

RUSHDEN PERMANENT ALLOTMENT AND SMALL HOLDING SOCIETY LIMITED

Registered under the Co-operative and Community Benefit Societies Act 2014.

Register no. 3126R

E-mail rushdenallotments@hotmail.co.uk

Minutes of the Management Committee Meeting Held on Wednesday 16 June 2021

Remotely Via MS Teams

The Chairman opened the meeting at 7:00pm

Present:

Russell Jarvis	RJ (Chair)	Dave Flook	DF (Vice Chair)
Pam Clark	PC	Mark Cox	MC
Anita Jarvis	AJ	John Lowe	JL
Ray Mc Donnell	RMc		
Anita Medlock	AM	Shane Webster	SW
Pasqu Di Salvo	PDS (Treasurer)		
Jayne Evans	JE (Minute Secretary)		

Apologies:

Alan Martin AVM Peter Swindley PS

1. Minutes from Previous Meeting

Proposed JL

Seconded SW

2. Actions From Previous Meeting

No colour = new action this meeting/action from previous meeting modified

Red = action not started

Amber = action in progress

Green = action completed

Action No	Date matter arose	Subject	Action required	Action taken	person to action	RAG As of meeting date
2.1	20/1/21	CCTV	Source Signs	SW – Knows a supplier who would do an A3 sign for £15 (if we pay cash, £15 plus VAT if pay Bank Transfer). MC found some on eBay for £1.50 Agreed for MC to order signs from eBay at £1.50 Update 19/05/21 Signs to be put up – MC to give to field stewards Update 16/06/21 See full notes below MC to give to field stewards	MC	In progress Signs to be given to field stewards who will put on display (washbrook rd signs already in place)

2.2	20/1/21	Investment Account	Recheck which investment has best interest	<p>PDS – Virgin Money at 0.65% for 2 years. Proposed RJ Seconded AVM</p> <p>Update 19/05/21 signatories to be RJ, PDS an DF</p> <p>Update 16/06/21 See full notes below The investment accounts are not available for the society at this interest rate PDS to look at other accounts and to write to Mr Wilmot regarding proposal to purchase land next to the Washbrook Rd site</p>	PDS	<p>In progress</p> <p>PDS To investigate other accounts and to write to Mr Wilmot about purchase of land</p>
2.3	17/2/21	Silent Alarms	Recheck Costs	<p>SW – Cost £79.95 plus £12 for sim card Total £91.95. (Includes £7 credit on sim card). If 15 or more ordered, there will be a 10% discount on the £79.95. Email to be sent out to members to establish if an order can be made up.</p> <p>Update 19/05/2021 5 alarms to be ordered for the Society's sheds.</p> <p>Update 16/06/21 See full notes below Problems with some of the alarms, may need to be returned</p>	SW to order, to talk to PDS re payment	<p>In progress</p> <p>DF and JL to test their alarms</p> <p>SW to take faulty devices back to the company</p>
2.4	17/2/21	Road Repairs WR	Costs of Road Plainings, roller and scoop	<p>DF – Plainings supplier has let DF down.</p> <p>Update 19/05/21 New supplier will put through the crusher and will be delivered by Friday 21/05/2021 The equipment to lay the plainings will be hired from Stablehire AVM to support DF</p> <p>Update 16/06/21 See full notes below Project completed</p>	DF and AVM	<p>Completed, to be removed from action plan for meeting 22/07/21</p>
2.5	17/3/21	Spare Keys	MC to return spare keys to other fields	<p>Forms to be issued to those who have keys to all fields to sign and return</p> <p>Update 19/05/21 RJ to meet MC to get the keys</p> <p>Update 16/06/21 See full notes below</p>	MC and RJ	

				Keys still need to be collected – carry forward to meeting in July		
2.6 & 2.7 completed						
2.8	17/3/21	Report on rubbish on fence line WR	AVM to show DF and MC	<p>AVM – Large amount of rubbish that has accumulated over many years. There is no fencing behind the rubbish.</p> <p>MC & AVM to have a look to estimate how many skips to clear rubbish</p> <p>Update for 19/05/21</p> <p>Security problem and risk of asbestos</p> <p>Agreement to</p> <ul style="list-style-type: none"> • Ask specialist firm to confirm if asbestos present and if so, quote for removal • Get quote for skips • Get quote for erecting of the metal fence to provide security along boundary <p>Update for 16/06/21</p> <p>See full notes below</p> <ul style="list-style-type: none"> • Asbestos to be removed • Heras fencing to be purchased/hired to block up gaps accessible from the field adjacent to society land • Barbed wire to be used where required • Rubbish to be removed – may require a digger to be hired • Combustible material to be burnt and metal to be collected by 'metal man'. • May require skips to dispose of glass and fibre glass - use quotes from HR project that utilised Mick George skips • To take information 	<p>RJ</p> <p>AM, AVM & DF</p> <p>RJ</p> <p>DF, PC & MC</p> <p>DF & AVM</p>	<p>In progress</p> <p>This is an updated action 16/06/21</p>

				regarding palisade fencing quote and all other costs associated with the project to the AGM – should be held in approximately 6 - 8 weeks depending on guidance re C-19 and group meetings (should be available on 19/07/2021)		
2.9 completed						
2.10	21/04/21	Item H R Field report	Clear Rubbish and level area	Rubbish in corner of field Hire of Digger and skip agreed with maximum budget of £550. Update 19/05/21 Work underway and should be finished by 23/05/21 Update 16/06/21 See full notes below Work has been completed	RJ & JL	Completed, to be removed from action plan for meeting 22/07/2021
2.11	21/04/21	Item W R Field report	Warning letter	Letter to WR Member to ask if he is continuing – Rent still outstanding Update 19/05/21 – there has been no reply to warning letter. DF said house sounded hollow and empty when he knocked and reported hasn't seen him for months which was unusual. Recommends that plot re-let and to send letter confirming that as not rent received yet plot will be reassigned. Update for 16/06/21 See full notes below <ul style="list-style-type: none"> Plot has been reassigned 	DF	Completed, to be removed from action plan for meeting 22/07/2021
2.12	21/04/21	Item on AOB Ride on Mower replacement (following theft of mower from H R field)	Purchase of mowers for HR, WR and BR	Debate at last meeting regarding replacement of mower. Final agreement = to purchase x2 ride on mowers – one for H R and the other for W R. And 1 self propelled for BR Quotes to be sought Update 19/05/21 WR mower should arrive next week (week beginning 24 May)	RJ	Completed to be removed from action plan for meeting 22/07/2021

				Vote- agreement to purchase self propelled Mountfield mower for BR Update 16/06/21 see full notes below mowers purchased and onsite at the different fields		
2.13	19/05/21	Administration requests	Reply to permission requests	Letters to be sent	RJ	Completed – remove from the action plan for next meeting 22/07/2021
2.14	19/05/21	Society Credit Card	Explore the use of credit card for Society	RJ is using own credit card to purchase large items for society. Society should have its own credit card – to find out what is possible Update 16/06/2021 See full notes below <ul style="list-style-type: none"> Decision make that a credit card was not required DF to have online access to the current account via a pin number generator which will be sent to him 	PDS	In progress, This is an updated action from 16/06/2021
2.15	19/05/21	Warning letter	To be sent to member not working their plot	Letter stage 1 to be sent to Rob and Helen Buckley	RJ	Completed – remove from the action plan for next meeting 22/07/2021
2.16	19/05/21	Water bills	Need clarity of costs associated with the water bills	Bills to be itemised separately on the accounts with all fields including Haydon Rd Update 16/06/2021 See full notes below	PDS	In progress
2.17	19/05/21	Name of surveyor	JE needs name of surveyor for minutes	The name of the surveyor who will inspect the tractor shed to be emailed to JE	MC	Completed – remove from the action plan for next meeting 22/07/2021
2.18	19/05/21	CCTV camera use	Concern about loss of privacy	RJ to talk to BR Member about the use of RJ's wild life camera and to show BR Member a copy of the film in his camera in order to reassure there is no risk to his privacy Update 16/06/2021	RJ	Completed – remove from the action plan for next meeting 22/07/2021

				See full notes below		
2.19	19/05/21	Bonfires on fields	Fire etiquette possibly not being followed	Field stewards to put a copy of the Society' bonfire guidance/etiquette Update 16/06/2021 See full notes below	All Field stewards	Completed – remove from the action plan for next meeting 22/07/2021

Discussion recorded for 2.1

RJ – Mark you have still got to get the CCTV signs to all of us

MC – oh ok, you will have to bear with me, as we have been very busy on the field

RJ – oh ok, we have just got to make arrangements

MC – is John on?

