

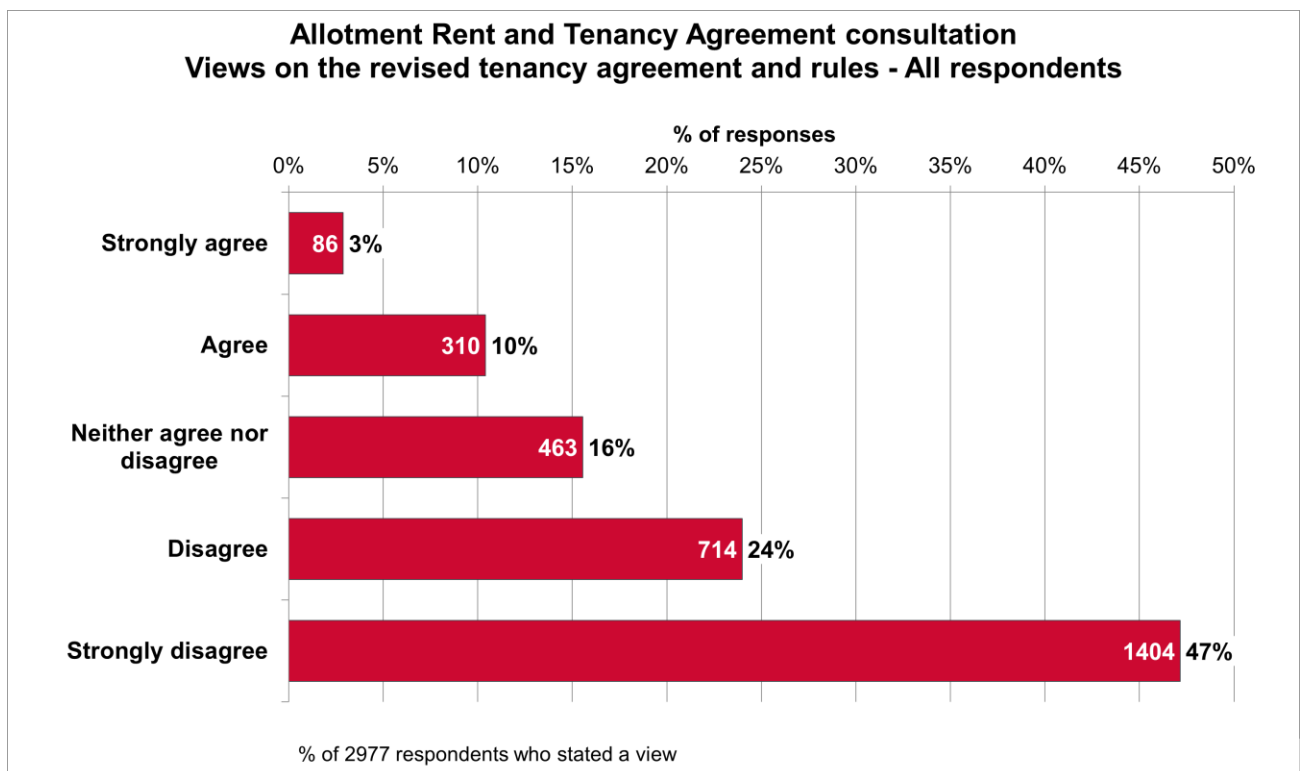
# Proposed changes to Bristol allotment rent and tenancy consultation appendix: additional questions

## Views on the revised tenancy agreement and rules

Respondents were asked whether they agreed or disagreed with the revised tenancy agreement and rules.

The majority of respondents disagreed with the revised tenancy agreements and rules, with 71 per cent disagreeing or strongly disagreeing.

13 per cent agreed or strongly agreed.



## Free text comments on the proposed charges

Of the comments about the proposed charges, the majority were against them.

