

# Brighton & Hove Allotment Strategy 2014-2024



Weald Allotments (photograph courtesy of Brighton & Hove Food Partnership)



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## Foreword

Because many of the issues covered in this document are of a long term nature this strategy sets out a route map for the next 10 years. It is underpinned by an action plan for the next three years which will be reviewed annually by the Allotment Liaison group. A strategy review will take place in 2019. This strategy has been produced in partnership and is jointly owned by Brighton & Hove City Council and the Brighton & Hove Allotment Federation. It is supported by the Brighton & Hove Food Partnership and recognised as a key area of work in achieving the ambitions set out in *Spade to Spoon Digging Deeper* the city's food strategy. The findings of the research and consultation work that inform this strategy are also important for broader work on health and wellbeing, healthy ageing, physical activity and environmental sustainability and evidence gathered will be shared widely including with Public Health, the Health and Wellbeing Board and the Local Strategic Partnership. The strategy was developed over 2013 led by an Allotment Strategy Working Group.

### The group first met in December 2012 and included:

<b>Brighton &amp; Hove City Council</b>	<b>Brighton &amp; Hove Allotment Federation (BHAF)</b>	<b>Other BHAF members on Strategy Working Groups</b>
Gillian Marston	Alan Phillips	Hannes Froehlich
Jan Jonker	Mark Carroll	Teresa Cairns
Robert Walker	Allan Brown	Henry Christie
David Cooper	Russ Howarth	Richard Howard
Graeme Rolf	Anne Glow	Hilary Standing
<b>Brighton &amp; Hove City Council Public Health</b>	Emily Gardiner	Saskia Wesnigk-Wood
Barbara Hardcastle	Simon Powell	Melanie Matthews
		Giuseppina Salamone
		Gerry Nevill
<b>Brighton &amp; Hove Food Partnership</b>	<b>National Association of Allotments</b>	
Vic Borrill	Paul Neary	
Emily O'Brien		
Helen Starr Keddle		

A huge amount of effort went into strategy development by these and others including over 700 hours of unpaid volunteer time from the Allotment Federation. This strategy is underpinned by the opinions of the allotment community including the 1700+ people who participated in surveys and the 70+ who attended meetings or events, many of whom also contribute a huge amount of voluntary work on allotment sites. Thank you to them all!

### Abbreviations

BHCC = Brighton & Hove City Council

BHAF= Brighton & Hove Allotment Federation

## Summary of key findings and recommendations

This strategy aims to make allotments enjoyable, inclusive, sustainable and affordable for the people of Brighton & Hove.

It is jointly produced by Brighton & Hove City Council and Brighton & Hove Allotment Federation who worked in partnership to consult the city's allotment community. The strategy is informed and guided by evidence from the consultation and sets down current practices and future ambitions.

Brighton & Hove's allotment community is comprised of 6000 food growers with 3100 plots on 37 sites. The strategy emphasises increasing the number of people growing high quality local food by ensuring the availability of good quality land. It promotes a self-sustaining and efficient service, encourages site participation, while fostering biodiversity, organic practices, good food and healthy living. It encourages a cooperative approach.

Around 1800 people were involved in developing the strategy, many of whom contributed substantial time to respond to surveys that generated valuable and detailed evidence. Almost everyone stated that the major benefits of allotments included access to healthy food and general exercise. While allotments did not bring about major savings on food bills, individuals and families reported that they felt able to make better choices (e.g. organic or healthier food).

A large majority thought that their allotment has a powerful impact on their overall health and happiness, relieving stress and improving their mental health; while many enjoy being part of a community. In comparison to the general population, allotmenters feel healthier. Charities and community groups run 30 community plots providing access and facilities for vulnerable people. They too emphasise the benefits of allotments for good mental health.

It is clear that more work should be done to understand how participation in food growing can lead to savings in health and social care costs and a better quality of life. The findings of this research should be shared widely.

The Allotment Strategy makes recommendations on accessibility to ensure that all sections of the community can participate. This includes protecting the concessionary discount of 25% on allotment rental; targeting those who may benefit

most, and ensuring that suitable plots are available for those with limited mobility. A feasibility study is needed on the possibility of 'fast tracking' applications from certain priority individuals and community groups.

Many people on allotments care passionately about their own plot and the wider allotment community. This is an asset that this strategy seeks to recognise and build on. A co-operative and participative approach is essential for delivering the strategy, overseeing the action plan, and running the service if the ambitions set out in the strategy are to be achieved. The strategy makes recommendations around structures for governance; developing allotment rules; and communication to facilitate this building on the trust and goodwill of the strategy processes.

Four out of five people reported being happy with their current plot size; however there is overwhelming support for introducing a choice of plot sizes, changing the current policy of only letting half plots. This choice will include full plots, half plots and the consideration of the introduction of new smaller individual beds. An important finding is that the number of people on allotment waiting lists is possibly half the number previously thought, about 1000 people.

An improved, chargeable service should be introduced for those on the waiting list. People should be kept informed of their position on the waiting list, know if there is spare capacity at other sites and have information on training, site open days, and co-working opportunities. There should be better information about the time commitment for different size plots and the alternative options for food growing. Once they start renting an allotment many allotmenters want better training and information and to have opportunities to be mentored by more experienced growers.

In 2013 there were over 400 empty plots, representing lost income and causing frustration to plot holders and those on the waiting list. This figure needs to be reduced via streamlining the lettings process, giving better support to site representatives, who manage lettings; and improving ICT systems.

Allotments play an important role in conserving the biodiversity of the city. There is good practice already around composting; growing organically; minimising chemical use; and planting schemes that benefit pollinators / bees, but more can be done around the management of water usage and rainwater harvesting.

Allotmenters already contribute thousands of hours each year in volunteer time. Volunteers run the Allotment Federation and Site Associations, manage lettings and cultivation notices (Site Representatives) and organise social events, tidy up days and/or routine maintenance at some sites. The strategy recommends providing greater clarity, accountability and support for the role of Site Representatives, while encouraging more people to participate and increasing the range of opportunities for volunteering.

There is considerable difference in levels of on site participation by allotmenters across the city ranging from little or no involvement to site associations that run shops, organise open days and help with running the site. The strategy recommends that all sites are encouraged and helped to undertake activities that encourage on site participation and communication.

This strategy seeks to work towards a self-sustaining and efficiently run service that keeps down costs for both tenants and the council. Rent rises should be minimised and avenues explored for reducing costs. Additional sources of revenue should be explored, especially services which would benefit plot holders as well as generate income. Grants or sponsorship for certain pieces of work should be sought. There should be a voluntary option to pay a higher rent for those on higher incomes. If a concession is not needed, the option for individuals to waive it voluntarily should be promoted. In parallel, consideration is needed on whether concessions for vulnerable groups could be funded via the City's public health budget.

**In the longer term, exploring greater self-management on site is needed to strengthen community involvement, encourage participation while promoting sustainability and reducing costs.**

# Introduction

## Purpose of allotments

Allotments are primarily about **growing food** however as the evidence from the strategy consultation shows, allotments are about 'more than just the veg'.

The benefits for the mental health and wellbeing of residents; and the role that allotments play in the city's network of green spaces are also reasons for ensuring that the allotment community in the city thrives.

## Why and how was this strategy was developed

### Why an allotment strategy for Brighton & Hove?

- A lack of an agreed allotment strategy in the past had meant confusion about how priorities had been decided, and how decisions were made, leading to communication breakdown between stakeholders.
- This strategy was developed against a background of reduced funding available to the council, which led to controversial price increase proposals for allotment holders in 2012. Other issues were opposition to the council policy on only letting half plots and frustrations around the length of the waiting list.
- The city's food strategy *Spade to Spoon: Digging Deeper 2012* recognised the importance of allotments in achieving the ambitions of a sustainable food system and recommended that strategic work on this issue be undertaken.
- Plot holders and people on the waiting list were telling the council and Allotment Federation how important allotments were to them, and asking for the opportunity to contribute ideas on how the city's allotment could be run in the future.
- With 3000+ plot holders and at least twice that number of people involved in allotments, their reasons and benefits will differ. The production of a strategy sought to respect different motivations and respond to the changing demographics of allotmenters; and maintain a fair service whilst keeping a firm eye on the primary purpose of allotments – food growing.

### How has the strategy been developed?

The Allotment Strategy is co-produced by Brighton & Hove City Council and the Brighton & Hove Allotment Federation (BHAF). A strategy steering group oversaw the process with the involvement of council officers, staff from the Public Health team and the Food Partnership. BHAF's team was elected from its membership and its participation in the strategy discussed at their AGM in March 2013. BHAF members were also invited to participate in strategy working groups that looked at land, governance, finance and research. Regular strategy updates were included in BHAF newsletters and on their website.

Key principles in developing the strategy were:

- **Partnership:** without the commitment of both the council and the Allotment Federation to jointly look for solutions and commit to resolving them together, this strategy could never have been written. This principle of partnership work will need to be maintained if this strategy is to be successfully implemented.
- **Informed by evidence:** this included open sharing of information with the strategy steering / working groups about the current way the service is delivered including detailed financial information.
- **That it would involve a setting down of current practices and future ambitions:** this is so that there is an understanding of where we are (even if the people involved now leave), where we want to be and a framework for making decisions in future.
- **A bottom up approach:** the strategy was built with a commitment to being led by the allotment community at its heart with time built into the process for consultation and engagement. Consultation included:
  - Two very detailed surveys – of plot holders (808), community plots (9) and of people on the waiting list (901) – which between them gathered over 1700 responses and generated an enormous wealth of information and opinion
  - A consultation event with over 50 attendees
  - A facilitated focus group with 12 site representatives
  - Interviews with key council staff

The consultation work with plot holders and the waiting list and the compilation of the strategy document has been supported by the Brighton & Hove Food Partnership.

The Allotment Strategy and Action Plan is recognised as a key area of work in achieving the ambitions set out in ‘Spade to Spoon Digging Deeper: a food strategy for Brighton & Hove’ (2012). There is detailed information on the consultation which took place in [Appendix 1: Consultation for the Allotment Strategy](#).

Because many of the issues covered are of a long term nature the strategy set out a route map for the next 10 years. It is underpinned by an action plan which will be reviewed annually by the Allotment Liaison Group<sup>1</sup>. A full strategy review will take place in 2019. This is a living document that will require adaptation over time.

## **Implementing the strategy**

This strategy includes an action plan. During Year 1 the strategy steering group will meet quarterly to ensure that momentum against the action plan is maintained and to allow the proposed new structures for the governance of allotments to become established.

The strategy recognises the funding constraints faced by the allotment service and that some of its aspirations will be dependent on securing additional funding.

## **Vision and Objectives**

### **The Vision:**

***Enjoyable, inclusive, sustainable and affordable allotments for Brighton & Hove.***

### **The Objectives:**

1. Provide an economic way for people to produce good quantities of high quality, locally grown food.
2. Increase the number of people participating in food growing on allotments, so that all sections of the community – particularly the most vulnerable - can enjoy the benefits and fulfill their horticultural potential.

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<sup>1</sup> A new liaison group with terms of reference will be established to include BHAF, BHCC and other stakeholders

3. Ensure sufficient availability of good quality, accessible land for allotments.
4. Work towards a self-sustaining and efficiently run service that keeps down costs for both tenants and the council.
5. Encourage on site participation to ensure the protection and promotion of allotments for food growing.
6. Support the very best practice in growing, so that allotments are a source of education and inspiration for the whole city in good food and healthy living.
7. Ensure that the allotment sites, alongside the main role of food growing, play a role in conserving the biodiversity of the city contributing to a healthy living environment.
8. Take a co-operative and participative approach to running the service and developing allotment policies and practices.
9. Ensure that learning and evidence gathered from the development of this strategy is shared within the city and used to inform other policy work.

## **Allotments: The Context**

### **History of allotment provision**

Allotments came about as a result of the Enclosure Acts of the 18th and 19<sup>th</sup> Centuries. These were a series of Acts of Parliament which enclosed the open fields and common land across the country and removed the existing rights of local people to grow food on previously common land.

The right to an allotment was promoted by the Victorians and was eventually made law in the '1908 Smallholdings and Allotments Act'. Allotments were traditionally rented by those on lower incomes but during the World Wars and the 'Dig for Victory' campaigns they were more widely used. There is more information on allotment legislation in [Appendix 3: Allotment legislation & modern interpretation](#).

## Allotments in Brighton & Hove

The service is managed by the council on land owned by them. It is one of the largest allotment services in the country. There are 37 allotment sites with 3092 plot holders<sup>2</sup>. There are 30 community plots used by volunteers and/or service users of voluntary sector organisations. Three sites provide specific features for limited mobility users (18 plots). The response to the strategy survey suggests that 6000+ adults regularly take part in allotment gardening.

In addition to allotment growing, there is a thriving grow-your-own culture in the city including 45 community food growing projects on land other than allotments.

### Profile of plot holders

More information on plot holders can be found in [Appendix 1: Consultation for the allotment strategy](#) but some key points to note are:

#### Information from Council statistics on plot holders (as of Sept 13)

- Plot holders are now 45% male, 53% female (2% not known/not applicable) - whereas in the past more men were plot holders than women
- The majority are in the 44-63 year old age bracket
- 412 (or 15%) are over 64
- Over time the profile of the allotment community has been getting younger.

#### Information gathered from the plot holders' survey (808 responses)<sup>3</sup>

- 20% use their plot with children
- 25% of allotmenters garden alone
- 9.5% consider themselves to have a disability
- 32.5% are full time employed
- There is a fairly even distribution across different income brackets.

There is more information on specific groups of users in [Allotment accessibility](#).

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<sup>2</sup> In October 2013

<sup>3</sup> At the time the survey was undertaken the full number of plot holders was calculated as 2716 so this is an impressive response rate of approx 30%. Independent evaluation work undertaken as part of the process suggests that the survey sample is representative of plot holders in terms of gender, site, plot size, concession and reason for concession although slightly less so for age (survey slightly younger sample). For more information see Appendix 1.