JL – Yes, I'm here

MC- Hi John, sorry I haven't rung you back, we've been busy on site, I may have some breathing space now, are you in tomorrow evening?

JL- yes

MC- I'll meet you up at your field, if I give you a ring

JL – yup

MC- I'll meet you up the field and hand over the signs

JL – yes that's fine

MC- good thanks John

RJ – Mark if you give Dave mine he can drop them in as I'm only 100 yards up the road, or I'll see him on Saturday.

MC – yup ok

RJ- we can do Grafton Rd then

MC – I can do Grafton Rd as its only round the corner from me

RJ –Dave and I will be there on Saturday

MC – yeah, ok then

RJ- it will save you running around

MC – thank you

Discussion recorded for 2.2

RJ- Pasq the investment account

PDS – what looked like an easy project getting the best deal isn't so. Looking at the business accounts, all of the forms need to be completed on line, I am falling at the first hurdle, they ask what type of organisation you are – are you a charity or are you a club. You aren't allowed to have this type of account; you can if you are a society or a charity. I'll send you guys a screen shot basically showing what I have found at the first step when trying to open the account. So when you go on line for one of these accounts, it isn't what it is, they just don't want you making money, so I'm a little bit stuck guys about knowing what to do, this maybe the reason why our interest rates are low because we are a society and they don't want us making money. I have a sneaky feeling that it depends on what sort of society you are what sort of business account you can open to make money. What I'm proposing, we do have this money in our Triodos account, there is over 63K in it, I can contact them and find out if they do a better deal. In fact, I was doing a bit of a google lookup and as a new customer, like when you get insurance it's a better deal - if you don't ask you don't get. There are preferential rates for new customers. It may be that we are getting a little old with them and haven't really done anything with them, so it could be a matter of having a phone call with them and saying we have all this money with you can you do us a better deal, because you are currently doing better rates on line. If you want I can do that anyone absolutely objects to that – or if it's a big no no.

MC- would it be better buying bits of land

PDS – it's not my say so is it

MC - the interest we are getting through any of these bank accounts isn't good

PDS – its peanuts

MC – we put a £1000 in today and in 10 years time it will be £1000.02

PDS – I agree with you its rubbish

MC- if we have land, in 10 years time it will be worth a lot more

PDS – what do we all think about this?

MC- it's a good idea

RJ-the society during my time on the committee and previous to that has made several attempts to purchase land in the area and the land has either been unsuitable or we have been gazumped when developers come along and offer developer prices to buy it. We were on the list with a couple of land agents to be notified if any land becomes available within a reasonable distance if suitable land comes up in within the Rushden area, we don't want something in Shropshire do we.

MC – what about a cheap house or something – we have got about £64K

PDS - £63

RJ – Even sold one in the 80's

MC- what about gold bars or something we are losing money at the moment

PDS- is there something we should be investing in on the fields? We are doing the resurfacing at the moment, is there any other work we think we should be investing in?

MC- all I'm thinking Pasqu is that is spending money on work to do means we are still spending the money, and that means we haven't got the money tomorrow.

PDS - true

MC-if we bought land or we gold or something the money would still be there and would be worth more than it is today. The money is depreciating even though we are getting interest

SW- are we allowed to invest in something that may go down in value?

RJ- not without going out to the members – the history of the 2 investments we have got now, only a couple of you will have been around when the society then about 15 years ago took out an investment bond and were possibly mis-sold it and we lost a lot of money, once bitten twice shy – after many years, well two or three AGMs, with the members decided that we should jump out when it had recovered. Instead of doing something ourselves, we paid a financial advisor, well the society did, to find us a couple of safe havens – And by paying a financial advisor, if you don't pay a financial adviser they will get commission from where the money goes, if we pay them they don't get any commission at all, so they look after our interests, so that's what we did. I can't remember how much it was, Bob Cowper was treasurer at the time and Dick was Chairman it probably was about £700-£1000 for that service, so it wasn't cheap.

But the interest rates meant it was recovered within the first year but that's not the case now, and I suspect services like that have gone up in price.

MC- bricks and mortar or land are only going to go up they aren't going to go down and if it does go down its going to come back up again

SW- that's what my question was a minute ago Mark, because that may go down in value so are we in a position where we can't invest in something that it's not 100% certain that it's going to go up

PC- if you get a bit of land, divide it up and turn it into allotments, you are going to get the rental income from that

MC- has your house gone up in value

SW-99% certain that it will go up, I get that but you can argue that with a lot of things

MC – aren't we 99% certain it's going to rise

AM- and if we are renting it we'll make on that as well wont we

SW- are we allowed to invest at 99% certain and are we allowed to invest without a 100%

RJ I'm not certain

MC It could be 100% within 10 years.

PSD –if purchasing land for allotments that would be the most logical thing to buy if we could rather than something that we don't know about would be better than to do something terribly different from what we are already in. because its such a big amount of money, it would probably be a member's question - It is quite a big amount to risk £63700. I think it would be risky to do something totally different then what we are in.

SW – I'm just asking the question - are we allowed to buy shares?

PDS – I don't know

RJ – I don't think we are as a company.

MC – shares can lose though cant they Shane

PDS - but it's like buying a lottery ticket, are we allowed to gamble

SW – so if we are going to be buying land for an investment that isnt going to be used as allotments, it's like buying gold that stays about the same sort of value but both can still do down, so if we can't buy shares, I wouldn't have thought we can buy gold or land

RJ- land we are allowed to purchase as if we could buy it as allotments land or small holding land we can rent it out

SW – so are we allowed to buy land that could generate an income

RJ – We would still have to go to the members.

RJ- I'm just looking at the rules – its interestingly worded, the majority of members need to be present to vote – we might have to look at the act, the actual act that we are under, so there are some restrictions. Land will be ok because that's what we are, we are land holders aren't we

DF- if we had 10,000 pole we would make £2500 a year on it before anything was taken out.

RJ – yes

DF – how much is 10,000 pole

RJ – 160 pole, to an acre

DF – so if we say 16,000 pole that would be 10 acres

RJ – yes

DF= so we say 16,000 pole at £2.50 a pole that is?

PDS –its 40k

DF- how many

PDS – 40,000

DF – that's quite a nice return before you would need to fence it

RJ – and put water

PDS- yes it's a nice return, is it a matter for us waiting until the right time – It is not in a risky account and earns peanuts. what accounts do you guys have that makes good money..

RMc – fair point

PDS – The account we have is a steady eddy, its accessible if we ever need it, its there. its safe so maybe we just park it

DF I quite agree with you Pasq

PDS Maybe we park it

RJ – If you are talking about land, you try and find some.

DF- that was giving me 3% which has gone down half a percent in a child's account

PDS – it's a holding account, nothing special, saves you putting it under the mattress

DF – I take half % for my accounts now, its all wrong isn't it? are we able to buy premium bonds

RJ- I don't think so, we looked it at a few years ago, I think it's just for private individuals only

DF- So what about for instance we wanted to invest 30 grand in Premium Bonds-how many members have we got, 300 odd members

RJ- 360 ish

DF – so if each person says I want to invest £10 collective of our money in premium bonds could we get round it that way

RJ- I don't know Dave, sounds a bit iffy to me

PDS- it could be an administrative nightmare probably

DF- it's a government thing but going back to what Russell said, we did think about buying land before from old man Wilmot who doesn't know what he owns and isn't interested in selling. But I know Mark Wilmot his nephew very well and he is into farming and said his uncle would never sell that triangle of land but it maybe now 10 years on his uncle might open to selling it. It might be worth a letter to him to gee him up again.

RJ- he's been written to several times

DF- oh I know

RJ- and normally we don't even get a reply

DF- his nephew said to me that he probably doesn't know he owns it

PDS – whereabouts is it

DF – if you went down on the back side of our field, where the tree line is, there's a triangular piece of land between us and backs onto Spencer Park and the school and I suppose Northampton Rd the other side. Its quite a big bit of land. 15 or 16 years ago, Tony tried to buy it for himself. Mark says he got so much land, too much money, so its worth ago but as Russell said, half the time, he doesn't even bother to reply

PDS – how many poles are you talking roughly?

DF – maybe 30 or 40 10 pole plots

PDS – lets face it they would go like hot cakes wouldn't they

DF- Anita says it may even be 100 10 pole plots but that's just a guesstimation without going in and looking at it again. If you took a very small corner off the existing washbrook rd site, that's how big it will be, it's a fair chunk of land.

