

EALING DEAN ALLOTMENT SOCIETY

MINUTES OF COMMITTEE MEETING TUESDAY 13TH MAY 19.30

PRESENT: Kim Tompsett, Mark Tompsett, Christine Charles, Crispin Harris, Simon Coleman, Jon Wilkins. Apologies from Christina Fox.

SECTION ONE

1. The Minutes of the last meeting were accepted.
2. Because Christina is away we did not have an official Chairman's Report but Christina has added various items to the agenda.
3. Treasurer's Report. Kim has still had no joy with the final details in activating the Lloyds bank account. If the situation is not resolved by the end of the week, she is going to investigate going with Metro Bank.
4. Secretary's Report. Because of various events at Pathways (holidays, financial deadlines etc.) Christine has not had the opportunity to get a final check on the lettings list. However, she thinks that there are only 15 people's status that needs clarification. There has been some confusion caused by people paying a full rent on obtaining a plot half way through the year. Pathways will need to create a plan to bring payment days into alignment.

SECTION TWO. MAINTENANCE REPORT.

1. Simon has been clearing and levelling the path by the cottages.
2. He has tightened, repaired and maintained the water taps.
3. He has put a protective top on the "well" on 229
4. The plots on the top bend of the Long Walk are unusual shapes because of the angle of the path so looking to divide in three rather than two.
5. The shed has been erected on 243 and Christine commented that it was a smashing job.
6. Radbourne Walk is moving on apace. The 7th June may be the last working day. We need a skip to remove rubbish (possibly May 29th). Simon has bought tools and two wheelbarrows to help with the work. The Community Payback group are very good grafters even if they lack subtlety and lightness of horticultural touch so what they are asked to do will have to be carefully considered.

SECTION THREE. ITEMS FOR DISCUSSION.

NB. These are summaries, conclusions and action points from much longer discussions. With some of the elements it was very clear that we needed Pathways to be part of the process. Our initial role would be to monitor and

report to them, include them in their role as the landlords who hold the tenancy agreements and are the legal custodians of the plot.

1. The metal re-cycling area has been cleared and is temporarily suspended. There were other items left there and it was making the central Pathway very untidy. When we get a Communal Area we can look at how we are going to recycle.
2. When is a plot having people helping the tenant and when is it being sub-let? Especially as if a full plot comes up it would become two halves. Again to be observed and monitored.
3. 232B. The difficult behaviours of the tenants on 232B have highlighted the relative roles of the committee and Pathways. In an ideal world there would be a system where unsocial behaviour would allow the committee to issue a termination of tenancy. However, there are some grey areas about rights and responsibilities of the tenancy agreement. All that we can do at the moment is collect and collate evidence to present to Pathways and let the Tenants know that their behaviour has been noted. The taking of the cold frame is not the first difficulty although the previous behaviour has been modified. We will need a proper paper trail of what they have done and a record of any conversations that we have with them to avoid hearsay and wrangle. If one of the tenants has a medical condition we have to be even more careful about our response to their behaviours. This is an important and sensitive issue and we will have to take out time in moving forward to create a system that works, is seen to be fair to the tenants and all the other plot holders and something we can pass on to whomsoever follows us.
4. In a similar vein what constitutes non-cultivation. Being a good neighbour and using the plot well are part of it. Asking the question "What is the Plan for your plot?" Talking to people, working with people and encouraging people to improve and care for their plot will gradually come. A welcome document with a summary of rights and responsibilities could be given to new tenants.
5. The Committee are the elected representatives of the Association and not the Pathways Police. What are the first steps in clarifying these grey areas?
6. The web site . Now it is in use it is being honed and improved all the time by Mark and Simon. Some of the minutiae of the workings of it were complicated , detailed and specific but Mark has a process whereby other plot holders can ask for a registration to the site and then can submit a blog to mark as Moderator for Publication. Tabs, backgrounds and drop down menus are being simplified and "linked" by Mark. He is going to organise a separate meeting to explain the workings and possibilities of the site.
7. Transport has been offered by Mark through his connection to a car club for pallets, etc.

8. Kim would like a Bee Talk. (Perhaps we could have a Bee Blog? Crispin)