## **Concessions**

The Council offers a concession of 25% on allotment rent for certain groups of people. This concession has to be applied for and is taken up by around a quarter of plot holders. Concessions are for people over 60, residents in receipt of benefits (income support / disability benefits) and students. The largest group of concessions are those aged 60+ with 704 (23% of plot holders) getting this discount. Not all allotmenters that are eligible for a discount choose to apply for it.

## **Waiting list / vacant plots**

Work undertaken as part of this strategy review suggests that the current waiting list for plots is approximately 1000 people, with the average waiting time for a plot around 2 years - depending on the site.

At the end of 2013 there were 400+ vacant plots in the city and managing vacant plots / waiting list demand is a key area of this strategy. For more detail see [Waiting Lists and Demand for Allotments](#)

## **Plot size**

In Brighton & Hove there are a variety of plot sizes most are either 250m<sup>2</sup> plots referred to as 'full plots' and 125m<sup>2</sup> plots referred to as 'half plots'.

Since 2008 plot splitting and re-opening of derelict allotment land has led to an increase in the total number of people growing on allotments - with 3111 available plots as opposed to 2311 in 2008. However restricting people to a half plot and splitting in half every full plot that became available was an approach that the Allotment Federation and a number of Site Associations did not agree with for reasons that are outlined in [Appendix 7: Brighton & Hove Allotment Federation reasons for opposing further splitting of plots](#). These include their view that a half plot is not enough land to grow sufficient food to feed a family on or practise proper crop rotation and that smaller plots lead to overcrowding, increased administration and an over-cultivation of land with a loss of bio-diversity.

Understanding and addressing this complex issue of balancing demand with an appropriate provision of land suitable for differing needs was a key issue for this strategy. For more information see [Land, plot size and plot splitting](#).

## **Costs**

In 2012/13, the rental income from allotments was £107,155 and the expenditure was £155,123. All the council's allotment income currently comes from plot rentals. The shortfall between income and expenditure, called the allotment service subsidy was approx £48,000 in 2012/13

The rental charge per m<sup>2</sup> of an allotment in 2013/14 was 28.56p. This means that a half plot (125m<sup>2</sup>) cost £35.70; and a full plot (250m<sup>2</sup>) cost £71.40. This price currently includes the land rent (m<sup>2</sup>), water, security & fencing, basic maintenance and administration.

The [Resources and finance](#) section gives more information on costs and charges.

# Why allotments are important for our city

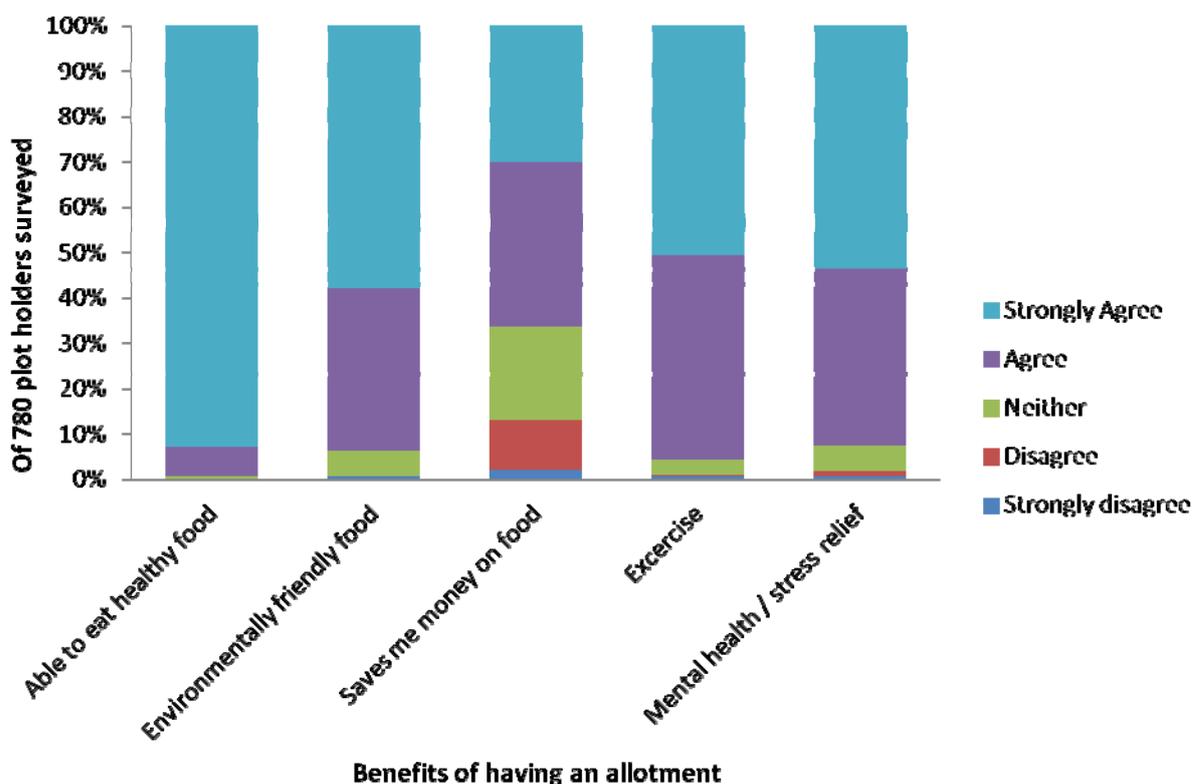
## Benefits of Allotments

The survey of plot holders asked respondents to rate the benefits of having an allotment against the following areas:

- I am able to eat healthy food
- My food is grown with low environmental impact
- It saves me money on my food bill
- I am more aware of nature and the environment
- I can meet and socialise with people of different ages and backgrounds
- To improve mental health / provide stress relief
- General exercise

Overall there was strong agreement with all of the benefits statements. For detailed analysis of this section of the survey see [Appendix 1: Consultation for the Allotment Strategy](#)

## Benefits of having an allotment responses from the plot holders survey 2013



The survey also asked plot holders to rate their overall health and their perception of

the impact of their allotment on their health and happiness. People viewed their allotment as having a powerful impact on their overall health and happiness with 74% giving this a score of 8 or more out of 10.

The majority of allotmenters from the survey say that having an allotment is about access to healthy and sustainable food but 80% also feel that allotments benefit their mental health, 95% say it is good exercise and 72% say they feel part of a community.

Plot holders reported (free text comments and consultation events) that whilst saving money overall may not be the main benefit; an allotment did allow them to make food choices (e.g. organic or healthier food) that they wouldn't otherwise have been able to. The younger age groups tend to see growing food with low environmental impact as a particular benefit.

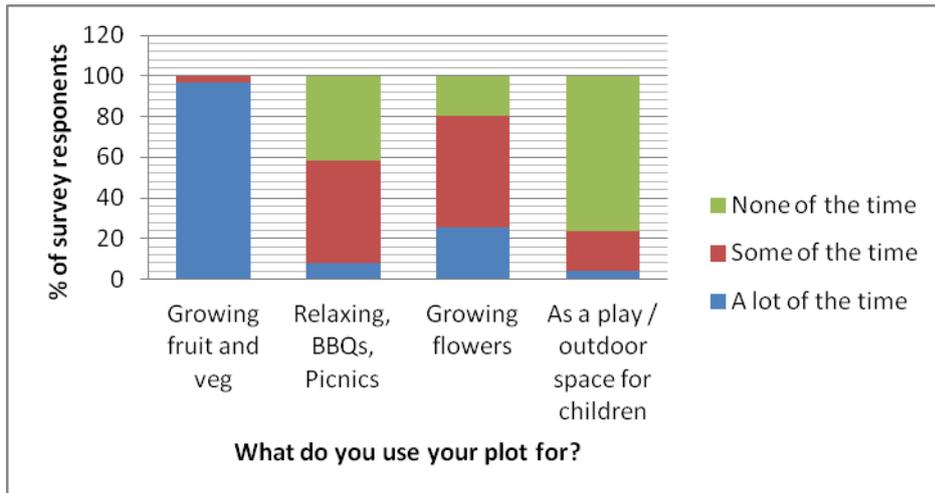
A striking difference in terms of the seven benefits listed was that people with disabilities saw greater benefit for all seven compared to those people without disabilities. The main differences were seen in terms of saving money on food bills, being more aware of nature and the environment, improving mental health and general exercise.

In comparisons across the employment groups it appears that unemployed people perceived greater benefits than employed people in particular for accessing healthy food, saving money, mental health and general exercise. The highest rating for the benefit being saving money came from unemployed people. Retired people and carers reported high benefits in terms of socialising and general exercise.

### **Access to food grown yourself**

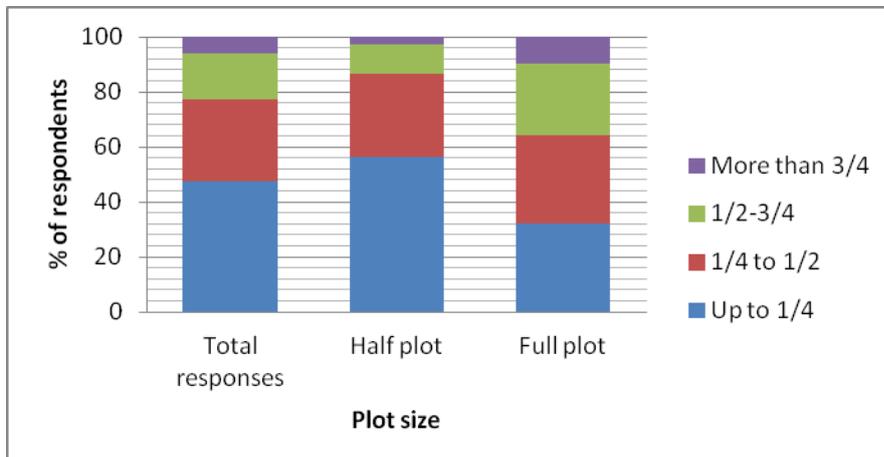
As defined by the Allotments Act of 1922 allotments are *wholly or mainly cultivated for the production of vegetables or fruit crops*. A plot in Brighton & Hove can also be used for growing flowers or as a leisure area as defined by the allotment rules for the city.

## The plot holder survey asked people what they use their plot for



The survey also asked people what proportion their fruit and veg consumption came from their plot. It can be seen that of the plot holders in the survey (77%) get less than half of their fruit and veg from their plot.

## Averaging it out over the year what proportion of your fruit and vegetable consumption comes from your plot?



Not surprisingly given the smaller amount of land those on half plots generally report a lower proportion (56% said less than  $\frac{1}{4}$  compared to 32% of those on a full plot). However an average fruit and veg consumption per day per person in the UK is 258g<sup>4</sup> so this is still a significant amount of food being produced on allotment land in the city. Further research here may be helpful.

<sup>4</sup> <http://www.eufic.org/article/en/expid/Fruit-vegetable-consumption-Europe/>

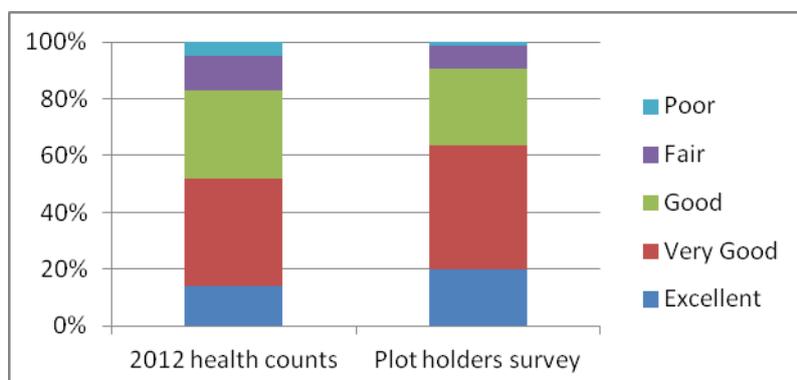
When compared back to the seven general benefits, those who reported increased levels of fruit and veg consumption provided by their plot were also more likely to report increased benefits in terms of eating healthily, growing food with low environmental impact and saving money on food bills. Therefore those that grow a greater proportion of their food gain greater benefits.

Interestingly, there was no difference in improving mental health or stress release according to the proportion of fruit and veg consumption provided by the plot. This particular benefit was seemingly universal for all allotmenters, regardless of how much of their fruit and veg consumption was provided by their allotment.

### Health and Mental Health Benefits

Those answering the plot holders survey (n=787) were asked to rate their overall health. The same question was asked in the 2012 health counts survey<sup>5</sup>

#### In general would you say your health is



From this it can be seen that in general allotmenters say they have better health than the general population.

Allotmenters were asked to consider the extent to which having an allotment is an important factor in their health and happiness (on a scale of 1-10 with 10 being the highest). 90% of plot holders surveyed believed that allotments were important to their health (range 7 to 10) and a remarkable 42% gave this figure a top rating of 10. More women reported that having an allotment was an important factor in their health and happiness than men and the older age groups especially agreed that the allotment contributes to their overall health and happiness.

<sup>5</sup> <http://www.bhlis.org/surveys>

Unemployed people rated their health as the poorest of all employment groups, although they provided one of the highest ratings for the allotment acting as an important factor in their health and happiness. In general, people with a disability provided a lower score for their overall health – 50% rated it as fair or poor relative to 4.1% of those not having a disability.

Those with a disability saw the allotment as a means of contributing to their overall health and happiness to a greater extent to those without a disability.<sup>6</sup> Clearly, having an allotment plays a valuable role in people's health and happiness, particularly for those people with disabilities and unemployed people.

*It would not be possible for me to put a price on the significance that having an allotment has had for me in terms of improvement to my physical and mental well-being. I am able to harvest a small but reasonably sized amount of produce from my small half plot-all delicious of-course! But the primary benefits are social and spiritual. I can't imagine my life now, without having an allotment – Plot holders survey response*

## Healthy diets and exercise

A very significant number of plot holders agreed or strongly agreed with the statements that a benefit of having an allotment was to eat healthy food (98%) or for general exercise (96%).