PDS – it's a question worth asking don't you guys?

RMc – definitely

DF- If you want to send a letter to someone you'll get an answer from, Mark Willmot, he's the nephew and he's a lovely fellow, he write back and say my uncle doesn't want to see if or he don't want it and will get rid of it.

PDS- what would he want for it

DF- when he was going to sell me some agricultural land at the back of Stanwick he offered to sell it to ne for £300 an acre but that was maybe 20 yeas ago. So I don't know what it would fetch, He usually spends his time in Cyprus but because of lock down he's been at home for the last 12 months and he's probably happy to speak to his uncle. I'll get you his card with his main address

RJ- we have been looking for years

PDS – yes let's do it

RJ- you were looking at Triodos other accounts, they've got a 12 month one haven't they

PDS – yes, I did a Google search it did look as though they do some better rates, do you want me to contact them as well, there may be something that's easyish to do

RJ- it will take us year to purchase the land

PDS-let's do the letter for the land and see what happens and look at the accounts

AM- the account we've got now, can we pull it out whenever we want?

PDS – I believe we can, I don't think there is any notice.

Comments made by AM and MC that could not be heard by the meeting.

DF- Mark was saying if there was a penalty it would be portion of the interest, so it wouldn't really make any difference

RMc- its 0.01 percent

RMc – for 0.01 percent its not worth worrying is it

DF- its about a penny per thousand isnt it

RJ- its just a bit better than what we are getting, and as Dave knows the society has been looking for years, we even tried to buy Wymmington Rd allotments years ago, that went on for 3 to 6 months suddenly they decided not to.

PDS – lets see about the land and lets see what comes up with Triodos and see what they say.

RJ- yes

PDS – hopefully the land comes off, you never know do you

Discussion recorded for 2.3

RJ- silent alarms Shane

SW – yes so we have got them and we are going to find out from Dave and John whether they work or not

JL- I'll have to put my hands up and admit, apologies I've opened the box and read the instructions but that's as far as Ive got

DF- well that's not bad, you are one step in front of me I've only looked at the front and not read the instructions yet, I haven't opened the box yet so don't feel too bad about it

JL-oh well I wont then

DF – Russell tells me that his two don't work, hes got digits that wont press

RJ- 2 out of the 3, the key pads have one digit, ones a 7 and ones an 8

DF- there's a 7 in every mobile number

RJ- yes and Ive got an 8, and one of them you need to make the alarm to turn silent, as I have found out, I cant turn it off on it

SW-so at the moment there are 5 and we know that 1 works and 2 dont work and there's 2 question marks so logically I'll be better of waiting until John and Dave test theirs first as if we've got to send some back we might as well send then all back at the same time. To be honest I might as well ring them up and drive them back over there because it took 2 weeks for them to arrive when it was meant to be 3 days. We also need some other things as well so

DF- can I ask without looking at mine and John's, if we've got 2 out of 5 that don't work that's a 40% failure rate so it doesn't instil much enthusiasm

RMc – quite right Dave

RJ-what might be worth doing, as I've only activated 1 of the sim cards, I used it for all of them, and believe it or not the 2 key pads were bad, so before we activate any more, it might be worth using it to try the other 2.

PC – yeah

RJ- I think you have to put it in to keep it operational. It may be worth trying yours to see if you can use the key pad without a sim card in it, just go through every number, when you touch the numbers you get a really loud beep, they are good for that, it's a really loud bleep. When you press it nothing happens but it is supposed to send you a text or phone call but I tested it and it wasn't actually taking it. I'll see if I can get the sim card out of the one I've got it in

JL- Ill get to mine later tomorrow

DF- Ill do mine tonight Russell

RJ –well thanks

JL- Ill do mine now

DF- I'm doing mine now too actually

AM- hes doing it as we speak

RJ – I spent all Friday evening on them as I thought it was me

DF- I'll come round your house after the meeting John and we can do it together

SW- Russell, you dropped the 2 dodgy ones off this morning didn't you, so if there is a problem with them get hold of me and we can meet

RJ- the one that the number 7 doesn't work ive put the no 7 on the box, the other one is the number 8

SW – I was going to have a proper look at them today but I've been distracted as I've been out most of the day

Discussion recorded for 2.4

RJ- road repairs

DF- in the last 24 hours, we started 6 yesterday and finished at 8 last night and today we started at 6 and finished just before half 7. We have about 4 tonnes left over. The digger had a problem with the hydraulic fluid and so we had to get the fitters out and they put in more fluid. The fuel gage doesn't work and there was a problem with the filter too – so they came back. I'm not paying for 2 days because we had so much down time, 4 hours yesterday as 2 of the machines went down. However, even with all those set backs we've done 3 sides and the only side is left is the one to the left as you go in the gate, but that was done several years ago, so all we have done is taken up the grass off the middle of that so its nice and flat. We've reinstated the car parks. The machines will get collected tomorrow sometime. Its all done but it was bloody hard work

PC- I'd like to say thank you to everyone who has done it

RMc- we mustn't forget Alan, because he organised the machinery in the very beginning

DF- next time Ray, we'll do the ordering and organising and Alan can do the raking

RMc- yeah, that's it, its just about done me in

DF- I now know I'm 67

RMc – yeah, I'm a month behind you

RJ- that one can come off now Jayne

MC- and Jayne, thank you for the loan of your husband

RJ comment -AJ joined the meeting during DF report JE comment - RUSSELL, I CAN HEAR YOU SAYING THAT AJ JOINED THE MEETING AT THE END OF THE DISCUSSION FOR 2.8 BOTTOM OF PAGE 16 – please can you confirm which is the correct time.

Discussion recorded for 2.5

RJ- still have to arrange with Mark to collection so carry that one forward

Discussion recorded for 2.8

RJ - The fence line and all the quotes, who's picking that up in Alan's absence

PC- I think we should carry it on until Alan is in because he is the one that's been dealing with it

DF- he sent me an email that he wanted read out, I think he sent the quote to Jayne

JE- Everything that Alan sent me is on the bottom of the action plan that I sent out

SW – is that the one that's about 12k or something

JE – do you want me to read it out

AM- yes please Jayne

JE- Alan asked Graham to quote on the length of 130m for palisade railings, he estimated £88.65 a metre plus VAT- total of £11,613 with VAT on top so its about £14k in total – Alan is asking Pasqu if the VAT is 20% which I am assuming is correct. Graham's people said they would clear the fence line at £18.50 per meter which for the 130m will be an additional that will be another £2,423 plus VAT which makes it nearly £3k, just under. Alan is saying that he feels that this is a good cost although it would be subject to the survey because there is a lot of work there. Balham Brothers have also given a quote and can complete the work early in August and it looks like theirs comes in at about £16,843 but that also includes clearing etc subject to survey. That's his quotes for the fencing.

He has sent an apology as he hasn't been able to sort out the quote for the skips yet but I think we had quotes from last time from Mick George.

I think clear the fence line doesn't mean the rubbish, it means the brambles and trees

MC- how much is it without clearing the fence line

JE- about £14k, its nearly £3k to clear the fence line

DF- that was Ballam Brothers

JE- yes Ballam Brothers

DF - £11K without clearing the fence line

JE- no, its £11k but you have to add VAT onto that which comes to just under £14k

DF – ah ok

MC- how did you get on Russell with the asbestos

RJ- its £3360 including the VAT

MC- that's all of the asbestos

RJ- yes

AM- have we got to find it

RJ- they find it

MC- they will find it?

RJ- yes they will find it all

MC- so basically they will clear the fence line while they find it because they have to move everything to find it

RJ- and skips

MC – going back to the asbestos Russell, you say they will find it?