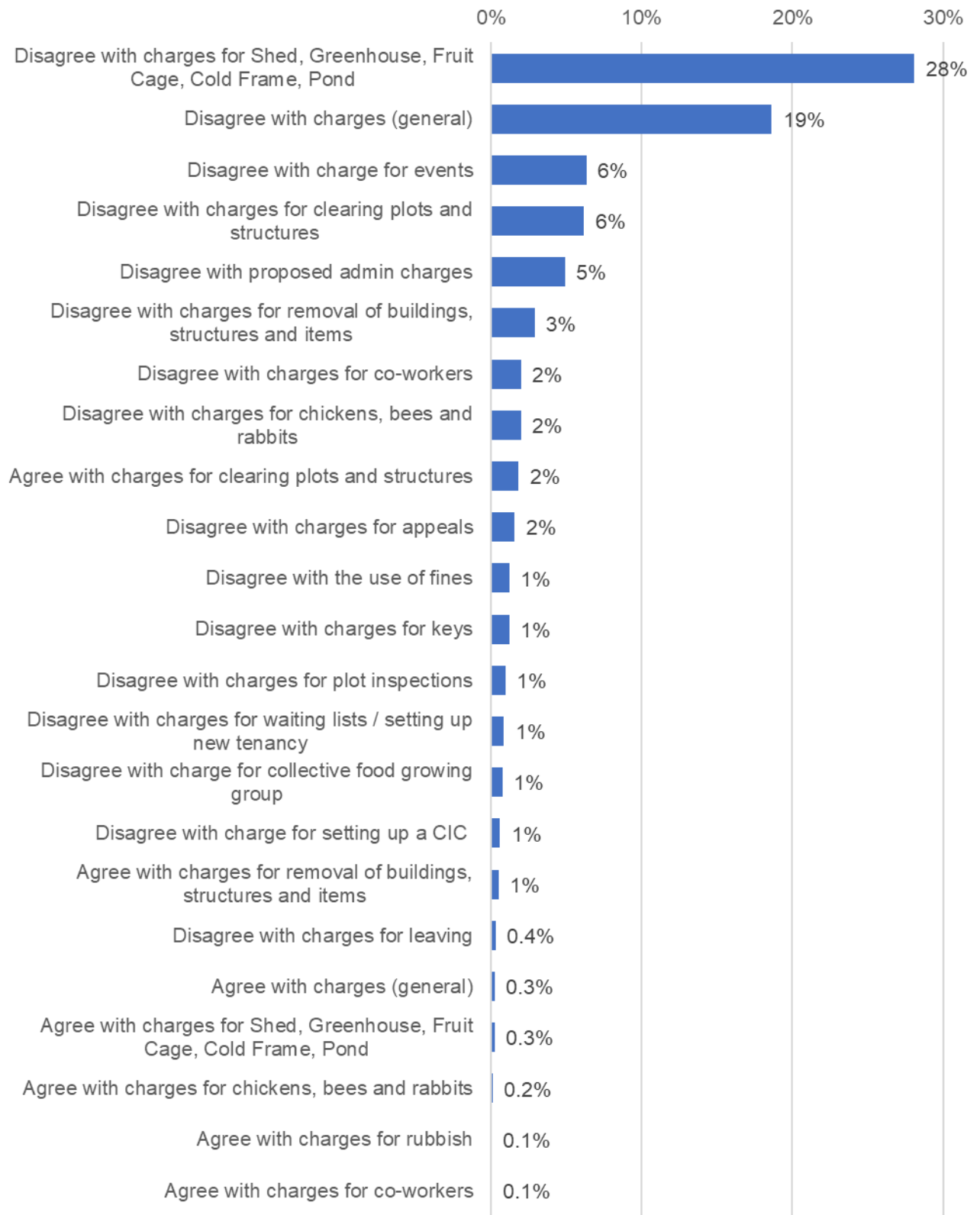
The top 10 categories of comments were:

- Against the charges for sheds, greenhouses, fruit cages, cold frames and ponds (28%)
  - Sample comment: “The requirement to pay to put up a shed, polytunnel, or greenhouse is unreasonable. It is difficult to justify the proposed cost if that is solely to cover an administrative task of approving these. These aspects of allotment life do not require additional labour or maintenance from the Council and are often instrumental in securing and protecting tools and extending the season.”
- Against charges in general (19%)
  - Sample comment: “the new and EXTRA charges will be so high I do not see low income families being able to afford to take on tenancies”
- Against charges for events (6%)
  - Sample comment: “There is also the proposal to charge sites for holding events, which would have a hugely detrimental impact on the community and deter sites from doing this.”
- Against charges for clearing overgrown plots and structures in disrepair (6%)
  - “You cannot charge new tenants for clearing overgrown plots as they simply will not accept the plot. If existing tenants have let their plots get overgrown and want them cleared that is different. If the plot has become overgrown whilst vacant it must be the council's responsibility to clear it.”
- Against the proposed administration charges (5%)
  - “The introduction of administrative fees would significantly alter the dynamic and relationship between tenant and council. A charge for rental reminders of £50 (equal to a year's rent at Band B currently), if applied across the board, would penalise the financially vulnerable, and in particular does not take into consideration late payment caused by mental health, sickness, or age-related degenerative illnesses - there is an equality dimension to be considered.”
- Against the charges for removal of buildings, structures and items (3%)
  - Sample comment: “Nothing in the consultation takes into account existing structures left on the site. Each new tenant should be offered a clean start and you are instead offering a new tenant an insane economic hurdle to be able to start growing their own food.”
- Against the charges for co-workers (2%)
  - Sample comment: “The rule changes feel unfair such as charging £15 to register a co-owner, this is something that is relied on for people with disabilities and for when people go on holiday for example.”
- Against the charges for having chickens, bees and rabbits (2%)