Obesity is estimated to have cost the NHS in Brighton & Hove £78.1 million in 2010<sup>7</sup>. York University<sup>8</sup> state that the [cost of Diabetes](#) is approximately £23.7 billion with direct and indirect costs in the UK in 2010/11. Locally, the Clinical Commissioning Group (NHS Brighton & Hove) spent £3.1 million on prescriptions for Diabetes items between April 2012 and March 2013<sup>9</sup>, which is equivalent to £302 per adult with diabetes.

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<sup>6</sup> mean score of 9.19 versus 8.44

<sup>7</sup> NHS Brighton & Hove Public Health Directorate (2011)

<sup>8</sup> York Health Economic Consortium Report, Journal of Diabetes Medicine (2012)

<sup>9</sup> Diabetes Community Health Profiles 2012/13 developed by Yorkshire and Humberside Health Intelligence.

Forms of Diabetes are preventable through the consumption of good food and undertaking healthy exercise. NICE guidance<sup>10</sup> emphasises local action to promote a healthy diet and physical activity among communities at high risk.

## **Mental health and wellbeing**

In England, mental health conditions cost approximately £105 billion a year, due to loss of earnings and associated treatment and welfare costs<sup>11</sup>. Up to one person in four experience some form of mental health illness in their lifetime.

92% of survey responses from plot holders agreed or strongly agreed with the statements that a benefit of having an allotment was to improve mental health / provide stress relief

Factors that are known to support emotional wellbeing have been developed by the New Economics Foundation into 'Five Ways' based on five simple messages about what helps to maintain positive mental health

Connect – Be active – Take notice – Keep learning – Give

Allotments provide an ideal setting to take part in activities that maintain positive mental health as can be seen by the survey results.

From the plot holders survey:

- 701 people agreed or strongly agreed that having an allotment made them more aware of nature and the environment
- 590 felt they were good places to meet and socialise with people of different ages and backgrounds
- 779 people agreed or strongly agreed that their site was a friendly place
- 562 agreed or strongly agreed that they felt they belonged to a community on their site.

*"My allotment is the only reason I leave my flat. If it were not for my plot I would vegetate indoors"* Plot holders survey

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<sup>10</sup> <http://guidance.nice.org.uk/PH35>

<sup>11</sup> Centre for Mental Health 2010

## **Recommendations**

- Allotment provision for both the population as a whole and for vulnerable groups in particular should be regarded as an effective intervention for the prevention of ill health, and evidence of the health benefits cited in the allotment plot holder's survey should be incorporated into the city's Joint Strategic Needs Assessment and decision making about public health.
- More work should be done to unpick the findings of the survey that plot holders are in better health than the general population by comparing Health Counts data for certain population groups to the survey data.
- Work should be undertaken on the Social Return on Investment of the allotment service for the city looking at if participation by certain groups can lead to savings in health / social care costs.
- As part of the equalities impact assessment, access to the service should be reviewed to ensure that those that those who would most benefit can participate including communities at risk of poor physical and mental health (see later) for example via community plots, fast tracking opportunities for certain groups (perhaps via GPs) or specific promotional work with certain communities. (see also [Allotment accessibility](#)).
- Information about allotments should be included on the city's Information Prescription website and included in any future work on social prescribing.
- Information from this work should be shared with the national Growing Health project (Sustain).

## **Role of allotments for biodiversity / sustainability**

Allotments offer important spaces for small-scale food-growing, as spaces for people to take healthy exercise and relax but they also provide potential havens for local wildlife. In the city they are an important part of the green networks that provide an important role in management of bio-diversity<sup>12</sup>

Brighton & Hove along with neighbouring local authorities and other partners from the not for profit and private sectors is applying to UNESCO for Biosphere Reserve status and the recommendations in this strategy with regards to allotments overlap with the Biosphere management plan<sup>13</sup>.

The Biosphere management plan recommends that allotment sites are encouraged to be more wildlife friendly by incorporating nature areas / elements as well as working with plot holders on practices around water management and minimising the use of chemicals.

This allotment strategy recognises that more can be done to incorporate nature areas especially around the edges of sites, within hedgerows or in communally managed areas. Plots themselves need to be managed within the cultivation rules, although as is covered in the section on rules and fairness there is a need for a greater clarity (and possibly training for those doing inspections) over the difference between problem pernicious weeds and companion planting, green manures and fallow land (all elements of an organic approach that would also support wildlife).

There is already good practice on sites. The survey showed that of the 771 people who responded to the question about environmentally friendly practices

- 83% grow food with a minimum of chemicals and 74% grow organically
- 94% make their own compost
- 78% plant flowers to attract pollinators

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<sup>12</sup> Green networks are the interlinked green spaces in the city that connect the urban and countryside areas. [http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Green\\_Network\\_for\\_Brighton\\_Hove\\_final\\_report.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/Green_Network_for_Brighton_Hove_final_report.pdf)

<sup>13</sup> [www.biospherehere.org.uk](http://www.biospherehere.org.uk) p83 for section on allotments.

As is well documented, work to protect bee populations from decline is an important element of food production and alongside planting to support pollinators bee keeping is allowed on allotment sites (with a permit) and this will remain.

With regards to water management there could be improvements

- 65% of people said they collect rainwater
- 56% of people said they garden in ways that reduce water use
- Information gathered during the strategy process suggests that there are problems with leaking pipes on certain sites

With the allotment service water bill coming to £25,000 a year and Brighton & Hove being identified by national government as an area of 'serious water stress' this is a key area for action.

### ***Recommendations***

- Encourage plot holders to minimize the use of chemicals / grow organically including signposting to training and information on this subject especially for new plot holders.
- Promote opportunities for people on the waiting list to learn about organic growing for example at BHOGG and the Whitehawk Community Food Project.
- Provide information and training around gardening in ways that minimise water use and encourage rain water harvesting.
- Work to identify sites where the worst problems are for water leakage in order that any maintenance work can be prioritised.
- Link in with experts e.g. Sussex Wildlife Trust / RSPB to look at managing habitats on the edges of sites for the benefit of wildlife.
- Continue to permit bee keeping on site (with a permit).
- If the Biosphere application is successful there is scope to work further with allotment holders on conservation initiatives, such as recording wildlife,

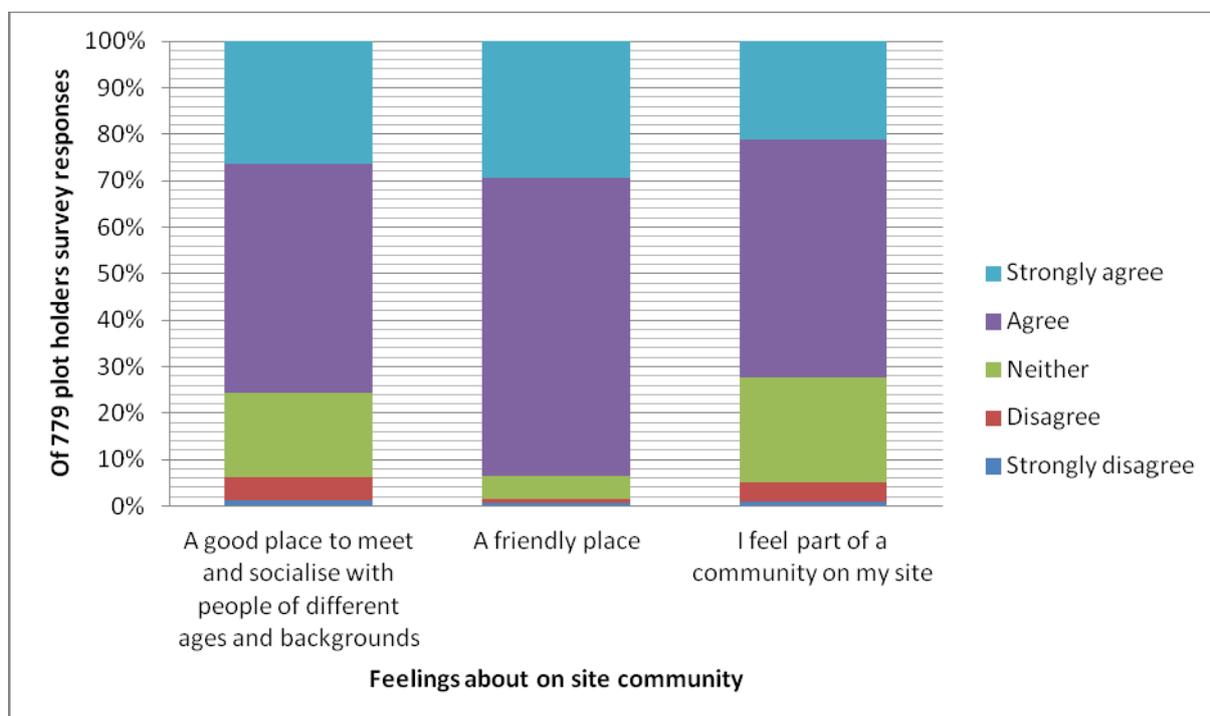
supporting surveys, analysing records, encouraging plants for pollinators and voluntary restrictions on harmful chemical use and to have greater integration of work on bio-diversity and allotments with other green-spaces as part of Brighton & Hove's Green Network.

## The Allotment Community

Allotmenters come from a wide variety of ages, backgrounds and parts of the city however through a shared interest in food growing everyone involved in allotments is part of a wider community. At a citywide level the Allotment Federation provides the forum for this community to come together communicating via the website, newsletter and Annual General Meeting.

Although people are part of a city-wide group most people experience the benefits and challenges of being part of a community at a site level.

The survey asked plot holders a number of questions about the sense of community on allotments



From the plot holders survey it can be seen that one quarter of allotmenters work their plot alone, 22% of people are or have a co-worker, and 20% bring children to their plot.

The process of developing the strategy identified that the people on the waiting list wanted more opportunities to get involved in allotments whilst they are waiting.

People on the waiting list are stakeholders in the allotment community and there was

feedback that they were pleased that their voice was being heard in the development of the strategy (both at the consultation event and in the survey responses). .

Practically there was interest in getting involved / learning about growing including 415 people being interested in training if it was free and 266 people being willing to pay a small amount to cover costs. The most popular suggestion was inclusion in open days where they could meet other allotmentees and see what is involved (381 people wanted to do this). Open days would also be a chance to find out about co-working options. Opportunities to get together on an informal basis (eg picnics / juicing sessions / seed swaps) were felt to be a good idea by Site Reps at the focus group, and participants at the consultation event.

### **Co-working**

Tenants can share cultivation by registering a co-worker on their plot – they are issued keys but have no legal tenancy right and are not responsible for the rent. Co-working is a good option when people can't manage a plot alone or who want to grow with friends; and is a great way of learning how to grow on an allotment if an inexperienced grower co-works with a more experienced person. Getting a Co-worker can be a way for someone who is struggling to cope with their plot to keep growing. Co-workers can take over tenancies if the plot holder gives up but there are rules on how this is applied in order to prevent queue jumping.

176 people from the waiting list survey said they would be interested in Co-working, 220 new growers from the plot holders survey said they would have been interested in for co-working but only 23 had been offered options for doing so.

Clearly Co-working provides a good opportunity for more people to get involved in growing and learning about allotmenteeing. The challenge is how to match people up and a suggestion is that site open days should be used to promote opportunities for both sides.

### **Pairing experienced growers with new growers**

From the waiting list survey one third of people said that they would be interested in being put in contact with with a more experienced grower when they neared the top of the list, so they had someone to go to for information and advice. 385 people from

the plot holders survey agreed or strongly agreed that as a new grower they would have appreciated the support of someone more experienced.

398 people from the plot holders' survey agreed or strongly agreed that they would be willing to support new growers. Whilst there is work to be done on how this might be arranged the consultation event group that considered this idea felt that simple was best – for example a flag that could be put out on a plot saying 'happy to help' when someone was willing to have questions asked; or a list of plot numbers of experienced growers willing to help on a communal notice board.

New plot holders giving up within the first year is a problem that needs to be addressed (as identified elsewhere in this document) so the strategy recommends that finding ways to match those that want to help with those needing help should be explored to address this. Additionally having a more experienced 'friendly face' will help with other problems that new plot holders reported such as knowing where to get seeds, compost manure etc and help with welcoming new people to the site. This would also reduce the expectation on the Site Rep that they should be supporting new plot holders along with everything else they are asked to do.

## **Site Associations**

Site Associations (used interchangeably with 'Allotment Societies') are official groups that bring together the allotment community on a voluntary basis. They may oversee the smooth running of an allotment site, undertake minor repairs, offer members opportunities to buy seeds or compost at a discount and represent the views of its members to others. A Site Association can also provide a point of focus to help create community spirit. There are currently 7 site associations. Site Associations can join the national society which gives access to legal advice and wholesale supplies. They can also apply for funding for on site activity.

Where Site Associations exist, awareness varied from site to site (from 40-70% of survey respondents on sites where there was an association) suggesting that there is scope to do some promotion to help improve awareness. However, of the people who do know them, around 75% are involved in some way, suggesting people tend to get drawn in to Site Associations once they find out about them.

Amongst those who were aware of but not involved in their Site Association, the major factor was lack of time (cited by 71 people out of 194 responses to this question).

Other reasons included being new to allotments (so not thinking they had anything to offer yet); not being able to find out about what is happening and not knowing how they might contribute. The survey also suggested that a number of people would be interested in getting involved with volunteering, events or activities at their site, but not with being part of a committee. It seems therefore that good information and giving people a range of ways to get involved is important.

Site Associations are highly valued. Positive responses particularly related to provision of shops – which were seen as a real community asset; and friendliness/ community spirit. But a few people said that they weren't involved because of perceptions around cliques/ unfriendliness.

Site associations are seen as a key way of delivering on many of the ambitions set out in this strategy by those involved in the strategy working group. Their establishment where they don't exist was supported by more than 50% of the survey respondents (only 7% were against the idea the remainder were not sure)

There were significant differences in both awareness of and attitudes to site associations between the different sites. See [Appendix 4: Governance: More on Site Reps & Associations](#) for detailed information. Encouraging, strengthening and improving the numbers and diversity of people involved in site associations is a recommendation of this strategy.