RJ- that's what they are charging us for, they will take all of the asbestos out of there

PC- does that include all the sheets in your shed

RJ- yes, they will pick them up as well, there's only about 3

MC- so are they going to go along the fence line before we start then

RJ- well they have looked at it as it stands now

MC- so that will be all of the asbestos gone and then all we have to do is to clear whatever is left

RJ- yes

MC- that sounds good doesn't it

RJ- you've got to add the skips on, how many skips are you going to need

MC- why don't we burn what is burnable, we've got a chap that collects the metal and then worry about what skips we are going to get

RJ- but we have to add it on to know what the cost will be

PC- how long is a piece of string

MC- You've seen it the same as Ive seen it, how do you put a number on that

RJ – well I haven't had a good look at it – so with skips its over £20 thousand isnt it

MC- yes

RJ –plus the skips so if you had 10 skips, I can do that in my head, that will be over £2,340

JL –it takes as many skips as it needs to move the rubbish so its irrelevant –

DF- yes that's right John

JL- it wont be until you fill, say 5 skips first, it wont be until then you know how many you're going to need

DF- being the eternal optimist John we can burn the burnable stuff, the asbestos is taken away under the £3360, the scrap metal goes up to the pile for our local metal collection man, being optimistic, we might not need any skips. We may need one or two for the glass as there's an awful lot of glass lying about

RJ- there is some fibre glass in there

DF- well a couple of skips then, no point in them sending 10 skips when we are only going to need five

PC- you'll fill them up as you go

RJ- is there any other items or costs involved

DF- you wouldn't want a loader Russell but I'll tell you what would be useful, the next size up on the digger, not the one that goes through your back gate, but the next size up, I think they are about £100 for the first day and then less for the other days then

RJ- ok

DF- what sticks in my grawl, way way back, when we had the whole thing done, I know that it was a long time ago and prices go up, but if we had had it done all in one go like I wanted when it was less, its going to cost us more now as its all gone up. Im nothing if not democratic, and the vote at the time when the other way so.....now the chickens are coming home to roost, so its costing us more as everything has gone through the roof. As Pasqu said earlier, if we're not spending money its going to be there in 100 years time but not worth anything

PC – if we don't action now, the cost of metal is going up, and in 4 or 5 years we're looking at £25k

DF- absolutely

MC- when it was done years ago, the cost to get the whole thing fenced was £18k, we're sitting on £63k and in 10 years time we'll still be sitting on £63K, if we had spent the £18 then we would have had the whole field done, but we've kept the money in an investment account that hasn't made any money – this is why I said about buying land or something that will inflate as we inflate

A lot of feedback noise was audible during this section of the meeting

SW- I apologise, if this is a dumb question is there any value in any of this scrap-

DF-yes if you get enough of it its about £65 a tonne for scrap metal at the moment

RJ requested that MC, AM and DF put themselves on mute because of the back ground noise however, DF was talking at the time.

DF – can you hear me Shane? Its £65 a tonne

SW- have we got any idea of how many tonnes of scrap there is

DF- you could pull out 10 tonnes

SW – we might get some money back

DF- oh yes you might get £500 minimum and of course if it was copper – well aluminium is about 50p per kilo, brass and copper is about £3.50 to £4.00 a kilo. I took a carrier bag full to the scrap metal bloke the other day and got £81

A lot of feedback noise was audible during this section of the meeting

RJ- its well over £20k that exceeds the amount that the committee can spend without going to the members.

DF – well you could keep it under £20k wouldn't you?

A lot of feedback noise was audible during this section of the meeting

RJ- In the rule book we have to go the members for numbers this size as its in excess of what we are allowed to spend

AM- what is it that we are allowed to spend

RJ £10K

AM- I thought it was £20k

RJ- no

PC – No its £10k

PC- we put it in about 3 years ago

RJ – 2019 was the last time it was reviewed, so we'll have to wait for our AGM, and in that time with a bit of effort we can get a proper price for the digger work out how long you want it, and anything else you might want, we can start putting it all together as a full quote and even try to make an estimate on the skips, if not just put 5 down.

DF- lets leave it open, we didn't spend the £18k years ago but we didnt, so lets take the gates off as well just let them all come in, its obvious no one wants to spend any money and if I just hope that I don't get broken into as I will claim off the society

JL- why don't we split it into 2 jobs

RJ – We can not do that John

DF- oh John, isnt that funny, great to hear someone with a bit of sense

RJ- how are you going to do that, Hopefully in couple of months we can have our AGM

JL – you get a quote for half of the fence and then another for the other half

PC – that's clever thinking John, I agree with that

SW- what is the protocol if we have to go to the members, do we have to wait for the AGM or could we do it before the AGM

RJ- well our AGM is late, it should have been in February, the guidelines from the FSA is that we are to have it as soon as we can arrange it after guidelines allow us.

SW- so in theory that should be in the next 6 weeks

RJ -6 to 8 weeks because we have to give, probably, about 5 weeks notice to the members because of what they have to return to us. 6 weeks is preferable might get away with 5. It is difficult to start to arrange it until you know its going to come off. They just delayed the other one from the 21st.

SW – yes but life has to go on, you've got to come up with a plan

MC-I think the way forwards is if we get a digger, it will help us clear the area. With all due respect to everybody, it was Anita, Dave and myself who were left to sort out the fence last time at the bottom and it was hard work.

We didn't have any machines and it was bloody hard work. We borrowed chain saws from a friend of mine but we still had to do the whole thing ourselves and it was hard work. So if we can get a little Kabota Digger or what ever it will make our lives easier, we can clear it, put it in a pile, then we will know exactly, to keep you happy Russell, we'll know what skips we will need, what we've got to burn and what we have got to do. In between times, I am sure we can hire some Heras fencing and secure with that until the AGM.

RJ- *Secretary unable to hear what RJ said at this point*

MC- Russell are you listening to me

RJ- yeah I thought you had finished

MC- I hadn't finished, Im still going

?? – well really (*this is definitely audible on both recordings however, secretary unable to decipher who said it, female voice*)

MC – whichever way, we've got to do something, hire some Heras fencing or whatever because at the minute there is quite a few gaps. You are the first to say we are about looking after the members, and we are trying to and without a fence we aren't looking after them are we. I've finished now

RJ- I'm sorry Mark. Right, we have some barbed wire we can use to block up the holes temporarily as a stopper, when I went down with the guy I only found one bit that anyone could get in there.

AM- you argued with the policeman about people getting in there (*this is not audible on secretary or chairman's recording – it is audible on another committee member's recording indicating the member may have been put on mute*)

RJ-We have to go to the members, it's not my choice, it's what we've got

MC- that's brilliant Russell, have you finished

RJ- yeah go on

MC- it's brilliant that you have actually admitted that it isn't your choice it's the committee's choice.

RJ – it's the members' choice

MC- ok yeah, but we are here as paid servants, well not even paid, we are here to represent the members. Now the members at the minute have a big hole in the bucket and the water is coming out so surely whether we are going to buy a new bucket or put a plaster on it, we've got to do something.

RJ- I'm sorry Mark, we have to adhere to this, what happens if they say no, just patch it up with barbed wire, don't spend the money, then what do you do

MC- if they say just use barbed wire we have to appreciate their thoughts but we are not spending a great deal of money by hiring a digger and clearing it

RJ- you will make it worse Mark with due respects

MC- yes we may be making it worse but then we can put some Heras fencing up so we'll actually be improving wont we

RJ- but you can just stick up some Heras fencing up now in a few places and you would need even less to clear

MC- yes I can agree with that, but when are we actually going to clear the rubbish, are we going to leave it

RJ- we leave it, it's an interesting point if it's even on our land

MC- it's inside the barbed wire

RJ- if you go to Alan Martin's plot at the back and the one next door, and look over the fence you will see that that rubbish is sitting in the ditch and ditches traditionally mark boundaries. I know you found a barbed wire fence further over, but it could have been put up if there has been livestock in that other field to keep the animals out of the ditch. I'm not saying that further down it's not a funny shape as the field is a funny shape anyway.

MC –ok I....

RJ- there is nothing we can do, this is what it is, I mean, the rules says the committee is limited to a maximum spend per project. for the whole project its £20000.

PC – so break it down into 3 projects as John has said

RJ- that's not right or legal is it, it's one great big project to do the whole thing, with lots of bitty bits

AM- lets get £10k worth of fence and then do the other bit in 6 months

MC- at the end of the day Russell, we are dealing with rubbish aren't we. You tried to change the minutes to make me look like a bad guy saying that we don't want the people to look at the asbestos – so basically what you are now saying is leave the asbestos there.

RJ-how many years has it all been there

MC- I don't know, but we didn't know it was there but now we do

RJ- there's all that rubbish, how long has that been there

MC- I don't know

RJ-another couple of months won't hurt

MC- I didn't know there was a pot hole in the middle of the road until someone fell into it, surely its preventative rather than somebody getting to that asbestos

RJ- well no one goes over there and no one touches it

MC- I agree with you Russell, but I've got a 9-year-old son that I bring down here

RJ- it's nowhere near your plot

MC- I didn't say that, but I wouldn't like it if it was near to my plot. How do you know that the people who have got the plots that back onto this land which has got asbestos on, which a 9 year old child can get out onto easily, how do you think they feel

RJ- it's been there for God knows how long another couple of months

MC- I appreciate what you are saying but we know it's there, now we have found it, surely we have a responsibility to do something about it

PC – can I ask a question?