- Sample comment: “It is unreasonable to charge a fee for permission to include a Shed, Greenhouse, Fruit Cage, Cold Frame, Pond Chickens, Bees and Rabbits on sites; these activities do not incur a direct cost to the council.”
- For the charges for clearing overgrown plots and structures in disrepair (2%)
  - Sample comment: “I have visited several sites in St Werburgh's, Fishponds and Horfield where the majority of plots are so neglected that they are totally overgrown. No new tenant can be expected to take on a plot in this state, so making it clear to existing tenants what the costs of clearing a neglected plot are, and creating a proper budget to achieve this, are a good way forward.”
- Against the charges for appeals (2%)
  - Sample comment: “Charges for appealing notices to quit etc. - this may make it harder for people who have made errors, or are less up-to-date with the new rules to receive fair treatment. I am again thinking of some of the older tenants in particular. Perhaps the charge could be levied only if the appeal is deemed spurious or unsuccessful?”

The full list of categories of the comments about charges can be seen in the chart on the next page.

## Comments about charges



## Free text comments on the proposed rules

Of the comments about rules, the majority were against the proposed rules.

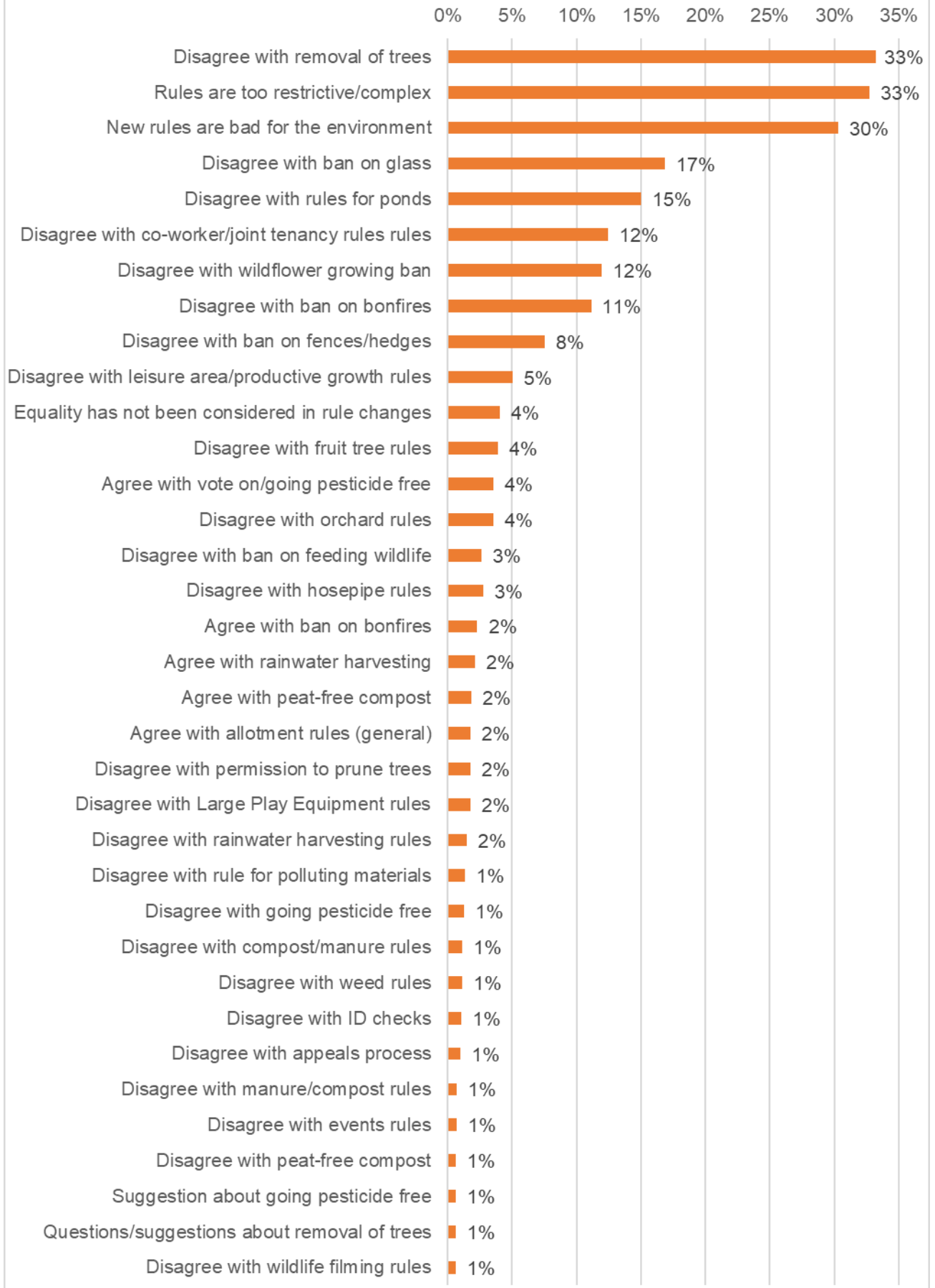
The top 10 were:

