouraging growers.

'We should be moving towards working together. Some warning may be necessary but more often it is support and understanding that is needed.'

Termination

Question 33: To what extent do you agree or disagree with the proposal around the termination of a tenant's lease?



BASE: 192

Six in ten (59%) respondents agreed with the proposal around the termination of a tenant's lease, compared to a quarter (26%) who disagreed and 12% who neither agreed nor disagreed.

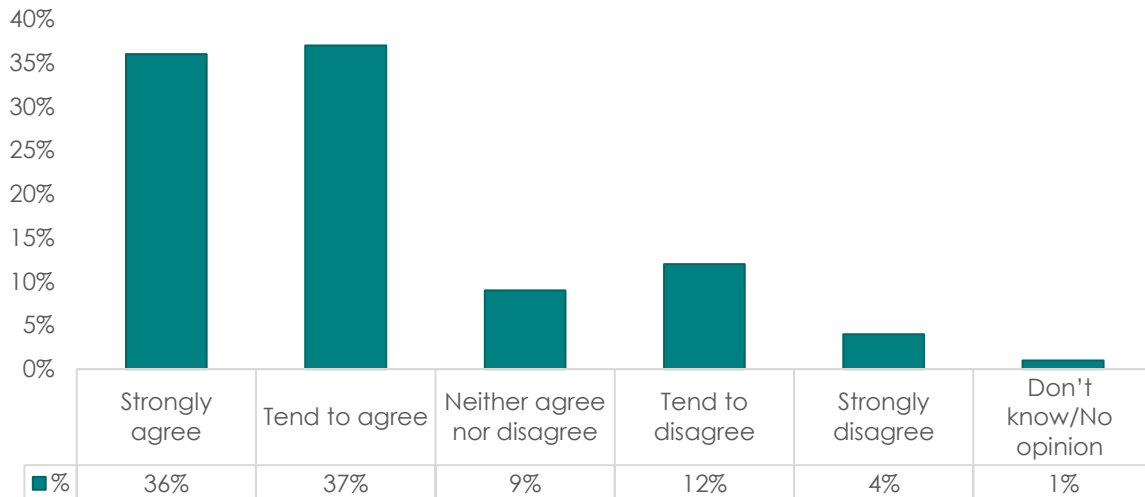
Question: If disagree, please provide more details, include what changes, if any, you think should be made?

There was strong disagreement among respondents with the proposal that tenants who terminate their lease early should not be refunded. This was particularly the case where the cause of the termination was due to unforeseen circumstances such as ill health, work commitments, etc. or that the plot had been returned to its original or a good state.

Similarly, respondents felt five years was excessive before being allowed back on the list, if this was due to a reason out with the tenant's control.

Boundaries

Question 34: To what extent do you agree or disagree with the proposals regarding boundaries?



BASE: 190

Over seven in ten (73%) respondents agreed with the proposals regarding boundaries, compared to just 16% who disagreed.

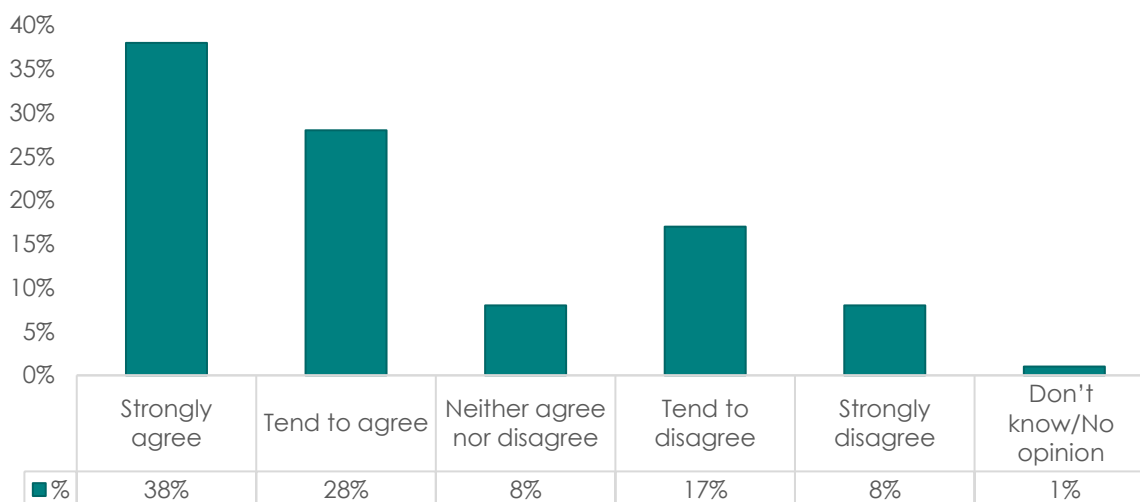
Question: If disagree, please provide more details, include what changes, if any, you think should be made?

With regards to boundaries, a number of those who disagreed felt that site associations were better placed to deal with disputes at least initially. It was highlighted that the Council should only get involved if requested, or if a decision needed to be appealed. There was also concern raised about the term 'at its own discretion', that this was too subjective and vague.

'Reluctant to agree to the Council's discretion being the basis for resolving these issues. It would be far more useful for the Council to trust the Committees and ploholders to manage these issues in the first instance, and to step in when requested.'

Possession of Allotment Plots

Question 35: To what extent do you agree or disagree with the proposals regarding possession of allotments?



BASE: 189

Two thirds (66%) of respondents agreed with the proposals regarding possession of allotments, compared to a quarter (25%) who disagreed.

Question: If disagree, please provide more details, include what changes, if any, you think should be made?

Again, respondents stressed that this should be the role of the local site association or committee and the Council should only be involved if requested.

Respondents felt that transferring to a smaller or larger plot should be allowed as well as swapping with other plot holders with site committee approval. It was highlighted that this is necessary if a plot holders circumstances changed. There was strong opposition to the idea of allowing subletting. Respondents felt this was unfair to those on the waiting list.