RJ- we can put some barbed wire and out some signs up to keep people off for another couple of months

PC – I still want to ask the question

RJ- sorry Pam go on

PC- this asbestos, obviously when it is dry, its more dangerous, you've got critters and animals that can come in and out and move around on that part and get into our fields, as its summer and its dry, it's that not a higher risk DF- yes

RJ- it's no higher risk than we have had for any summer since its been there

PC- but now we know about it, isn't it our responsibility to safeguard our members

RJ- yes but we can block it off if you've have got entrances in to there

SW- I don't understand the constitution, so say we have just had an AGM and hypothetically something comes up, where I don't know, the field gets bombed by an aircraft or something and we've got to spend 25,000 quid as an emergency, there must be a process or procedure that we can follow that doesn't mean we have to wait another 12 months for the next AGM

RJ- we have to call an SGM We have an SGM in the pipeline as well

SW- is that right, so you still got to wait and go through that, I don't know, that's why I am asking the question

RJ- we have to go to the members, its all in the rulebook, I'm just looking it up it's 20.2

SW – fair enough

AM – but it can be split into different jobs

PC- but we are discussing moving the asbestos and clearing the area, we are not talking about spending 20 grand

RJ- trouble is if we clear up the area, don't you open up the field

PC – we can always purchase Heras panels which we can then re-sell them to the members, no disrespect, it's always useful for members to buy it back, they find it difficult getting these panels onto the site so if we use Heras panels and then resold them at the same price we paid for them to the members, they would snap them up. That would be less than £20K to get that project underway and safeguarding our members.

RJ- the first thing that has to happen is for that asbestos to come out before we go anywhere near it with a digger

PC- absolutely, but we are still talking under £10,000 for that process

RJ-then you've opened the field up and what happens if the members

PC- you aren't listening Russell, we are discussing removing the asbestos and the rubbish, and putting Heras panels up in its place that can be resold to the members, it will still be less than £10,000 to do that.

RJ- why don't you just put up the Heras fencing then

PC – Because it's not long, term effective

MC – there's still the asbestos to remove

RJ- No, just put the Heras fencing up until we can get to an AGM, we'll spend less money then, just putting the Heras up with barbed wire if necessary which we have some knocking around

PC- it doesn't make any sense

RJ- it does, because we have got to get to the members to see if we can spend this money, we can Heras fence it up, depends how long it takes to find out how much they are

MC- so what you are saying Russell, is that not only you want to endanger children's lives now we know the asbestos is there, but you want to endanger our lives working alongside it putting barbed wire up

RJ- we just put notices up on the field telling them not to go over there and barbed wire.

MC- its just grim isn't it?

RJ- I'll come and do it then if you are that bothered. It never bothered you before going over there Mark

MC – No no obviously, you and me are playing games, and this is a game we are playing, lets play sort of thing, but at the end of the day, the asbestos could be dangerous and we need to do something about it

RJ- at the last meeting you were talking about moving it yourself and I said you couldn't do it. So you are going the other way now.

MC – Yes I probably am but I wasn't putting members lives in danger was I?

RJ – if you don't touch it as you said at the last meeting yourself. They said leave it all alone it will be ok, you actually said that

MC- right ok

RJ – that's what they said to us

MC- what happens when little Johnny runs through it

RJ- He should not be going over there it's not on our land

MC- that's a bit harsh, because he shouldn't go over there its not our fault he died of lung cancer, just think about it Russell, which ever way, we have found the asbestos, surely the responsible thing is, to quote your words, is that we have to look after the members, so we need to do something about it. We have got a commitment to look after the members, we have just spent whatever money it was to preserve their cars putting this road down, so let's save their lungs as well and get this asbestos out.

PC- I totally agree, I want it put on the record as well that I want that asbestos moved, and that I disagree with what Russell is coming up with, now that we know the asbestos is there, we have a responsibility to sort it out

MC- even if we just cover it or paint it or I don't know what else we can do with it but we have got to do something about it

RJ- just don't touch it don't go near it

MC- we've seen it now Russell, it's not painted, the spores from it are in the air so we need to do something

PC- are you going to stop the wild life walking all over it and disturbing it

RJ – if you want the asbestos removed, we still have to go to the members to do the rest of it

PC-we can do the majority of that

RMc-no-one is talking about the people who do go on that bit of land, the dog walkers, if at a later date, someone actually finds out that we know about the asbestos and something happens to someone on that bit of land, we are in deep deep doo doo, we will get sued from here to breakfast time, we have a duty of care to get rid of it and that's all I've got to say about it.

PC – yes with immediate effect

RJ- have you been around the back field

RMc – have I walked round it?

RJ- around the back of that field, it's about 20 minutes hike

RMc- I haven't been on there but I do know that people walk their dogs

PC- and children especially

MC – Russell, it's not a 20 minute hike, there are people who walk their dogs quite often, it's almost a nightly thing

RJ- Its quite thick, I have been up there, it's a job to find the back of the allotment field up that end, so we can go ahead and tell them to get the asbestos out and leave everything else alone and wait until we have an AGM.

MC- they will have every piece of asbestos out will they

RJ – they quoted to move it it is down to them to get it out for us

MC- what we need to set in stone is that they will get every piece,

RJ -They have quoted to remove the asbestos

MC Thats what they said but we need to ask them if it's every piece of asbestos that's what we need to clarify because at the minute they can't see it

RJ- I asked them to quote to clear that area up, they quoted £3,360 to clear that area up of asbestos and if they then find more than they have quoted for then that's their problem because they quoted a fixed price quote

DF – well said Russell

MC- yes definitely

RJ- it's a fixed price quote to clear the asbestos

PDS- what's the company called Russell

RJ- its Oracle, we've used them before. They are pretty bloody thorough as well

PDS-do they need paying up front

RJ – no no , they do the work and then bill us

PDS- oh ok

RJ- I think you will probably find they're already set up on our account

RMc- I think the fence is bye the bye, at the moment we have to prioritise getting rid of it (the asbestos) for everybody's safety

RJ- we can do the asbestos because of the price and then we just wait and just block it up with the barbed wire or what ever

PC- I still think we should get the heras panels as a temporary measure and then sell them to the members

MC- I can agree with that Pam

RJ – well we can have a look

PC- for a brand new one, it's about £23 a panel, they are 3m wide so 131m divided by 3 is about 43

RMc – they are 11foot 2 long

RJ – Pam, I don't think all the 131m needs doing

PC- well no, it would just be the worst place and Dave will obviously be the person to decide that, you are still talking way under £10,000 for this project. It will save everyone on the committee getting done over as we are liable

RJ – we'll just have the asbestos removed and then block up where there is a hole

PC- and then we can go to the members for the big job of the palisade fencing

RJ- yes

PC- I think that is the best way forward at the very least

RJ- and it keeps us legal

RMc- which is what Russell said about 10 minutes ago

PC-no Russell was talking about putting Heras in front of it and leaving it (the asbestos) be

RMc- he did say until the meeting Pam

PC- yeah but he was just talking about putting the Heras in front of the asbestos and not getting it done

RMc- no we've got to get rid of it,

PC- yes absolutely

RMc- we have not got any choice, because God help us, if we get sued, there will be no allotment society

PC – no not what they can get you for

SW- just so that we can move on then, can someone just propose so that we just get rid of the asbestos

RMc- I propose it

SW – I'll second it Ray

RJ- is everyone in favour or put it that way, is anyone against it

PC- I am for it

DF -I am for it

JL- I am for it

MC- I am for it, Anita is for it, AM that is.

RJ -So we are going to get it done.