### **Community engagement where there is no on site association**

One of the objectives of this strategy is to foster a greater sense of community engagement and participation, and on sites where there is no association the question of who should lead this activity has come up.

Alongside encouraging sites to set up associations, this strategy recommends that information about other community activity – site clears ups / open days etc that can be organised should be shared via the Federation website to inspire others.

Feedback from the consultation event and conversations with the Allotment Officer

suggested that having a hub point was important – even if to begin with this is just a well used notice board.

Allotmenters reported that they wanted ways to swap tools, sheds and other equipment. Different activities may need to take place to develop a sense of community depending on the size of the site. For example on the smaller sites allotmenters reported that they may not even see other plot holders, so having occasional on site events might be a first step so that people can begin to talk about on site participation. Larger sites with communal facilities may already have a place that this coming together happens.

### **Site security and feeling safe and on site problems**

Although most people were very positive about their allotment experience there were problems. Theft / damage or vandalism had been experienced by one third of respondents to the survey. 51 people said they have felt unsafe or vulnerable in the last three years which although a fairly small number in percentage terms is obviously significant at an individual level. 125 people reported that dogs fouling plots was a problem.

It was agreed that site security is important but that sites need to feel welcoming. The most popular suggestion was (subject to funding) to improve fencing. Fixing faulty locks was also a priority. The planting of 'spiky' hedges around fencing is also happening as part of the Allotment Watch scheme at some sites and if successful could be replicated elsewhere.

Having a strong sense of community and a well used site was felt to be important; as was clear information about how to report problems. Tips on security e.g. marking tools are already shared via BHAF and this should continue.

The most common problem reported by plot holders was the spreading of weeds from empty or badly managed plots, but cars blocking access paths and people 'hogging' water taps were problems at certain sites. Where there is site specific feedback this will be shared with Site Reps / Allotment Officer to see what can be done.

### ***Recommendations***

- Improvements should be made to the new plot holder's pack to provide more information to help people when they get started.
- Ways to involve the waiting list including Co-working, training and open days should be established.
- Opportunities for new growers to be supported by more experienced growers should be established.
- Site Societies and Associations are popular with the allotment community; provide accountability; and relieve the pressure on Site Reps. Therefore where there are no such associations they should be encouraged, however this is practical (e.g. smaller sites may choose to affiliate to pre-existing societies).
- Different sites should learn from each other about ways to develop a sense of onsite community for example sites that organise open days / seedling swaps etc could share information with other sites about what is involved
- All sites should have an information hub. Where there is no onsite notice board these should be installed (funding will be required).
- Given that security is an ongoing issue the Federation should continue to work on the Allotment Watch programme and make links to the community police teams.
- Information on being safe should be included in the new plot holder's pack and on BHAF's website.

## **Community plots**

There are 30 community plots on allotment sites across the city (For a list see [Appendix 1: Consultation for the Allotment Strategy](#)). They can be independent groups, operate on a membership basis or be part of larger charities.

Some community plots have input from a paid member of staff (either on an ongoing or sessional basis) but most are volunteer led. Community plots can be open to the public or for use on a referral basis for specific client groups e.g. adults with learning disabilities, families from a deprived neighbourhood, people who have experienced homelessness or addiction.

Nearly all of the community plots operate by having regular open days where people come together to work on the plot.

Community plots are a crucial part of ensuring that allotments are accessible for vulnerable residents as they offer a supported opportunity to take part in growing without having to commit to a plot of your own. Whilst some people involved in community plots will go on to apply for their own plot many report that the comradeship that a community plot offers is what appeals to them.

Community plots vary widely in size most have one full plot although there are also much larger well established projects including BHOGG, Moulsecoomb Forest Garden and Whitehawk Community Food Project. Most of the community plots are happy with the size of their plot however 2 (on single plots) have said that they would be interested in more land.

All of the community plots can access information and support from the Food Partnership's Harvest project that works with growing projects across the city. They can also use Harvest's volunteer signposting service. In the past Harvest staff have acted as an intermediary between the council and community groups when there have been complaints; and helped community groups to apply for plots.

As well as an online-survey of community plots undertaken as part of this strategy development, during 2013 the Brighton & Hove Food Partnership undertook an evaluation of the Harvest project including research with these and other growing projects. Volunteers on projects reported various benefits of involvement including access to health food, mental wellbeing, skills development and social interaction.

Community plots said they need ongoing support with accessing small grants and free equipment and materials. Many said they need training for volunteers on various topics for example supporting vulnerable people, first aid and risk assessments in outdoor space. They also said they appreciate the opportunity to network with others

doing similar work. These activities are currently offered by the Harvest project which the Food Partnership is applying for funding to continue. The Food Partnership is also applying for funding to offer training for volunteers on food projects on supporting people with complex needs and to expand the current volunteer signposting service.

Many of the open access community projects say they need more volunteers on both an ongoing basis and for one off jobs. 167 people from the waiting list survey said that they would be interested in opportunities to volunteer on community plots and whilst 56% of new plot holders (n=470) from the plot holders survey said they would have liked to know about growing on a community plot, only 5% said they had been told about opportunities.

The Allotment team at the council raised a number of issues about the way that community plots are managed including lack of consistency or clarity around rules, charging and complaints. During the consultation period Council staff, community plots and Site Reps all suggested that an amended set of rules for community plots should be considered.

### ***Recommendations***

- Community plots that are open to the public provide an opportunity for people on the waiting list to learn about growing and opportunities to get involved should be promoted. The process of joining the waiting list should allow for an option where people give permission for their details to be shared so that they can be kept informed about open days / options for co-working / volunteer opportunities on community plot and training.
- That separate rules for community plots should be considered.
- Where a community group is mainly working with a group of people that would be eligible for a concession and/or the community group furthers the aims of this strategy they should be able to apply for the 25% discount.
- The Food Partnership and the Allotments team at the council should work together on a procedure for applications from community plots. This will

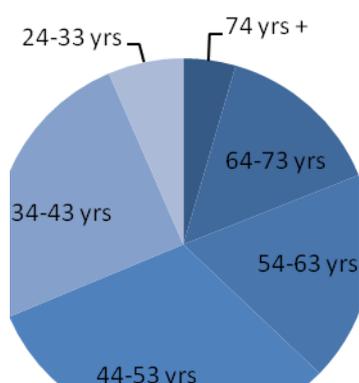
include processes for applying for a community plot that can be published on the website and a setting out of criteria that defines who can apply for a community plot.

- This strategy recommends that applications from community groups in areas of the city where there aren't community plots and/or with communities of interest that are under-represented should be fast-tracked. The procedure for community plot applications including when groups should be fast-tracked should come to the Liaison Group for agreement.

# Allotment Accessibility

## Demographic information

Plot holders are 45% male and 53% female (2% not known or not applicable). The male / female ratio has changed in the last few years as previously more men than women were plot holders.



**Chart** – Total age data for 2216 plot holders based on BHCC data Sept 2013. There is no age data for 498 plot holders).

## Age of allotmenters

As can be seen the majority of allotmenters are 44 –63 yrs old (49%). A significant number are over 64 (18.5%). In considering the benefits of allotments the survey results show a slight trend in mental health / stress relief seen as beneficial for younger groups, they also tend to see growing food with low environmental impact as a benefit. General exercise, socialising and saving money on food bills is relatively similar across age groups. The older age groups especially agree that having an allotment is important in their overall health and happiness.

## Ethnicity and disability information for allotmenters

Demographic information held about allotmenters by the council is not complete, for example for the ethnicity data 77% of the information is 'blank'. This may be because people chose not to share this information or because they have had a plot along time when this information wasn't routinely asked for. Demographic information is collected when people join the waiting list not when they are given a plot.

Of the 714 people who answered the demographic questions on the survey 624 were White British (87%) and for the 620 plot holders for whom the council does hold ethnicity data 89% are White British. Census data for 2011 shows that 80.5% of the population of Brighton & Hove list their ethnicity as White British. This indicates that BME / Other White people on allotments are probably under-represented although the lack of data makes this a little unclear.

Information held by the council on disability only relates to people who claim a concession on the basis of being registered disabled so this does not provide an accurate picture of the total number of allotmenters who have a disability.

Of the 712 plot holder survey respondents who answered this question 67 said they had a disability (9.4%). Census data for 2011 shows that 16.3% of residents consider that their day to day activities are limited because of a long term health problem or disability.

As has been seen earlier in the document (Benefits of Allotments) people with disabilities saw great benefit in having an allotment across all of the seven benefits areas covered in the plot holders survey (access to healthy food, access to affordable food, socialising etc). People with a disability in the plot holders' survey provided a lower score for their overall health – 50% rated it as fair or poor relative to 4.1% of those not having a disability however disabled people saw an allotment as very significant in their overall health and happiness. For disabled people, 85% showed this extent by rating it as between 8 and 10 out of 10, compared to 72% of people without a disability.

## **Waiting list**

We are using demographic information from the waiting list survey because this is based on people who have confirmed they wish to stay on the waiting list. The Council collect demographic information when people join the waiting list but because of the clean up exercise it was felt that the waiting list data from the survey provided a more accurate picture.

The survey indicates (n=714 respondents who answered this question)

- 54% of those on the waiting list are female.
- 79% are White British (as mentioned above the figure from the 2011 census is 80.5% White British).
- 7% say they have a disability (figures from the 2011 census are that 16.3% of residents have a disability)
- A relatively high proportion (43%) have a household income of less than £15,000 a year. The majority group was full-time employed (37%) although there were notable proportions of part-time employed (17%), unemployed (11%) and retired (10%).

## **Plots adapted for mobility needs**

There are 18 limited mobility plots that have been adapted to include raised beds and easy access paths. These are available at Foredown, Coldean and Weald. As well as adapted plots there are also plots that are easy access. That is to say that they are near parking, have flat paths to reach the plot, and in some cases have nearby toilet facilities.

28 people from the plot holders survey said they had a plot that the council had adapted for accessibility and 19 people had made their own adaptations (e.g. wider / flat paths, raised beds).

83 people who completed the waiting list survey said they would be interested in a plot that had been adapted for mobility needs. Most people interested in a plot adapted for limited mobility were between the ages of 30 and 49 (56%) with only 13% of those interested aged 60 or above.

*“My small raised plot for people with disabilities has made it possible for me to have a vegetable growing experience. I couldn’t have had an allotment otherwise”*

Quote from consultation event

The Site Reps focus group raised a concern that the specially adapted limited mobility plots are not being used to their full capacity with there being empty plots. The feedback was that this may be because people who may be interested in a limited mobility plot are not aware of how to apply for one.

## **Promotion and fast-tracking**

Currently little outreach is done to promote allotments to specific groups of residents. There is good information about accessible allotment plots on the Allotment Federation’s website and information about community plots on the Food Partnership’s website. The allotment page on the council’s website includes information about concessions. The Food Partnership also signpost volunteers to community projects and offer one to one appointments for adults with additional support needs (e.g. mental health, learning disabilities or history of addiction) to help them to access community growing project including those on allotments.

At the consultation event one of the themes discussed was about promoting allotments to priority groups and investigating ways to fast-track applications for people who may benefit most from involvement. Whilst there was agreement that these ideas warranted further work it was also felt that there should be good provision for everyone who wants to take part (because as the survey work has shown many people derive benefits from being an allotmentee). There was concern that any work on prioritising might leave out groups such as single working people on a low income; or people with undiagnosed mental health issues.

## **Concessions**

A 25% discount is applicable for the following groups – people over 60, residents in receipt of benefits and students. This discount aims to enable people who may most benefit from allotment growing but are not able to afford the full rent to participate.

People apply for the discount so some people who are eligible and yet can afford the full rent may choose not to claim the 25% discount.

The cost of this concession can be seen as the difference in income that the plot would bring in if it were rented out at the full price.

### Using 2013 data

373 plot holders claim a discount on a half plot (£8.90) = £3320

69 plot holders claim a discount on a 125 – 250m<sup>2</sup> plot (£8.90 for ease of calculation) = £614

326 claim a discount on a full plot or bigger (£17.85) = £5819

Total = £9753

### Of this over 60s account for

275 plot holders @ £8.90 = £2447

295 plot holders @ £17.85 = £5265

Total = £7712

## **Recommendations**

- People joining the waiting list and being given a plot should be encouraged to complete demographic information. Demographic information from the waiting list should be reviewed every two years and information from this used to inform targeting of promotional work amongst any communities of interest that are under-represented.
- Engagement with agencies that represent Communities of Interest (e.g. Federation for Independent Living, BMECP, SpeakOut, Age UK Brighton and MIND) should be undertaken to understand how to address barriers to access by certain groups and to explore opportunities to promote allotments (including community plots) to the groups they represent. Targeted promotion should focus on sites where the wait is shorter. This should include information about the expectation of the length of wait to help people plan. For example older people may choose to join a waiting list in advance of retiring.
- With 1 in 20 people in Brighton & Hove having a disability<sup>14</sup> (and strong evidence of the benefits of allotments for people with disabilities) more should be done to promote allotments to them via disability support organisations. This should include detailed information about the options – easy access, limited mobility, co-working and community plots. Site Reps and the Allotment Officer to monitor the demand for limited mobility and easy access plots. Limited mobility plots at all sites should be promoted to people on the waiting list who have indicated that they are interested in a limited mobility plot (rather than just the site they are waiting for).
- The 25% discount that is applicable for people over 60, residents in receipt of benefits and students should remain in order to enable people who may most benefit from allotment growing but are not be able to afford the full rent to participate. The availability of concessions and how and when they can be applied for should be advertised clearly both to people on or interested in

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<sup>14</sup> For more than one in twenty residents (20,445 people, 7.5%) their day to day activities are 'limited a lot' due to a long term health problem or disability. For a further 24,124 residents (8.8%) their day to day activity is limited a little (BHLIS, 2011 Census Briefing)

joining the waiting list and to current plot holders (as their circumstances may change). Community plots that work mainly with groups that would receive a concession should be eligible to apply for a concession.

