

Minutes of Lakeside Committee Meeting
6.00pm Tuesday 24th March 2026
Gallery Room, Corn Exchange

Present: John Cooper, David Mankelow, Glynis Mankelow, Martin Rowland, Chris Billington, Kevin Arnold, (Nicola Pease in attendance)

1. Apologies

None

2. Minutes of last meeting

Agreed as accurate, DM to redact for confidentiality and arrange publication on website.

3. Matters arising that aren't on this agenda

a) Water trough number 4

This has now been repaired. Thanks to KA and MR.

b) Septic tank

Sharon Groth has authorised drainage of the tank at the expense of WTC.

ACTION: JC to arrange.

c) Tree cutting

Thanks to CB who has again contacted WTC. WTC (Head of Estates and Operations) has replied (24 March 2026) covering more than just the crack willows along the north boundary. He states, "The hedge along the access lane was trimmed at the end of last year. With nesting season now underway, an Officer will inspect the hedge tomorrow for any nesting activity. If it is safe to proceed, we will arrange for it to be cut along the front and top. Regarding the crack willows, the Officer will also inspect this boundary, taking notes and photographs for review."

ACTION: CB will respond to WTC suggesting that the hedge along the access lane doesn't currently need cutting but work should be planned for later in the year, However, the crack willows along the north boundary do need cutting.

d) Building raised beds

WTC have agreed to fund the raised beds to the sum of £2,000. In order to reflect the purpose of the grant, the beds should be offered to older and less mobile plot holders as they become available.

ACTION: KA to manage this project.

e) Community plot development and shed moving

These developments will take time to complete, hopefully over the summer.

i. Plot development

Thanks to LB for building the mud kitchen.

ACTION: GM to manage the project to develop the front of the plot, as a non-committee volunteer, as it progresses.

ii. Shed move

First issue is to create the base. The preferred option would be to lay a concrete base slightly bigger than the 8' by 8' measurement of the current shed.

ACTION: GM and KA to ask two plot holders with building skills if they are able to help with this.

Once the base has been created the old shed can be dismantled and assessed whether it can be moved or whether we need to purchase a new one.

f) Apple tree on plot 24

The contractors contacted following the last meeting are unable to help with this tree. As we are now in the bird nesting season, work on the tree will have to wait until the autumn/winter. Another plot holder has offered to help at the appropriate time.

g) Change to Tenancy Agreement form

The changes have been agreed by CoM and the new form is available on the WAA website. The new form refers tenants to the WAA Privacy Policy.

h) Response to Early Season letter/plot turnover

After receiving the early season letter 2 plot holders have relinquished their tenancies.

Plot 50 has been separated into two plots, making a total of 98 plots on Lakeside. As of this morning, we have 5 vacancies, three full and two half plots.

4 plots have been re-let, two applicants who only wanted a half plot from the previous list of applicants (15 July), two from the group of 4 sent on 11 March, (2 didn't want a plot after all), one from the group of 4 sent on 17 March is viewing this Thursday (3 didn't want a plot after all)

3 more applicants from the 5 given to us on 22 March have been contacted (today) but not yet replied.

i) Checking contact details

KA to email all tenants to ask if their contact details (name, address, telephones and email) have changed. Any plot holders not replying will be contacted by phone call, text, or letter delivered to their home address.

4. CoM report

a) Insurance

Insurance has been arranged through Howdens. The WAA is insured as one organisation with cover for members, volunteers and visitors on site. The policy provides £100,000 indemnity for trustees.

Contents cover has not been included as the policy would have had an excess of £750.

b) Two treasurers proposal and response

At the end of the CoM meeting on 5th March the WAA North Secretary read a motion that the North committee plan to present to the AGM regarding having two treasurers, one for North and one for Lakeside. We do not yet have the precise wording of their motion.

The Lakeside committee do not support this motion but would support a motion making the Treasurer's role on CoM to be non-voting. The Lakeside committee would also support a motion asking CoM to pursue full separation into two associations. **ACTION:** MR to draft these motions.

As yet, the WAA North motion has not been submitted.

5. AGM jobs

It is hoped that the AGM will be chaired and minuted by independent people.

ACTIONS: DM will create sign in sheets.
NP will chase WTC for the audit report.
KA will ask the Newland site rep to help with registering attendees.
JC will ask Mary Killick to help with registering attendees.
NC will help with registering attendees.
Committee members will arrive at 1.30pm.

6. Lakeside mobile phone

Deferred until next meeting or discussed by email.

7. Easter get together to try out new barbecue

Deferred until next meeting or discussed by email.

8. Any Other Business

a. Plots not predominantly worked by the tenant:

The current Tenancy Agreement says:

5.1. The Tenant shall not underlet, assign or part with possession of the Allotment Garden or any part thereof. (This shall not prohibit another person, authorised by the Tenant, from cultivation of the plot for short periods of time for example, when the Tenant is incapacitated by illness or is on holiday, the site representative to be informed of the other person's name.)

The tenants of several plots are rarely seen on their plots. They have not informed the Site Reps of the names of those helping and the help provided is significantly more than to cover for illness or holidays.

The issue of co-workers will be considered by WAA – to be discussed by the new Lakeside committee after the AGM.

b. Poly tunnel requests

Plot 50A – no objections but must be referred to WTC due to size.

Plot 23 – no objections but must be referred to WTC due to size.

9. Next meeting

To be decided after the new committee is formed at the AGM.