MC –what's AJ say, is AJ there

RJ- not at the beginning but literally she's just come in

MC- I thought we hadn't heard from her

RJ- she had to go and run an errand

MC – ah

RJ- you must have seen her come in Mark

PC - 20:28 *(PC has confirmed that she spoke this time as the time RJ stated that AJ had joined the meeting)*

JE COMMENT - RUSSELL CAN YOU CONFIRM THE TIME THAT ANITA J JOINED THE MEETING PLEASE - REFERENCE COMMENT ON PAGE 10 UNDER 2.4. THANK YOU

Discussion recorded for 2.10

RJ – onto Highfield Rd

JL- everything has been done, just a few brambles to cut back. As I said on the email, there's two 5 poles, ones already taken, but hopefully that corner will look after itself. We can cut that bit with the ride on, it makes it much tidier

RJ- well done

MC- well done John

Discussion recorded for 2.11

RJ- Dave you were going to do the paperwork for the WR member to move off,

DF done, and I've also done the paperwork for another WR member to give up his 27 and taking over the 7 being the leaving WR members old one. I've spoken to Angela about this and said when I've got 5 minutes I'll drop her the paperwork up her house

RJ – ok thank you, so that can come off now Jayne

Discussion recorded for 2.12

RJ- the mowers, everyone has got theirs now, so that can come off Jayne

MC- Russell, while we are talking mowers and strimmer's and things, you've got a hedge cutter, a steel one a little while back and you were going to let us have the old one for Washbrook Rd but you never did hedge trimmer

RJ – no but I only replaced the head between the blade and the main stem at the gear box at the end

MC – oh ok

RJ- I didn't replace the whole strimmer, hedge cutter, we only replaced one part of it

MC – yes that's what I am saying, you were going to give us the old one so that we can put it on our one

RJ- but its only the gear box

MC – Oh ok, I thought you were going to let us have the parts left over, I thought that was the plan

RJ – it's probably in a bag somewhere in bits

MC – ok thank you

Discussion recorded for 2.13

RJ-All of the letters have gone out, the permission letters so that's all done

Discussion recorded for 2.14

RJ- Pasqu, we've got down here Society Credit Card

PDS- I didn't mention it, it was bought up when I lost reception, connection on my lap top, someone mentioned it about expenses, but I only got the back end of the message. Was the question is it worth opening up a credit card for the society, is it because of claiming back expenses

DF- it was Alan saying that when Russell had paid for something that he shouldn't have done it, but I totally disagree because I pay for stuff on my credit card and claim it back

PDS- I missed that part of the meeting, but people do that where I work and do put claims in for expenses as long as they provide a receipt which Russell and Dave does so we can reimburse them back, as long as there is an audit trail with receipts it doesn't really matter. There must be receipts but there has been. I don't have an issue with that.

PC- I'm just remembering the time when the signatories were all askew and we couldn't withdraw money or something and we couldn't pay for stuff

PDS- a mandate problem do you mean Pam

PC – I think so

AM – weren't we under investigation or something

PDS- at the moment, I am currently officially on the mandate for the current account, so I'm able to make payments and so is Russell, so we are covered if I drop dead or get run over, so we are covered for supplies

PC- who is on the mandate – is Dave definitely on it

PDS- yes, he is a signatory, absolutely

PC- yes that's fine then

SW- we just need an incident when you Dave, Russell and Pasqu are all in the same aeroplane!

DF- but I can't make payments can I

RJ- yes but you can sign a cheque though Dave

DF- but I'm saying I can't make payments

PDS – but you can approve them Dave

PC- how would he know how to if he hasn't got a chequebook or access to the online account

PDS- Do you want access to the online account Dave, that's the question, you have to have technology for the online account access, it would mean you need a device with a pin code Dave, you can have one if you want one, I've got one, Russell's got one

RJ- I only use it to pay Pasqu his money but Pasqu does absolutely everything else

PC-that's exactly as it should be Russell that Pasqu does that, but Dave should be able to do that just in case Pasqu dies and you die, it's safeguarding. It's not like Dave is going to sit there making payments left right and centre. The chances are that the device goes in a top drawer and he never uses it, but if the event arose that he needed it, he's got it there instead of us not knowing where to turn if it did happen

PDS- I'm happy with that, I agree with that logic

RJ – we only used to have the one

PC- exactly, so now let's have three and that's safeguarding

MC- are you ok to organise that Pasqu

PDS – I can do that, I can get in touch with HSBC and request a device for you

DF- are you talking about a card reader, cuz I haven't got a card reader

RJ- its a pin number generator

DF- ah ok

PC- it's the same thing as a card reader

PDS – it allows you to use online

DF- are ok

RJ- take that one off Jayne about the credit card (PLEASE NOTE THIS HAS REMAINED ON THE ACTION PLAN WITHIN THE ACTION ABOUT THE CREDIT CARD FOR NEXT MEETING SO THAT IT CAN BE RECORDED DF HAS RECEIVED HIS DEVICE)

Discussion recorded for 2.15

RJ -Warning letters have been sent out, we'll pick that up under warning letters

Discussion recorded for 2.16

RJ- water bills, Pasqu, have you had chance to look at that

PDS – yes, I've done it, I re-classed it, the treasurers report is now correct

RJ-OK, what in the accounts

PDS- yes, was that Haydon Rd, I thought I did it, I am so sorry; I'll take a look again

RJ- you probably looked at it

PDS- I'm absolutely rubbish aren't I, leave it with me, I'll have another look

Discussion recorded for 2.17

The name of the surveyor has been provided now, that can come off

Discussion recorded for 2.18

RJ- CCTV camera use – I've spoken to the BR member about this, I didn't have anything to show him as the camera hadn't been set off, as I said it doesn't pick up anything where anyone else goes and I've not heard anything more back from him

Discussion recorded for 2.19

RJ- bonfire on the fields, at HR, we were going to put up notice, that's done isn't it John

JL – Yes, I've put a letter on both gates, just reminding the members to refer to the rulebooks, if you want to talk about the fire again, I can do that now or in the field report

RJ- I don't mind it's up to you

JL- 2 Fridays ago, I had a phone call from Russell, one of the neighbours backing on the field with 2 complaints, one of them was about bonfires and then later other about cockerel crowing. I was on the Field since 8 o'clock in the morning, I walked around the field and took about 10 photographs and there was no smoke or fires. I'm not sure where the smoke was coming from but it certainly wasn't coming from the field. So there was nothing to talk to any member about, because there were only a few members on the field and nobody had a bonfire

PC- can we contact the council and tell them that it's not us

RJ – we went back to the fellow who complained and made sure they knew it wasn't us

PC- and what did they say

RJ- I said to ring us if it happens again and we will have a good look round the field, we've had no more calls

PC-nipped it in the bud, that's good

JL- hopefully

RJ- we were nice about it, and said look just give us a ring– another member said on another day they could smell smoke and it was coming from one of the houses in Highfield Rd

PC- smoke travels doesn't it

RJ- that was good because we can go and have a look

DF- what about the cockerel then John

JL- I'll talk about that when we get to the field reports, it's a little bit more, something not quite right about that but I'll tell you a bit more later

3. Secretary's Report and Correspondence**3.1 Permission Requests**

Item No	Date	Field	Members	Details of Request	Outcome
1	09/06/21	BR		I would like to extend my netted tunnel to fit the width of my plot	agreed
2	09/06/21	HR		Permission sought for 3x2m polytunnel	agreed
3	09/06/21	BR		I would like to put up a fruit cage on my plot. I have sourced one greenhouse which I plan to use as the frame and I'd like to	agreed

				also get another so the footprint would be 8 feet x 12 feet.	
4	16/06/21	HR		6x10 ft green house	agreed

3.2 Correspondence

Item No	Date	Field	Member	Details of Correspondence	Comments
3.2.1	08/06/21	BR		Just to inform you that someone has been in my greenhouse and taken my spade. I am not too happy as I don't have a spare.	We did put a notice up on the gate just in case she had put it somewhere else- I've not seen her lately to ask her if it has
3.2.2	09/06/21	BR		<p>I have consulted with a company called Critter killer pest control Ltd.. about the amount of rats under my shed/coop. They are eating my shed to get into it.</p> <p>I would like to use the above company To go to my plot on 20th to shoot them. The company contact the police to tell them. I will notify the neighbouring house as well. I just wanted to let you know that they will be coming on 20th. It is a silent gun.</p>	<p>In the past these requests have been turned down. I sent some photos as they had the bait boxes in buckets without any bait. I gave them some to use and she did offered to pay for it, I've been trying to help her. Ive suggested they clear the pile of rubbish and when they did, it looked like that is where</p> <p>What they didn't realise the hut was off the ground which is what the society suggests and she didn't realise that by blocking it in, it has made it cosy</p>
3.2.3	09/06/21	HR		Do we need a hosepipe license to fill our blue bin? If so can we have a license?	
3.2.4	09/06/21	HR		Could you please inform me on what would be the yearly cost of using a garden hose on my allotment please	
3.2.5	10/06/21	H R	John Lowe	Another complaint received regarding bonfires at Highfield Road. John investigated immediately and there were no fires on the field. Has photographic evidence	

3.2.2

PC – it will be a pellet gun

JE- it says it's a silent gun

SW- they will use a gas canister

RJ – in the past, these requests have always been turned down for health and safety, because we would have to shut the field off

PC- the thing is the guy will be working at dusk anyway so there's nobody there anyway