- Opportunities for Site Reps to take part in training about accessibility issues (including for example understanding mental health or physical access) could be provided. These courses are often run by the voluntary and community sector and Site Reps could be signposted to them or they could be run for Site Reps as part of an ongoing programme of training. Some courses may be free for others there may be a small charge for which funding would need to be found.
- A sub group of the Allotment Liaison Group to include other interested organisations / experts should be set up to look at the issue of fast-tracking applications for priority groups of people perhaps via a GP referral. Any proposal should consider fairness in relation to the criteria used – for example the prioritising of people in receipt of certain welfare benefits would leave out single working people on a low income; or people with undiagnosed mental health issues. Any criteria / process used should be unambiguous and transparent; not reliant on the individual discretion of officers or site representatives.
- The plot holders survey has shown that older people rate their allotment highly in terms of health and happiness. With the healthy ageing agenda an important area of work for the city and nationally, opportunities to consider how funding could be attracted to support the concessions for older people could be explored. The Council is currently working towards becoming a more Age Friendly City including a submission to the Big Lottery fund for a citywide project on healthy ageing. Findings from this strategy work should be fed back to Age UK Brighton who are leading on this work.
- Not all sites have access to a toilet which prevents people from participating. Where sites don't have toilets (or there aren't nearby public toilets) funds should be sought to install and maintain them.

- People with mental health issues and physical disabilities may need additional support to take part in allotment growing (although they may want their own plot rather than being part of a community group). Individual or micro beds may be appealing for people with disabilities because of the more manageable size. The development of this proposal should consider this.
  
- The Governance: How Allotments are managed section includes reference to work to make the governance structures of allotments more representative of the demographics of plot holders.

## **Governance: How allotments are managed**

Allotments are currently run in a complex partnership between the council, who deal with much of the administration and some of the maintenance; and plots holders themselves who may volunteer as site representatives; be involved with an association; or simply do things for others and/or themselves. The culture of 'self-help' in allotments is a huge and valued asset and this strategy aims to acknowledge and build on this basis.

### **Brighton & Hove City Council**

The current council allotment service includes an Allotments Officer, Administrator, and maintenance staff. There are also other council teams which contribute staffing, including middle and senior managers and the Environment Department Contact Centre. Finance staff oversee billing and payments including collecting arrears.

#### **Allotments Officer**

The Allotments Officer oversees maintenance of the sites, lettings, waiting lists, and rule enforcement including termination of lettings on top of other duties. Various stakeholders noted that this job was 'huge'. This strategy acknowledges the pressures and that currently there are no resources to increase staffing levels, so there are recommendations on efficiency (see also [Appendix 6: Additional information on Resources and Finance](#)) which could help free up officer time.

### **Brighton & Hove Allotment Federation (BHAF)**

Brighton & Hove Allotment Federation is an independent city wide organisation, run by allotment holders, to promote allotments and to represent the allotment community's' interests. All plot holders and registered co-workers in the city are members of the Federation. The Federation has a steering committee made up of volunteers elected from its membership, and is accountable to members via its annual general meeting.

For more detail see their constitution at [www.bhaf.org.uk](http://www.bhaf.org.uk)

## **Allotment Associations and Societies**

As well as the activities outlined in the Allotment Community section Site Associations also play a key role in governance. All sites, whether or not they have an association, may nominate a contact to attend committee meetings of the Federation. But any properly formed association can elect a representative to attend Federation committee meetings and vote on the issues addressed. Where Associations exist they are also able to work alongside the Site Reps and provide an additional mechanism for communicating with allotmenters.

## **Volunteer roles on sites**

This strategy acknowledges the huge amount that volunteers contribute to allotment sites, both formally (e.g. by helping with site shops or associations or as Site Reps) or informally, for example by advising and supporting other plot holders.

Site representatives (or Site Reps) are all volunteers. They issue keys, resolve difficulties and often undertake additional work on top, such as minor maintenance. They can claim expenses and free rental on an allotment (half or full plot). There is currently no standard mechanism for either appointment or dismissal, although at some sites including Moulsecoomb, The Weald, Lower Roedale & Roedale Valley, they are elected at the site association's AGM. These are referred to in this strategy as 'elected Site Reps'. Otherwise they are recruited by the council's Allotment Officer. These are referred to as 'appointed Site Reps'.

Site Reps play an important role in running the lettings process (see the waiting list section) and liaising with new plot holders. They act as a point of contact for and as a representative of plot holders to the City Council. Conversely their role sometimes means enforcing rules on behalf of the City Council, such as carrying out inspections for weed notices. Sometimes this dual role causes tension, with some Site Reps feeling "caught between 'plot holders who moan' and 'the council who do nothing'; and some Site Reps felt that there was confusion over the nature of their role, particularly a lack of clear understanding and expectations among plot holders which could cause frustration on both sides.

While the contribution of Site Reps is greatly valued, in the past there have also been misunderstandings in the role that Site Reps play in communicating with the allotment community and sharing the views of plot holders with the council. There has also been criticism that they do not 'represent' anyone as a majority are not elected. Ensuring representation by election is therefore a key aim of this strategy and there is a commitment to this being in place within the first five years of the strategy.

Concern has been raised by current Site Reps, the allotment community and the council that Site Reps are already asked to do a lot. The suggestion that new allotmentees are 'mentored' by more experienced plot holders and that over time more maintenance of sites is done by volunteers introduces further roles for volunteers on a site.

All volunteers require a clear understanding of their role, clarity on who they are volunteering for, an understanding of how they apply for or are elected to become that volunteer, access to training and support and clarity on how long they have committed to the role for.

### **Strengthening and clarifying the role of Site Rep**

Clarification of the role, and drawing a clear role description for Site Reps (and any other volunteer roles) is as a vital first step. It was suggested by Site Reps that greater clarity about expectations might encourage more volunteers to come forward.

In general smaller sites are easier for Site Reps to deal with practically and Site Reps identified that larger sites require more site representatives in order that the task is not overwhelming. This is generally the case in practice but isn't made explicit.

Site Reps felt that a good rapport with Council Officer is vital, and stressed the importance of a relationship based on mutual trust. Where this doesn't work well (e.g. if communication is poor; or if the council officer does not back up site rep recommendations e.g. on rule enforcement) Site Reps can feel undermined. However it was acknowledged that it would be very difficult for a single officer to have an effective working relationship across all sites simultaneously.

The survey showed that in general Site Reps are highly valued by the allotment community, with more than 65% of them finding their Site Reps easy to contact and helpful. They were particularly valued in providing advice and guidance; and this was the part of the role seen as most rewarding by many site representatives.

There was however some patchiness between different sites with some sites finding their Site Reps more helpful than others. There was some concern that the range of Site Reps did not currently reflect fully the diversity of allotment holders, and recommendations to strengthen the accountability of site representatives (including elections) may also help to address this.

Site Reps identified the need better support, e.g. reintroducing induction and training programmes which had been successful in the past, particularly when led by experienced Site Reps; this was echoed by plot holders in the survey.

Site Reps also identified that they would like to share good practice better with each other. For example at the Site Reps focus group (which took place as part of the strategy consultation) they discussed the lettings process, which was carried out very differently reflecting the needs of different sites. One Site Rep subsequently decided to carry out plot lettings differently as a result.

Site Reps therefore requested that similar small group discussions could take place in future. They felt that it was important to create an environment to discuss issues and share good practice from the practical (shared ordering of seeds, materials and equipment) through to governance issues such as the revision and interpretation of rules.

### **Liaison Group**

These are meetings between the BHAF committee and staff from the BHCC Allotments Service to discuss what is happening within the allotments service and raise issues of importance to allotment tenants. Whilst a small group is valuable as a means for discussing and testing out ideas, this strategy recommends that the membership and purpose of this group is made more transparent, with terms of

reference agreed, Also that the group should take an overview of implementing this strategy and ensuring progress stays on track.

## **Recommendations**

*A great deal of detail went into these recommendations - for fuller information please see [Appendix 5: Recommendations on the role of Site Reps – further detail](#)*

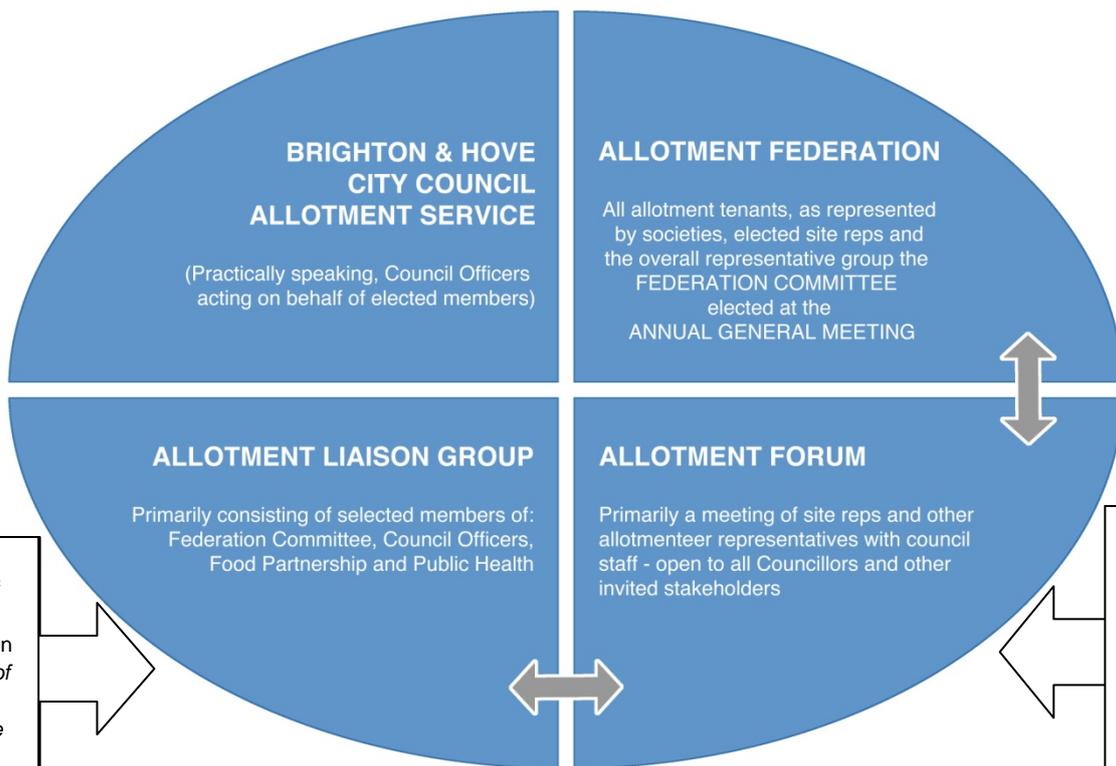
A revised structure which has participation by the allotment community at its heart should be implemented. This will need further discussion and review, particularly in evaluating how the new Allotment forum works out, as this will be fulfilling a dual role i.e. acting as a space for Site Reps to meet and share information and decide policy, such as reviewing the allotment rules; but also as a place to engage with wider stakeholders.

- Site Associations should be encouraged to make formal links with the Allotment Federation, ensuring the Federation's accountability
- Encouraging strengthening and improving the numbers and diversity of people involved in site associations is a recommendation of this strategy; alongside improving opportunities for people to volunteer in other ways
- All Site Representatives should be elected, and this should take place within the first five years of implementing this strategy. In the meantime a transparent appointment mechanism should be agreed as an interim measure for when Site Reps are directly appointed.
- The role should be clarified, supported and strengthened. Transparent processes for dismissal and complaints should be agreed, along with clear role descriptions. Better training and support – especially chances for reps to share learning with each other - should be available
- Greater diversity should be encouraged and barriers to this identified and addressed
- The role of Site Reps should be reviewed in three years to assess whether further changes need to happen eg split into two or more roles

- Time savings which allow the Allotment Officer more time to prioritise relationships with and support to site representatives should be explored. (see also [Resources and Finance](#) Section).
- A new City Allotment Forum organized by BHAF will replace the current Site Reps meeting and meet three times a year. It will provide a platform for Site Reps to engage with each other and the city council, and be a working forum to take forward issues on allotment running and agree new rules and policies. It will be outward facing, seeking engage with and gather the views of other stakeholders for example from public health, the CCG (Clinical Commissioning Group) the police, voluntary and community groups “ and possibly some representation from people on the Waiting List. How effectively this dual role works should be reviewed as it developed; for example it might be necessary to target one or more meetings per year for wider stakeholder involvement; and keep the remainder focused around Site Reps.
- Both the Allotment Forum and the Allotment Liaison group will put together smaller working groups to take forward specific actions or research which will be reported back to them.
- The Allotment Liaison group will oversee implementation of the allotment strategy and track progress.
- During the first year of strategy implementation, Liaison group membership should be based on the current allotment strategy group to ensure continuity and forward progress on the strategy action plan
- The liaison group should during this time develop clear and transparent terms of reference, and revise membership for a refreshed group taking over from year 2. Terms of reference should be subject to regular review.
- The relationship and the reporting arrangements between the Allotment Forum and the Liaison group should be clarified.

- Brighton & Hove Allotment Federation (BHAF) is already revising its structures and constitution parallel with this strategy. BHAF's aims and objectives, along with its partially revised constitution, form an appendix to this are at [www.bhaf.org.uk](http://www.bhaf.org.uk). This strategy recommends that BHAF should:
  - Broaden its active membership and widen the participation in its decision making (e.g. its committee) to better reflect the diversity of allotmenters and therefore improve its accountability.
  - Promote the interests of its members whilst at the same time developing space to share ideas and best practice, including organizing the new Allotment Forum

**Diagram to show revised structure for governance and communications**



Will oversee implementation of the allotment strategy and action plan. *New terms of reference and membership to be agreed.*

May invite other interested parties such as the Police, organisations representing differing ability communities. Will establish working groups e.g. rules revisions, Site Reps training, women plot holders, development of societies etc. *New terms of reference and membership to be agreed.*

## **Participation and self-management**

The involvement of the allotment community in managing allotment services is a key principle of this strategy. Increased participation by plot holders and people on the waiting list was seen as positive amongst all stakeholders; can be rewarding for individuals; could possibly save money; and leads to better run, more inclusive sites.