- Against the removal of trees (33%)
  - Sample comment: "Mature trees that will live perhaps for another hundred years need to be left not cut down. Every felled tree is a release of carbon into the atmosphere."
- Said that the rules were too restrictive and complicated (33%)
  - Sample comment: "However, I strongly disagree with the vast majority of other changes proposed - they are draconian, restrictive, and potentially deeply harmful for nature and ecology."
- Said that the new rules were bad for the environment (30%)
  - Sample comment: "The main concern is the total mismatch between the policy and Bristol (national and global) strategies on biodiversity and inclusivity."
- Against the ban on glass (17%)
  - Sample comment: "Or banning glass greenhouse in favour of plastic - like seriously, have you considered the immediate and long term impact on climate, as we well as generate waste?"
- Against the rules for ponds (15%)
  - Sample comment: "I think it's sad that people would have to pay to put in a pond when that is such huge biodiversity gain, and in line with BCC's biodiversity increase ethos"
- Against the coworker and joint tenancy rules (12%)
  - Sample comment: "Only allowing 'co-workers' on site will have a negative impact on Disabled people who need a support worker with them."
- Against the wildflower growing ban (12%)
  - Sample comment: "The new rules do now allow wildflower planting in cultivated areas. New thinking in organic and alternative productive growing practices espouse the benefits of wildflower planting in attracting pollinators and predatory insects to manage pests away from crops."
- Against the ban on bonfires (11%)
  - Sample comment: "Banning bonfires would be a problem. We use bonfires to keep warm in winter and dispose of garden waste."
- Against the ban on fences and hedges (8%)
  - Sample comment: "In addition, the removal of fences will greatly impact what can be grown, our site has a large population of rabbits and deer who will trample and eat almost everything if we are unable to protect crops adequately."
- Against the leisure area and productive growth rules (5%)

- Sample comment: “How will implementing your 75% cultivation rule impact on Disabled people who need more and wider paths to access the plot? Or who need larger sheds and safe access to sheds?”

The full list of categories of the comments about rules can be seen in the chart on the next page.

### Comments about rules



## Free text comments on the management of allotments

Of the comments about management of allotments, the top 5 categories were:

- Plots are badly maintained and managed by Bristol City Council (5%)
  - Sample comment: "The BCC plots are a mess - many are in a poor state and they need to be managed better in order to allow those waiting to take a turn"
- Allotment officers will not be able to enforce the new rules, and the cost of doing so will be too high to be cost-effective (5%)
  - Sample comment: "Many of these will be mostly unenforceable due to the overstretched nature of the allotment committees, the low level of buy-in from holders themselves and the admittedly small council capacity to oversee it."
- More allotment officers are not needed (2%)
  - Sample comment: "Is it really necessary to employ another full time allotments officer? I must be missing something as I can't see the justification, unless it's to enforce all these extras rules."
- Need to be able to remove tenants who are not following rules or not using allotment (2%)
  - Sample comment: "Too many plots are left unworked, there needs to be more scrutiny over the plots & more accountability from tenants to comply with the rules. Reps in general do a good job but should be able to challenge plot tenants sooner or even remove them if not following the rules."
- Money should be reinvested back into allotments (1%)
  - Sample comment: "I think it is also necessary to ensure that any money obtained through increased rent must stay in Allotment budgets and not be distributed to other areas of council funding as Bristol city council has already reduced allotment budgets over the past 10 years despite increased interest in allotments and waiting lists growing so much."

The full list of categories of the comments about management of allotments can be seen in the chart on the next page.

## Comments about management of allotments