RJ- we've turned other members down. I sent some photos as I've been there trying to help her a bit. She had her bait box inside a bucket, she didn't have the bait boxes out with any bait in. So I gave her some of the poison and bait out of my own stock, she offered to pay for it but I said not to worry but just to get that down
(Feedback audible at this point of the meeting so MS unable to record conversation accurately)

She had a pile of rubbish so we cleared that as there was a rat run going into it and there was some wood shavings under it, I'm not sure if it came out of the chickens. She was going to clear it and that was when she found her spade was missing as she needed it to shovel it up, so that's when the spade disappeared. So I asked her to put a rat box down with the poison I gave her to try and help the situation as that would and what she hadn't realised was the hut that was already there was raised off the ground as the society recommends for everybody but she thought it would be better if she blocked it all in to stop them but of course that made it all cosy for them under the hut, but she hadn't realised that, bit of naivety there. But I'm not in favour of any shooting going on the field. Definitely, Definitely not, because over the years, even before I was on the committee, the committee has always said no

PC- if it wasn't a professional doing it I would agree but he is a professional it's ok

RJ – no they have been turned down as well Pam

PC – I'm just saying my opinion Russell, it doesn't mean to say you have to agree with it, that is my opinion, thank you, so that's all you need to know, I've said what I wanted to say

MC- Russell (this is not audible on secretary or chairman's recording – it is audible on another committee member's recording indicating the member may have been put on mute)

RJ- we would have to shut the field down, I'm not happy to do that, I think she can deal with it by putting boxes down with poison in, she just hadn't been doing it, she'd run out and hadn't been putting it down. I think with a bit more help in that area she will deal with it, and just keep the rubbish away, the wood chips,

MC- Russell (this is not audible on secretary or chairman's recording – it is audible on another committee member's recording indicating the member may have been put on mute)

RJ – she'll have a great expense for no reason

MC – Russell (this is not audible on secretary or chairman's recording – it is audible on another committee member's recording indicating the member may have been put on mute)

RJ- she will deal with it more cheaply

RMc- isn't it fair to say if you deny them the food, they move on. A WR member has got these boxes, Pam you know about this, the feeders that the chickens stand on, the lid opens, she had a few rats, but bought these feeders which are 30 quid each, but there's now no trouble with rats. If you eliminate the food, they will move on.

MC- well said Ray

PC- absolutely

RJ- and the warm places to go as well and places to nest down

PC- the thing is, no disrespect Russell, a rat can travel a long way to be fair, it's not just that they are nesting on her plot, there'll be plenty of places on the site, people who have got compost bins, or whatever, but they will always go for the easy food source and sadly with chickens they are messy little things. They can tend to leave food about

RJ- yes the rats come over from the mobile homes

PC- they can travel 300ms

RJ- they come from the mobile homes and they are seen crossing the road as well

PC- yes

RJ – I'm not comfortable with the shooting and I think she is spending money unnecessarily

PC- I'm haven't got a problem with the shooting, but it's like foxes, you shoot one, but unless you do it on 30 consecutive nights you really aren't going to do much to the population. The breed like anything, rats, so you can't get rid of them unless you get rid of the food source

SW – we'll have to have a bloke going down there every night for 6 months, it's ridiculous. I don't even know why we are talking about it, it's just crazy

RJ- I think she can deal with this with bait boxes and I'm happy to loan her a couple of mine if she wants

RMc- she needs to be educated, don't put food down on a night, its common sense really

RJ- she has got the feeders off the ground now

PC – was the food on the floor then before

RJ – I think it had fallen on the floor to be fair, she's got 2 bait boxes, keeping those full will eliminate and remove them. As Ray says, remove the food, remove the hidey holes and they will move on

PC- what do you think Mark and Anita, I can't hear you – have you got them muted Russell

RJ- I think they have done it their end

JL-when you were helping her with this, did she talk about the contractor

RJ- I went and spoke to her as I heard about it

DF- can you hear from us now

RJ- yes

DF- just a question do you know how much they are charging?

RJ- I don't know, I can't imagine it's going to be cheap Dave

DF- are they going to sit there with a gun or bow and arrow, the rats aren't going to come anywhere near you, it seems a licence to print money. Would she stay on the field all the time with the people while they are there – I'm in total disagreement myself

RJ- I think there is a cheaper and easier way of dealing with it

AM- if what you say is true, thank you for at last trying to help her and not victimising her.

PC yes I agree

AM – that you for doing something for her. I think she's quite vulnerable and she needs help, I know that she can be a pain, but she's more of a vulnerable person and needs help

SW- she is clearly a very vulnerable lady

AM- she is, so thank you for trying to helping her Russell

RJ- that's why I took her some of mine that I'm not using at the moment because I don't have the problem. I keep chickens at home so I keep some just in case

AM- I saw the photos earlier and I thought here we go again, but you have proved me wrong so thank you for helping her. Credit where it is due

RJ- sorry perhaps I should have put an explanation on them

AM- credit where it is due

RJ – I think we should say she shouldn't have this person on

PC- but can we explain it nicely to her, and not just say to her that we have all said you are not having them, explain it will be beneficial if she goes the poison route, one its safer for anybody that might be around

RJ –cost effective

PC- yes and by making a few minor adjustments like the treadle feeders it will eliminate the rats

DF- tell her instead of putting 2lb of food down put 1lb down. Better that the chickens are hungry in the morning as I was always told, only feed the chickens and nothing else. Better you give them their dinner that they eat in half an hour and then give them something in the morning rather than give them a load and then the rats and other animals get it as well. It's not rocket science you know.

PC- I've explained this to Julie several times but I just don't think she picks it up like other people do

DF- I appreciate that Pam but in the old days I remember people being told you can't have chickens because you aren't up to looking after them. I appreciate she is vulnerable and all the rest of it, if you can't look after a few chickens then don't have chickens, unfortunately life is hard

AM- she just needs teaching doesn't she, she likes the idea of having them, so the more help she can get the more she will know what she's doing

DF- I'll help anyone but there are only so many hours in the day, that's the trouble

PC- I don't think she's not caring for the birds, she's just got an additional issue which she is trying to resolve and she thinks she's going to get rid of it by getting in someone to shoot them without the full understanding

DF- has anyone looked at this company, what's the name of it

RJ-Killer Critter Pest Company LTD

PC- I run another group for chickens, and they have done quite a few jobs for people in that group with no problems. I don't have personal experience of them as I deal with any rat problems in my own way

RJ – you would agree that it is better to have the sheds off the ground with an air flow

DF- when you have an air flow the rats and mice and squirrels don't like the current of air coming through

PC- slabbing it is just as efficient

DF – if you do want to block it off, block it off with wire, so it's off the ground with wire and you still get the airflow

RJ- I'll tell her to unblock it as she's put all wood down

RMc- they won't nest if a cat can get to it

DF- that's true

RJ- and we have a black and white cat that comes onto the field and sits with her chickens. OK we will let her know

3.2.4

PC – it may be worth telling her she can only fill her water barrels up and not using it as a free hose

JL – I've been giving out a leaflet and it clearly says on there that you shouldn't be using water directly on the ground, so when people contact the society for a water licence we tell them at that time that they shouldn't be watering directly

AM- yes, just as a reminder

PC- just in case they can't read, you never know

3.3

Member's Secretary Report

5 New Members

1 Leaver

3.4 Other Items**3.4.1**

JE-last time we talked about an email for the plug plants, do we need to talk about that

RJ- They have come to an end now

JE- so we don't need to report on that now

RJ- no

PC- what about winter veg, is he going to do winter veg

RJ- its stops for a bit now, it's been quite successful so he's going to have a look at what else they can do later in the year

PC- tell him thank you from us

RJ- yes I will. There's a few bits to get out this week, extras that people asked for

DF- on the subject of Plug Plants, did the courgettes turn up

RJ- yes, I've got them here

DF- excellent, I can tell the WR member that they are here, lovely thank you

4. Warning letters

Warning Letters							
Name	Field	Polite letter sent	Outcome	1 st letter sent	Outcome	2 nd letter sent	Outcome
	HR			To be sent As not working their plot and have received polite letters in the past	Has been sent. JL - I think there is 6 potatoes growing. It's not what I call working their plot		
	HR	needed					
	HR Plot 98	needed					
	WR	needed					
	WR	Very nice letter suggesting he gives up his plot					

5. Treasurer's Report (Appendix 2)**INCOME**

£0 rent now outstanding -

Store sales since our last meeting:

BR £920.08

GR £857.14

HR £301.70
WR £13.50

DF- I have paid £631 (confirmed later as £632.15) some odd into the bank today and a £25 water licence which I will talk about in my field reports and in the mean time will find the exact figure for you