There was also recognition that participation has a cost in terms of time and energy, and expectations about what individuals contribute must be realistic. This strategy acknowledges that many people already contribute a huge amount helping with site shops; local associations or as Site Reps. There were concerns about 'burnout' if too much is expected of too few volunteers.

Core to this strategy is the idea that greater devolved management should be 'tested' in a range of different ways, to see what works. There will never be a one size fits all solution, and different approaches may suit different sites and the individuals involved with them.

Firstly, this strategy recommends that allotment associations and plot holder representation should be encouraged and strengthened.

Another step might be an association taking on small areas of site management, as many are doing already, as there is the potential to offer a more responsive and efficient service for less money than if this is provided by the council. For example on some plots currently a site association volunteer will replace a broken padlock with a new one supplied by the council. This is cheaper than using the council's maintenance staff, so saves money to be spent on other things to benefit the site.

A further step would be to pilot 'self-management' as happens on some allotment sites in other parts of the country. This would mean that the budget and responsibility for running the site would be passed to an association or similar body on the site. Some advantages of self-management could be that those best placed to understand the needs of the allotment community are in charge of organising the service; that community spirit could be developed; and that the service could offer a better service for less money.

The disadvantages could be that there is unequal buy-in, i.e. that some allotmenters won't get involved and too great a burden will fall to too few; that

service provision could become uneven across different sites, as each one develops locally according to different priorities. This could also mean a loss of strategic oversight of the service as a whole.

It is also possible that advantages of economies of scale would be lost i.e there may be some things that are best provided on a city wide basis. Concern has been raised about issues like billing; collecting payments; and managing waiting lists for sites, as there is an argument that this needs an effective central ICT system.

As this is a new approach for the city it is hoped that more than one site will be willing to try taking on small areas of site management approach, to learn what works in different settings; and find out whether this approach will work for other (or even all) sites; and if so what would need to remain centralised to be effective.

Whilst participation is not – and should never be – purely about saving money, it could help. There are further thoughts on different levels of participation, and ultimately self management in Resources and Finance.

### ***Recommendations***

- Participation, and the involvement of the allotment community should become a key principle in allotment management and an increased and more diverse involvement should be encouraged at all levels.
  
- Opportunities for people who want to volunteer (not just by joining committees) should be established for example helping with open days, mentoring new allotmenters or taking part in routine maintenance (see [The Allotment Community and Environment](#))
  
- Self-management should be explored, at a range of different levels and degrees, not just as a way of saving money but also of strengthening community involvement and participation. See also the recommendations in Resources and Finance.

## **Rules and Fairness**

Allotmenters agree that there should be rules (only 7.8% of people in the survey of plot holders disagreed that there should be rules on how plots were used)

But the survey results and consultation events raised some concerns about allotment rules<sup>15</sup> and their enforcement, for example the issuing of weed notices and non-cultivation notices. Common concerns were:

- Inconsistency both between sites and within sites in enforcing rules.
- A feeling that there are too many rules; some of which are out of date, unnecessary or not capable of being enforced.
- A lack of enforcement which leads to other issues, in particular a high number of uncultivated plots – this caused immense frustration for both plot holders and people on waiting list. (see also [Waiting Lists and Demand for Allotments](#))
- The need for clarity over the difference between weeds and wildlife areas - given that organic approaches to food growing can also involve companion planting, green manures, fallow land etc - and over specific issues such as ponds and polytunnels.

Community plots in their nature operate differently. (See Community Plots) There were suggestions that the rules should be adapted for community plots, and it was felt that the rules are in practice applied differently compared to individual plots in any case, which caused uncertainty and in a few cases resentment. It was also felt that security and health and safety implications when a plot is being worked communally needed more detailed work for the protection of those involved.

## ***Recommendations***

Rules should be clarified and streamlined – with an emphasis on overarching key principles but allowance for:

- a degree of site specific flexibility, as some rules are needed for some site but not for others
- different styles of growing

It should be clear which rules are enforced by the council, and which should be looked after by the Site Reps. There should be a hierarchy of rules

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<sup>15</sup> [http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/allotments/allotment\\_rules\\_v3\\_Dec\\_2011.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/allotments/allotment_rules_v3_Dec_2011.pdf)

The Allotment Rules should be subject to a 3 year review led by the Allotment Forum (if necessary informed by a working group) to ensure that rules are up to date with current policy and that they are enforceable on a practical level. This process should involve site representatives as not only are they the front line in enforcement, but Site Reps are also aware of practicalities around how to support plot holders in complying with any rule change.

As full review could be costly and time-consuming (because the rules form part of a legal contract between the council and the Allotment Tenants) there should also be an annual process involving the council and Site Reps for identifying rules that need to be revised on an interim basis and a list of any interim changes kept for the next 3 year review.

To ensure that rules are both fair and enforceable there should be tests for new and existing rules. This needs further discussion but some rule tests could be:

- Does this rule protect the environment, other current tenants or future tenants from genuine risk of harm?
- Is this rule enforceable?
- Is the rule proportionate? I.e. the benefits from enforcing it outweigh both the effort involved and the consequences (e.g. distress to tenants)
- Is it clear who is responsible for enforcing this rule? (Site Reps or Council)
- Is the rule consistent with the objectives of this strategy?

Site representatives have the difficult task of applying many allotment rules. There should be a trial programme of “moderation” meetings, where group of representatives and contacts from different sites visit a site together to jointly look at how they enforce particular rules (e.g. giving out non-cultivation notices). This would help to develop consistency in the interpretation of these rules, and also offer support, particularly for newer Site Reps.

The rules should be adjusted to address the needs and issues of community plots and provide guidance on what the policies and practices community groups should have in place.

# Waiting Lists and Demand for Allotments

## Demand for allotments

Demand has varied widely over time and in the 1990s demand was so low that many plots fell into disrepair and sites were reduced or closed down altogether. However from 2000 there was a growing interest in allotments and a large waiting list developed.

In 2009, as a solution to relieve pressure from a large waiting list BHCC decided to offer only half plots to new tenants and to halve every full plot that became available for rent and rent it to two people. (See [Land, plot size and plot splitting](#))

The Council also extended the land available by providing new plots at Foredown (12 new half plots); and reclaimed disused plots at Whitehawk Hill (30 new half plots) and Craven Vale (70 new half plots). They are exploring the possibility of opening two further sites.

## How big is the waiting list and who is on it?

As part of the strategy development, a survey of people on the waiting list was carried out. People on the waiting list were asked to confirm that they still wanted an allotment to better gauge the real size of the waiting list and at the same time to clean up the list so it would be a more effective tool for lettings.

Over 900 people completed the survey, of which 842 wanted to stay on the list. Since the survey has closed more people have confirmed that they wish to stay on this list giving us the anticipated figure of a waiting list of 1000. For more information on the survey see [Appendix 1: Consultation for the Allotment Strategy](#).

The number actually waiting for an allotment is believed to be around 1,000 which is approximately 1,000 less than previously thought, although this figure does not take into account latent demand for allotments i.e. the people who were did not join because the waiting list for that site was closed, or did not bother to apply because they were told they would have to wait several years.

The consultation identified that people on the waiting list are important but relatively unheard stakeholders in the allotment community. There was the same high level of response from those on the waiting list as from existing plot holders, to both the on-line survey and the consultation event.

### **How the waiting list works**

The City Council manages allotment waiting lists. Each site has a separate waiting list. People can apply for just one site per person; or two sites per household, either on-line or via a paper form. The average wait for a plot is approximately 2 years, although this varies from site to site. In practice it generally ranges from 6 months to 4 years and people can wait up to 10 years in exceptional circumstances. There is particular demand for sites which are in a central location without many alternative sites nearby. There are also less popular sites with no waiting list. When there is spare capacity these plots are offered to people on waiting lists for nearby sites, however there isn't a systematic way of alerting people on all waiting lists to available capacity elsewhere,

In the 1990s, when demand was low, people could apply for more than one plot on sites which had spare capacity, so a few individuals now have multiple plots, - an anomaly when demand is high. Under current rules people can only apply for a maximum of one plot per household.

A waiting list is closed when it reaches the same number of people as there are plots on a site. Smallest sites are most likely to have a list which is closed.

The Council receives regular email and phone calls from people enquiring their position in the list, generating additional work. The current waiting list information is not linked to the council website and people are not able to check their position on-line.

The City Council occasionally contacts people on waiting lists to ensure they are still interested; however with the current ICT system this is a time consuming exercise and not done systematically. These exercises are usually targeted at sites where people have been waiting the longest.

## **Issues identified through the consultation**

The current waiting list database requires staff to manually re-enter data which has been provided on line, which does allow the allotment office to weed out some ineligible applications (e.g. people who are already on another waiting list or live outside the city). Any replacement system would need to do this task automatically. The letting process is reliant on site representatives who are all volunteers, and carry this duty out in different ways to suit their personal circumstances and their site. Site Representatives identified that when they are given a list of people at the top of the waiting list for their site, they can often only contact about a half of them i.e. many people on the waiting list no longer wanted plots or have moved away.

As well as making their job frustrating, this means that current data on waiting list size is inaccurate. Site representatives see improvements to the waiting list mechanism are a priority.

*“The satisfaction of having let a plot to an enthusiastic gardener outweighs the disappointment of those who give up.”* Site Reps focus group

Site Reps gave positive feedback on the lettings process when this went well but also identified problems which hindered the efficiency of the lettings process as well as causing them personal annoyance. It was frustrating for Site Reps when people didn't show up for viewings of vacant plots when these had been arranged.

Conversely was difficult for people on the waiting list if they were expected to go to viewings on a day they needed to be at work. Other issues they reported were resentment at plots being informally passed on (e.g. to friends) rather than to people on the waiting list, feelings of unfairness that some plot holders have more than one allotment when they are unable to access any; feeling it didn't make sense that they can only sign up for one site when there were several they could access, or simply hearing nothing for years. A number of newer plot holder also remarked that the only thing they heard after joining the list was when someone phoned up to offer them a plot.

A yearly update to check that you wanted to remain on the waiting list was considered to be a good idea by 96% of the 696 people on the waiting list that answered this question and 98% of them said they would also like to be kept informed of their position on the waiting list.

Above all, far too often plots were let to people who then quickly lost interest and didn't work them and the plots become overgrown. Once plots are overgrown they are harder to let and harder to cultivate; and spread weed seeds to other nearby allotments. This frustration was also one of the main ones individual plots holders and those on the waiting list smoothing the lettings process including good support for site representatives is seen as a priority and is referred to in various areas of this strategy.

*“Why are there so many empty plots and so many people waiting for years?”*

Waiting list survey

Site Reps stressed that it was important that lettings mechanisms if possible assess people's real understanding of and commitment to the regular work which will be involved in maintaining a plot.

Currently, there is no clear policy on what happens to their waiting list position if people refuse a plot they are offered (even if this several times) – 5% of those who answered the waiting list survey have turned down a plot in the past; or if they don't show up when they are invited to view vacant plots with a site representative. This wastes time for site representatives and slows down the process. Some possible solutions include

- They could be put back on the waiting list by 1-2 years
- A “3 strikes and you are out” rule i.e. 3 refusals means going to the bottom of the list.

However it should be noted that of the people who responded to the waiting list survey 90% (630 people) said ‘that if they were offered a plot tomorrow they would take it’.

Many on the waiting list are already allotment co-workers and others would be keen to explore this option. Co-working has been identified by site representatives and others as an excellent route into allotment ownership – building skills and ensuring that people are aware of the realistic time commitment needed for an allotment; and supporting existing plot holders to keep their plots in use and maintained.

Others are keen to be involved in the allotment community e.g. via events, going to site open days, training or mentoring whilst they wait. There are more recommendations on a greater role for people on the waiting list this in [the 'Allotment community'](#) section.

## ***Recommendations***

- The work started under this strategy to clean up the waiting list should be completed with all people on the waiting list who have not responded via the online survey being contacted again, to make sure that they have had a fair chance to respond.
- There should be a regular waiting list cleansing exercise. This would have to be manageable within current resources. Using the current ICT system this could be every 3 years, on a rolling basis i.e. with 1/3 of the site waiting lists cleansed each year.
- Should additional resources be secured, there should be a new ICT system implemented which would streamline the waiting list management and allow people to check their position on-line. This could be part of a bigger change to ICT (see 'Finance' section) or as a stand-alone exercise, i.e. there could be a separate stand-alone system for managing the waiting list
- There should be a process for keeping people informed of their waiting list position. With the existing ICT system this could be part of the rolling '3 year' cleansing but this should eventually become annual with improved technology.

- When people apply for a plot and when they are updated on their waiting list position, they should be told if there is any spare capacity at any other plots in the city (see Resources and Finance section for more detail on making lettings more efficient).
- If in future demand drops, and there is spare capacity on sites meaning that people are again allowed to apply for more than one plot, there should be an absolute maximum of 4 plots per household as this is the maximum size that can legally be considered an allotment.
- A clear policy should be developed on what happens to someone's waiting list position if they refuse a plot they are offered; or if they don't show up.
- People on the waiting list should be considered part of the allotment community. There should be great involvement of and opportunities for people on waiting lists (training, information about site open days and volunteering opportunities, and in particular co-working opportunities which has been identified as a 'win-win' option for people on the waiting list). In particular people near the top of the list should be targeted as this has been identified as an optimum moment (once people have a plot they are often too busy working on it).

## Land, plot size and plot splitting

Brighton & Hove has constraints on land availability as it is bounded by the sea on one side and the South Downs on the other. There is competition for land from housing in addition to commercial and leisure activities, leading to high land prices. There is very dense housing with a high proportion of flats in the city compared to houses.<sup>16</sup> There is a high proportion of single person households in the city<sup>17</sup> which may be reflected in the survey's findings that 25% of plot holders generally use their allotments alone.