PDS – will you let me have the paperwork sometime

DF- will drop the paperwork through your door on my way home tonight

PDS – thanks buddy

Expenditure

Growell - £1320.18

Purchased the ride on mower for Washbrook Rd - £1799.00

Self propelled mower for Bedford Rd - £499.00

(PDS thanked AM for letting him know this was for Bedford Rd and not Washbrook Rd)

Resurfacing costs for Washbrook Rd - £2,160.00

In bank accounts, total of £178,407.26

6. Field Reports

6.1 Highfield Road

- JL-We have one member that has about 100 pole that hasn't been worked because of poor health for the second season.
- 2 members needs a warning letter
- Complaint about a cockerel crowing
We had an incident last Sunday – going back to the complaint about the cockerel crowing, unfortunately, we have a member who has lost their poultry, I've sent the photographs. It's a very small coup – there were three dead ones, very strange, no marks on their feet or head and in a pile and a cockerel with its head removed and a live chicken running around.
PC- sounds like a fox attack to me, looking at the photographs, because they group them all up to take them out. There is a lot of feather displacement there so it looks like the fox was disturbed and ran off leaving the remaining chickens alive. It's getting hot at the minute and if there is red spider mite they may be roosting outside, so it could have been easy pickings for the fox at that time. Certainly looks like a fox attack to me
JL – I've not seen a fox attack before, I've seen a dog kill and that was carnage.
DF- tell them to save male human wee which works a treat if they sprinkle it all around outside the coup. The fox will keep well away then.
JL – he did find a very small hole in the roof which he mended
DF- 3-4 inches?
JL- yes
AM- that's all they need
PC- give them my condolences as its never nice to find that

6.2 Washbrook Road

- I'd like 1 member to have a first letter – I haven't seen them for 12 months. I have tried to ring them and leaving messages, I can't email them as I don't have an address, the plots around them are reasonably well looked after and hers is a mess
- 1 member needs a nice letter suggesting he gives up some of his plot – he's a fantastic gardener

6.3 Bedford Road

Nothing to report

6.4 Grafton Road /Small Holding**7. Store**

Plug plants
Total sell value £637

8. Health and Safety

Nothing to report

9. Any Other Business9.1VAT registration

There has been an email discussion amongst committee members PDS and SW regarding VAT registration for the Society as a way of the Society not paying VAT for goods. Unfortunately there is a great deal of red tape and complications associated with becoming VAT registered so it has been decided that although it is theoretically a good idea, it is not really worth doing at this time.

9.2Tractor log

MC- it's just to see if are we all keeping a log of the tractor, mowers, strimmers, use, that's if Angela did them as I've never seen them, that's all really

RJ- ok, Mark, have you said what you wanted to say

MC- yes

PC- I didn't hear what you said Mark, sorry, there was too much background noise, what did you say

MC- it's just that Angela was going to do the logs for the use of the tractors, mowers and strimmers, have they been done and are we keeping up with them

PC- Russell

RJ- Dave are you doing yours?

DF- yes

AJ- what do I do as a volunteer, that doesn't count does it or does it

MC- if you have used it yes, of course it does

RJ- I have a couple of volunteers that use their own

PC- well that's their own machinery isn't it

MC- we are not liable for someone else's but we are liable for our own what use and what servicing its had

JL – hands up I haven't, I haven't seen the form but I can look to see if it's been sent, I will fill it in if someone can point me in the right direction

MC- thanks John

RJ- it maybe before your time, it maybe in that folder I gave you

JL- I don't recall it being in there, if not just give me another one please

MC- it's basically to cover ourselves, to make sure the equipment is serviced on time, when its used, who its used by and what the reason for use is, it's simple

PC- it will give us valuable information in the years to come, how many times it was used and how long it lasted

MC- valid point

9.3Hose Pipes

RJ- Following up from the comments about the hose pipes to spray they can only use to fill up suggest that we put notices up on the gates as they come in reminding everyone

MC- John had a comment

PC- Russell, John was trying to make a comment

JL- it's alright, I can wait, carry on Russell

RJ- that was it (the advice re the hose pipes)

JL – I would like to thank everyone for a very civilised meeting

DF- I was thinking that John

SW – we haven't got into injury time yet

Meeting Closed 9:30pm

Date of next meeting Wednesday 21st July 2021 at 7:00pm

**THIS HAS SUBSEQUENTLY BEEN CHANGED TO 22nd JULY
VENUE TO BE CONFIRMED**

DF – can we move forwards and have a face to face meeting next month

RJ- they changed the regulations

DF- weather permitting and restrictions permitting, maybe we can have the meeting outdoors

RJ- let's see what the weather forecast is

PC- let's just say that we will have an outdoor meeting and then if it rains, we can whiz onto teams.

Signed _____

Counter signed _____

Date _____

New Action Points from Meeting		
Subject	Action required	Who
Large metal container that can be divided into compartment to rent to members for secure storage (from May 2021 meeting field report for WR (6.2)	To investigate details	DF
Member who is now too poorly to work his plot (6.1)	Discussion with Ill gentleman from HR site	JL and RJ offered to help
Equipment use log (9.2)	To be sent to JL	??? unsure who holds the templates
Notices re hose pipe use (9.3)	Notices to be put on gates for those members who have a water licence to remind them that they cannot spray the hose pipe directly onto the garden, they can only use to fill up barrels and butts	Field stewards ??? who will supply the notices
Request from member to use Killer Critter Ltd to control	Member to be informed that this request has been denied – field steward to help with alternative methods	RJ

rats (3.2.2)		
Warning letters (4.0)	3 First Letters	RJ
Permission letters (3.1)	4 Permissions	RJ

Appendix 2

Treasurers report for June 2021

Rushden Permanent Allotment and Small Holdings Society Limited					
Income and Expenditure Account					
Expenditure			Income		
Anglian Water	1,399.67		Annual Rents	11,736.95	
BR		664.09	New Rents	766.75	
GR		22.24	Floats for stores and rent day		
HR		474.98	Stores Sales	10,183.90	
WR		238.36			
Hay		-	BR		3,382.36
			GR		2,651.84
Printing, Stationary and Postage	289.45		HR		1,809.40
Floats for stores and rent day	-		WR		2,340.30
Stores Purchases	9,763.42		Ploughing, rotavating, topping	98.75	
Field Hours E	196.20		Rent card / website sponsorship	-	
BR		34.88	Donations from members	-	
GR		-	Machinery/accessory sales	-	
HR		100.28	Replacement/Additional key	-	
WR		61.04	Sales of pre-loved & ex stock	-	
Field Machinery (Fuel)	89.48		Seed Orders	-	
BR		65.49	Brittons Potatoes	-	
GR		-	Misc Income	1,612.40	
HR		18.99	Transfers from deposit accounts	8,500.00	
WR		5.00	Assoc. Mems	-	
Official documents, etc	-		P in the P - Rushden Council	-	
Tractor Fuel	-		Wayleave Consent - W Power	-	
Locks and Keys	256.27		Socials	-	
BR		45.99	Water Licence	1,000.00	
GR		36.99			
HR		76.30			
WR		96.99			
Field / Property Maintenance	2,745.58				
BR		7.99			
GR		7.99			
HR		562.61			
WR		2,166.99			
Website / Publicity	-				
Professional Fees (accounts, etc)	936.00				
Gifts / rewards / donations	-				
Equip't Repairs & Servicing	328.42				
Insurance and Safety	532.55				
Hire of halls and refreshments	-				
Equipment purchases	4,222.51				
Field Steward rewards	150.00				
EDF	75.16				
Officer (Sec/Tres) payments	1,368.30				
Tax - HMRC Corp. & FCA	35.00				
Key and share returns / refunds	6.50				
Grafton Rd - refreshments	-				
CCTV - Sim Cards	108.91				
Payment to Kings Seeds (orders)	-				
Britton's Potatoes	-				
Good gardening rewards	-				
Bank charges	-				
Transfer To Deposit	12,500.00				
Misc Exp	-				
CCTV Installation	1,481.05				
	36,484.47			33,898.75	
Income over Expenditure	- 2,585.72				
	33,898.75				
Balance as at 16/06/21					
Income and Expenditure Account at 31/10/21			Cash with Cashier		
HSBC Current Account	3,781.61		HSBC Current Account	1,198.39	
Cash	-		Cash	0.00	
Floats	90.00		Floats	90.00	
Income over Expenditure	- 2,585.72				
	£1,285.89			£1,288.39	
			Investment Accounts:		
			£178,407.26		