The allotment service is one of the largest in the country<sup>18</sup> and 84% of the city's population is within a 20 min walk of an allotment based on a 5kmh/3mph pace. (A breakdown of these figures is in [Appendix 8: A closer look at land and plot sizes](#)). There are limited opportunities for providing new allotment sites, other than at the periphery of the city (e.g. in Woodingdean); whilst the allotments which are most in demand are in the city centre where more people have limited access to growing space. A planning advisory note<sup>19</sup> gives guidance to developers, encouraging them to include food growing space within new developments but this is mostly on a small scale.

The survey found that whilst the primary use for allotments is food growing, they also serve a wider social and cultural function in a city which has limited land e.g. 23% of plot survey respondents said that a benefit of having an allotment was to have a play / outdoor space for children and 58% said that some of the time or a lot of the time they used their allotment for relaxing outdoors.

In addition to allotment growing, there is a thriving grow-your-own culture in the city, including 30 community food project on allotments; and 45 projects on land other than allotments<sup>20</sup>. There is potential for raising awareness of these alternatives amongst those who are on the waiting list (See also [Allotment Accessibility](#)).

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<sup>16</sup> [www.bhlis.org.uk](http://www.bhlis.org.uk) 2011 Census Briefing Housing (50.2% properties are flats, apartments or converted houses)

<sup>17</sup> [www.bhlis.org.uk](http://www.bhlis.org.uk) 2011 Census Briefing City Profile

<sup>18</sup> <http://www.brighton-hove.gov.uk/content/leisure-and-libraries/parks-and-green-spaces/allotments-0>

<sup>19</sup> [http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/PAN6-Food\\_Growing\\_and\\_development-latest-Sept2011.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/ldf/PAN6-Food_Growing_and_development-latest-Sept2011.pdf)

<sup>20</sup> <http://www.bhfood.org.uk/downloads-publications/4-harvest-evaluation-report-full>

## **Disparities between sites**

Common problems identified by allotmenters in the consultation survey included poor quality soil for growing (particularly with allotments on chalk) and issues with rubbish disposal and plot clearance. There is not scope within this strategy to look at all these issues in detail – though it is expected that they will be looked outside of the strategy process – however in terms of this strategy it is important to understand that there are inequalities both within and between sites.

Within sites there can be better soil in different parts of the sites; areas with particular issues such as vandalism or badger damage; and different levels of access to for example water or parking.

*“On our site we feel we have a really bad deal compared to other plots. We are in a corner surrounded on two sides with dense weeds, brambles and bindweed. There are trees overhanging the plot. We are also a very long way from the nearest tap and the water pressure is appalling. The paths are not mown. So we get considerably less for our money than the plot holders along the main path. There should be equal facilities for all plot holders.”*

Plot holders survey

Between sites there can be different levels of provision, e.g. some sites have trading huts or other shared facilities and others don't. Some have better parking or public transport access. New sites may be piloted without water or with metered water provision. The same formula for calculating rent (£ per square metre) is used regardless of provision.

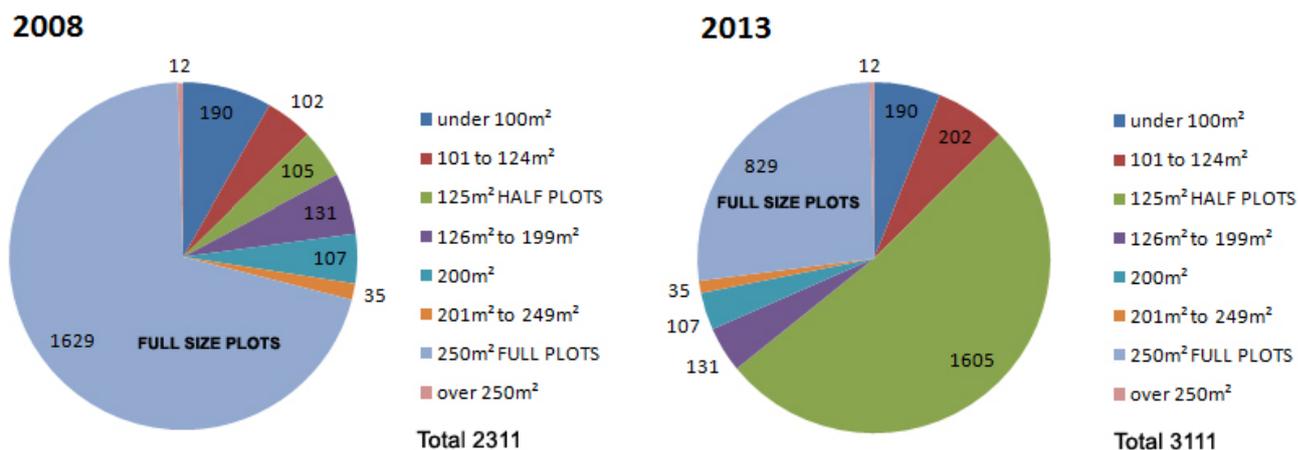
## **Plot Size and plot splitting**

From 2009, Brighton & Hove City Council introduced a policy of only offering 'half' (125m<sup>2</sup>) plots to new tenants i.e. halving every 'full' (250m<sup>2</sup>) plot that became available for rent, so that it could be rented to two people. This was in order to reduce waiting list sizes. The [Waiting Lists and Demand for Allotments](#) section shows that the waiting list is currently smaller than had been thought, possibly half the size.

Plot splitting has increased the number of people involved in allotment growing in the city; but reduced the land available to many individuals. There are now around 800

full plots in the city, about half the number in 2008; and about 3111 plot holders, about 800 (or 35%) more than 2008.

### **Half and full plot holders: how this balance shifted from 2008-2013**



The figures for different plot sizes in 2008 are the strategy working group's estimate as the council does not hold the historical data on plot size.

Figures for 2013 relate to February 2013.

Restricting people to a half plot was an approach that the Allotment Federation and a number of Site Associations opposed for reasons outlined [Appendix 7: Brighton & Hove Allotment Federation reasons for opposing further splitting of plots](#). These include their view that a half plot is not enough land to grow sufficient food to feed a family on or practise proper crop rotation and that smaller plots lead to overcrowding, increased administration and an over-cultivation of land with a loss of bio-diversity.

Understanding and addressing the complex issue of balancing demand with an appropriate provision of land suitable for differing needs was a key issue for this strategy, and both consultation surveys asked for opinion on this. Further detail is in [Appendix 8: a closer look at land and plot sizes](#) but some key points from the plot holders' survey include:

- The majority of people (82%) are happy with their current plot size.

- The majority (64%) thought their land needs would not change in the next five years. However 28% thought they may require a bigger space.
- Although most of the half plot holders viewed their current needs as about right (76%), 22% viewed their land as too small (compared to just 4% of full plot holders).
- 83% of full plot holders did not view any change in land needs over the next five years, compared to 57% of half plot holders.

From the waiting list survey it was found that

- Given a choice, only about 18% of the waiting list would opt for full plots.
- Over half (55%) would choose a half plot.

This means that the current balance in provision of full plots and half plots in the city roughly matches the demands of the people on the waiting list.

Nearly a quarter (22%) of those who responded to the waiting list survey would choose an individual bed if the option was offered. Individual (or 'compact' or 'micro') beds take up very little space compared to full or even half plots, and could be a supportive environment for people new to growing. Site Reps also supported this option as a way to help people develop their skills, and confirm their commitment, before taking on a larger plot.

Therefore this strategy contains a recommendation that a mechanism for providing individual beds should be explored. Issues include

- Whether the council, allotment associations, existing or community projects (self-organised by people who have rented an individual bed) would manage these.
- The cost per square metre will be higher than the same land managed by just one plot holder due to extra administration, plus additional facilities may potentially be provided (for example a shared shed) so the charge will need to reflect this.

Plot holders showed strong support for introducing a choice of plot size. When asked 'should current plot holders have the opportunity to change plot size?' 91% of people

who replied either agreed or strongly agreed. In response to the question 'should people joining the waiting list have a choice of plot size?' 75% of people who replied either agreed or strongly agreed.

This was re-stated at the consultation event but it was stressed that any choice should be informed about levels of time and skill needed to maintain the different sizes, to ensure that people only take on what they can deal with.

### **Recommendations:**

- The City Council and BHAF should continue to monitor the levels of waiting lists in different areas of the city and seek to open new sites in response to high demand, where this is practical. In the meantime the focus should be on the best management possible of existing sites.
- There should be a 'principle of choice' established, whereby existing plot holders and those on the waiting list should be able to choose their plot size *according to the mechanisms below, which will be different for large and small sites.* (NB these will develop over time)
- New allotmenters should get clear information before choosing a plot as to the hours and work they would need to put in to properly maintain the different sizes of plots, so that these choices realistic and workable (see [Waiting Lists and Demand for Allotments](#) for more detail about informing people on the waiting list)
- Site representatives have an important role in helping new plot holders choose appropriate size plots at the letting stage, ensuring that people are aware of the time commitments for different sized plots; and in future facilitating when people choose to upsize or downsize. The Allotments Officer should hold a workshop for site representatives to explain the new processes for both large and small sites.

- Further work should be done to explore how ‘individual beds’ (much smaller than a full or half plot) could be offered to the 22% of people on the waiting list that would choose them, and one or more pilot schemes introduced to look at how this would work in practice, including how much should be charged for them.

## Offering a choice of plot sizes – how this could work in practice



### 1) New categories of sites will be established:

- a. **Small sites** (less than 100 plots)
- b. **Large sites** (greater than 100 plots)

(These categories will be reviewed in three years.)

### 2) Applications from the waiting list: small sites (<100 plots)

- Irrespective of size of plot that becomes available, the first person on the list will be offered it.

#### Scenarios

- A full plot becomes available. If the first applicant prefers a full plot, it will be let intact; if they prefer a half plot, it will be halved.

- A half plot becomes available. If the first applicant wants a half plot, it will be let intact; if they prefer a full plot, they may accept half or wait longer.

### **3) Applications from the waiting list: large sites (>100 plots)**

- Available full plots (including previously split plots, if both halves are simultaneously available) will be let whole, if one of the top ten applicants has expressed a preference for a full plot.
- The first applicant in the top ten preferring a full plot will be prioritised.
- If only half plots are available, the waiting list will be processed in customary chronological order. If someone would prefer a full plot they may accept half or wait longer.

### **4) Applications for a second half by existing tenants**

- Existing half plot tenants who wish to adopt the neighbouring half plot may apply to do so but only if:-
  - The half plot in question was previously the conjoined half of a whole, e.g. 10/1 may adopt 10/2 but not 9/2. (Note that plots on recently created sites are all 125m<sup>2</sup> & cannot be conjoined.)
  - The tenant does not have a history of correctly issued notices in the past three years.
- Tenants should communicate that wish to the Allotments Service and their site rep(s).
- The Allotment Service will retain separate records of applications for second halves. (This will effectively be a second waiting list).
- Tenants will be entitled to the second half if it becomes available, provided they expressed their interest more than a year ago. (In practice the likelihood of the second half becoming available will be low).
- Some-one on a half plot can move to a new full plot if one becomes available subject to the same criteria above re cultivation notices.
- They would give up their half plot which would be offered to the waiting list. They would have proved themselves as capable of dealing with a half plot and will know what is involved in taking on a full plot.

## **5) Choosing to downsize**

- Existing plot holders on both large and small sites will be able to downsize from a full to a half plot if they choose, by either spitting their plot (if practical) or swapping with another tenant on their site who wishes to upsize. (Note that this recommendation should be seen along other recommendations made about better support for people who are finding it hard to manage their allotment, such as help for finding a co-worker.)

## Resources and Finance

### Rental income and the allotment service subsidy

In 2012/13, the rental income from allotments was £107,155 and the expenditure was £ 155,123. The projected budget for 2013/14 showed income of £109,000 and expenditure of £160,130. All the council's allotment income currently comes from plot rentals.

**The shortfall between income and expenditure – called the allotment service subsidy - was a little over £48,000 in 2012/13 and is likely to be about £51,000 in 2013/14.**

Allotments are charged per meter squared. This price currently includes the land rent water, security & fencing, basic maintenance and administration.

### The cost of allotments, rents and the subsidy<sup>21</sup>

	yearly cost of full plot (250sqm)	yearly cost of half plot (125sqm)
<b>Allotment rent</b>	<b>£ 71.40</b>	<b>£ 35.70</b>
Council subsidy	£ 33.60	£ 16.80
<b>Total cost of providing plot</b>	<b>£ 105.00</b>	<b>£ 52.50</b>

In the survey of allotment holders about two thirds of respondents (63%) did not know that the rents from plot holders failed to meet the costs of the service and that the shortfall was met from Council funds.

*“You need to weigh up the paltry £51k against the quality of life, health and wellbeing benefits and social cohesion allotments provide. I for one feel much fitter and healthier having an allotment”* Plot holders survey.

In the current financial situation (with ever reducing funding from central government) the council may have to make allotments, along with many other services, become

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<sup>21</sup> Figures from 2013/14 budget

self-financing. This would mean that the income from allotments would meet the costs associated with providing allotments.

Note that the council does not wish to make a 'profit' out of allotments – their aim financial sustainability. Also that they are not looking to charge any kind of additional rental or 'premium' on the land itself (as with a commercial model) - the discussion here is purely about covering direct running costs.

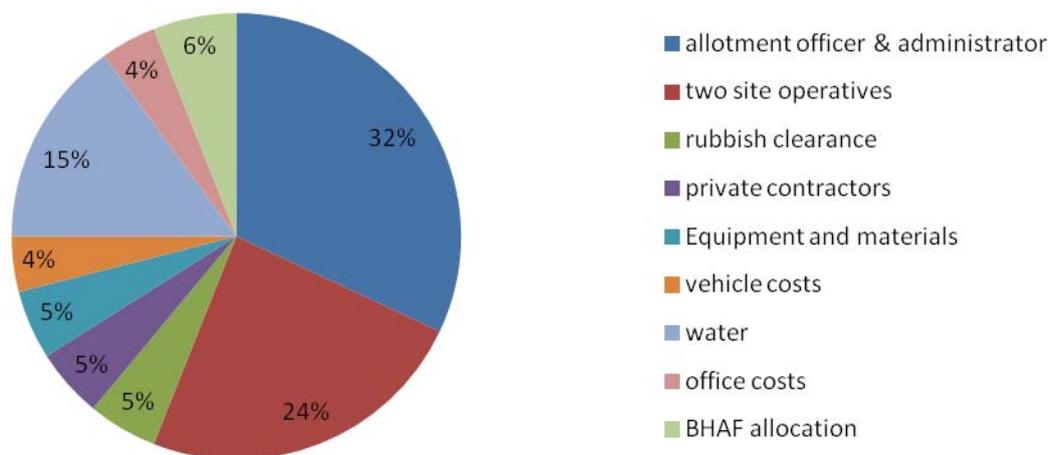
The Allotment Federation also acknowledges the financial position of the council and has accepted that it is reasonable for allotment rentals to increase with the cost of inflation and it would be appropriate to accept rental rises proportionate to the decreases in central government support, if these cannot be met through other savings.

In 2013, the council compared the cost of their allotments with elsewhere in the country (see [Appendix 6: Additional information on Resources and Finance](#)). Brighton & Hove was roughly in the middle, charging £35.70 for a half plot (125sqm). The cheapest comparable authority was Southend which charged £20 for the same size; the most expensive was North Tyneside, charging £53.75, without concessions available. This figure is close to the 'unsubsidised' figure i.e. the actual cost of providing a half plot in Brighton & Hove.

### **The cost of providing allotments**

The major areas cost areas in 2013/14 are Allotment Service (Office based 36%), Allotment Service Operatives (on site 45%) – including staff and support costs- and Water (15%). There is a hidden cost associated with rubbish removal as it is likely that staff time is spent on this. There is a detailed breakdown carried out by Strategy Working Group on Resource in [Appendix 6: Additional information on Resources and Finance](#)

## Approx breakdown of allotment costs



Currently those renting a 'half plot' (125m<sup>2</sup>) pay exactly half the price of a full plot (250m<sup>2</sup>), even though the administration costs are greater for two half plots than for a full plot as there is more work dealing with two plot holders than with one.

### Value for money?

According to the survey of plot holders of 811 respondents, 46% of people think the cost of allotments is about right, 24% good value for money and 21% excellent value for money. Around 9% think they are poor or very poor value for money.

Those on a half plot considered their plot better value for money with 26% considering it excellent value for money compared to 16% of those who have a full plot. Those who have been on plots longer tend to think that their plot is worse value for money (possibly because they have experienced a number of rent increases).

### Value for money in relation to income

Nearly a third of plot holders in the survey (30%) were in receipt of a concession for their allotment. Overall there was very little difference (about 1%) in their perception of value for money compared to those paying full price.

However there was a substantial difference in perceptions about value for money when these were compared with household income, with 40% of the highest earning households (total income over £45k) finding their plots excellent value compared with around 18% of those on incomes below this. [Appendix 6: Additional information on Resources and Finance](#)

## **Increasing income through a rise in rents**

Currently the only income from allotments is via rental from allotments.

The consultation process has clearly identified allotmenters perceive social, economic and environmental benefits of being involved in food growing so the value of allotments extends far beyond food production and further evidence should be gathered on the potential costs savings in health / social care budgets.

Recognising that allotments have wide benefits the Allotment Federation are keen to work with the council to reduce the risk of disproportionate rental increases, maximise the efficiency of the council service and reduce costs through effective partnership working and trialling proposals such as self management of sites.

In order to evidence the impact of allotments on the health and wellbeing of the city and the potential savings in health and social care budgets that allotments may contribute to, a more detailed Social Return on Investment analysis would need to be done.

In the survey, despite high perceived value for money, allotment holders were reluctant to accept a rent increase. 76% of respondents believe that the council should continue to subsidise the costs of the service that are not met by rents from plot holders.

*“Increasing the cost of the plot will reduce economic diversity on the sites. I hope this doesn’t happen as I enjoy the mix of people..... The allotment is a great source of peace and relaxation for me and my family and I hope it doesn’t become unaffordable.”* Plot holders survey

There was however more acceptance amongst plot holders for increasing rents to those who are paying the full price, while protecting for those on concessionary rates. Even then, 53 % disagreed or disagreed strongly.

There was also reluctance to support increasing rents per square metre for half plots. 49 % disagreed or disagreed strongly with the statement that the rental for half plots should increase to take into account that the proportionate administration and management costs are higher.

## **Alternatives to increasing the rent per square metre**

### **Variable rental levels**

There were several suggestions made during the consultation around charging higher rents for people who are on higher incomes. As an example, using data from the survey, if those household which earn over £35,000 a year (30% of plot holders) paid £10 a year more this would generate an extra £9,000 for the service. However there are difficulties in policing such a system and how much that would cost in relation to the additional income generated. Also it would need to be clear why there was an additional charge and what it was going towards.

Therefore the recommendation below is that voluntary methods should be explored, i.e. people should be given the option to pay extra if they are on a high income and can afford it; and/or some of those eligible for concessions can choose to donate the additional cost back if they are able to afford it. This is similar to schemes where people choose to donate their Winter Fuel payments if they are not in need of it.

### **Covering the costs of managing the waiting list**

Managing the waiting list has a cost attached which currently is included in the general cost of running the service, meaning that the waiting list service is in effect paid for by existing plot holders and the allotment service subsidy. This strategy includes recommendations for improving the experience of people on the waiting list, particularly better communication with them, which could further increase the cost. (See [Waiting Lists and Managing Demand](#))

This strategy recommends to help fund better management of the waiting list a non-refundable waiting list fee (£15) should be introduced.

For example, if 500 people a year paid a £15 charge, this would generate £7500<sup>22</sup>. As well as generating income to cover the service this may encourage people to consider their commitment more seriously prior to signing up to a waiting list, which is a core aim of this strategy in order to reduce the level of drop outs among new plot holders. (See [Waiting Lists and Demand for Allotments](#) for more on this)

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<sup>22</sup> This rough calculation uses the figure of 670 applicants to the waiting list in 2013. Assuming that 25% of these would be eligible for concessions so not pay a charge, this would make 502 people.

If implemented it is important that those who would benefit most from allotments are not deterred i.e. there should be no charge for people who are eligible for concessions. It is also important that efficiency savings for running the waiting lists are explored alongside the charge.

People on the waiting list are important stakeholders in the allotment community – this charge should always be related to the service they receive.

### **Generating additional revenue**

There was a consensus between the council, the Allotment Federation and people who participated in the survey that, whilst at the same time preserving and ideally even improving the efficiency and effectiveness of the service, there should be a serious attempts to operate the service as cost effectively as possible. It is agreed to explore additional sources of revenue, especially services which would benefit plot holders as well as generate income. It was recognised that Council finances may deteriorate significantly and that the Allotment Service may have to work towards a non subsidised model.

The consultation event identified that some plot holders would like to have access to additional paid options– ranging from delivery and erection of sheds or fencing; to wood for DIY construction; and in particular regular deliveries of woodchips, mulches, manure or other soil improvers brought to their plots.

There are also recommendations around exploring alternative funding. In particular there is evidence that allotments may have a positive impact on health, particularly for vulnerable groups, and support public health agendas on promoting mental health, reducing obesity, increasing physical activity and increasing access to green spaces (see [Why allotments are important for our city](#)) Therefore there is an argument for exploring whether concessions for vulnerable groups in particular could be funded via the public health budget, while understanding that these budgets are also under pressure.

The long term aim should be that the cost of concessions should be covered by additional funding (for the social, health and wellbeing provision) rather than by the allotment budget or by allotmenters (see also [Allotment Accessibility](#)).

*“An allotment is a ‘social service’ too and helps to avoid loneliness and isolation, so therefore the cost of the service cannot be estimated in traditional ways”* Plot holder survey

## **Savings and efficiencies**

Almost a third of those answering the questionnaire (258 People) offered suggestions on ways to make the allotment service more efficient or provided ideas on how to save money.

There were several comments which noted the high cost of rubbish removal. In some cases people felt that they were not seeing sufficient benefit from this charge i.e. they felt that rubbish removal was inadequate.

There were several suggestions for automating systems e.g. introducing payment by automatic annual direct debit; and billing via email. There is evidence the current ICT systems for waiting list management and billing ICT systems are very time consuming for staff and it was suggested costs should be obtained for upgrading these. As well as saving staff time these would lead to a better service for plot holders.

*“Paying once a year by debit card isn’t that hard, but it would be easier if it could just be collected as part of my council tax direct debit”.*

*“There should be a way to get plot-holders to cut communal grass and hedges, saving money”*

*“Involve volunteers more in the management of the sites”*

Plot holder survey suggestions

Additionally, the survey showed that there is support for the allotment community becoming more involved if organised in a fair way. This could range from routine maintenance such rubbish removal or path maintenance; to an additional role in carrying out inspections; through to a fully devolved structure for self-management, as happens in some other areas (see [Participation and Self-Management](#)). There was however concerns about lack of time; and the danger of too much work falling to too few people, leading to burnout.

Also practical issues are important, for example rubbish removal must consider issues such as type of transport, cost of disposal, and legal restrictions on the transport of waste.

Based on figures from November 2013, there are over 400 un-let plots, representing an annual lost income of around £15,000 as well as causing frustration to both plot holders and those on the waiting list. Whilst some plots will inevitably remain vacant whilst they are in the process of being let, it is recommended that this figure is reduced via the recommendations of improving the lettings process including seeking additional funding to improve ICT systems; and supporting site representatives better in managing lettings (see [Waiting Lists and Managing Demand](#) section)

### **Additional Ideas that have been explored when developing the strategy**

In some authorities **deposits** are paid when people first rent an allotment, which is withheld if rubbish is not removed on departure. This is not a recommendation of this strategy currently as these are often modest amounts (e.g. £25) that would not cover the costs, especially when the cost of administering refunds is taken into account. Higher, more realistic deposits may make allotments unaffordable for those on low incomes or with small amounts of savings, particularly if introduced alongside a possible new charge for joining the waiting list (see above).

**Water cost** are high (15% of total costs). There has been water wastage in the past, with some individuals being insensitive to the costs. There has been little work done to emphasise the possibilities of water harvesting from roofs in the winter and water conservation in the summer. The Working Group which explored this issue also noticed unexpected variations in cost between sites so believe that water leaks may also have quite a high impact on water costs.

Some authorities charge separately for water (calculated on a site by site basis and shared), some authorities do not provide water, and some authorities are looking at providing individually metred water supplies to plots, which could be a consideration for future allotment provision.

There was very little support from allotment holders for the proposal that water use should be rationed (18%) and even less support for the proposal that water should be charged for additionally (7%). Therefore this isn't a recommendation for existing sites, although options such as individual water metering should be explored for future allotment provision. There are important recommendations around encouraging water harvesting and saving water in [The Allotment Environment](#).

The idea of charging different amounts per square metre dependent on different conditions at different sites (e.g. quality of soil, provision of shops, mains water, better parking or transport) was rejected as unworkable at this stage, particularly as there are sometimes similar disparities between different plots on the same site. (More detail in [Land, plot size and plot splitting](#)). It was felt that any charging system which addressed this would fail generate any realistic savings, as the admin time would increase.

These ideas should be revisited when this strategy is reviewed in future.

### ***Recommendations***

- Rent rises should be minimised and other avenues explored for reducing costs and generating revenue.
- Any proposed rent rises which are higher than inflation should be brought to the Allotment Forum as early in the process as possible for discussion with and feedback from elected Site Reps.
- There should be an option to pay a higher rent for those on higher incomes; or to turn down a concession if this is not needed. This should be offered on a voluntary (honesty) system; it should be simple to administer; and it should be clear where the money is going e.g. to the allotment improvement fund (for site improvements) or to continue to offer subsidised allotments to those on concessions.
- The allotment service should explore efficiency savings in managing both the service and the waiting list, including exploring the costs of new ICT systems for one or both of these. (NB new ICT would require additional funding, it could not come from within current budgets)

- Whilst the option for paper invoices should remain, these should become the exception rather than the rule as billing by email is more cost effective. Payment by annual Direct Debit should also be explored.
- The allotment service should introduce a non-refundable administration charge for joining the waiting list of £15 (waived for concessions) to contribute to the costs of running the waiting list including offering a better service to those on the list.
- The turnover of plots should be increased, to reduce the amount of vacant plots and increase income. This can be achieved
  - by better supporting Site Reps with the lettings process (see [Appendix 5: Recommendations on the role of Site Reps – further detail](#))
  - Reducing the time from non-payment or non-cultivation to eviction, which often takes between 6 months and a year. It is believed that the current rules allow for this so it is about enforcing them more promptly. For example there is currently a three month trial period in the tenancy but this is really enforced.
  - Better supporting new plot holders via training, mentoring etc to reduce drop-out among new plot holders
  - The figures which the council allotment service compile on number of vacancies at different sites should be shared with Site Reps via the allotment forum, to make it easier to track and address where there are high numbers of vacant plots or the lettings process is getting ‘stuck’
- Alternative sources of income should be explored including charitable support and business sponsorship.
- Many site associations already do their own local fundraising, and this should be further encouraged.
- The City Council’s public health team should consider if there is scope for public health budgets funding some of the concessions thereby in the long

term moving the subsidy for this concession away from plot holders towards health and wellbeing budgets.

- The allotment service should explore providing additional services such as manure delivery, and delivery/erection of sheds, as opportunities to generate additional income whilst improving the service to allotment holders. If successful further work could take place to establish demand for services such as provision of vegetable seedlings grown in council nurseries.
- Water reduction should be a priority
  - There should be support for the allotment community in for water harvesting and low water methods of gardening (see also [The Allotment Environment](#)).
  - The allotment service should review how it identifies water leaks – for example raising awareness of the issue with plot holders – and how effectively they are dealt with by Southern Water. Note that the tackling of leaks is already a service priority.
  - Future allotment provision should explore ‘smart’ options such as individual water metering.
  - The Food Partnership should look for funding e.g. from water companies to resource education work for allotments on water conservation.
  - The Allotment Federation should explore how it can offer advice and/or practical support with water harvesting such as providing water butts.
- The allotment community should also be supported to reduce the amount of rubbish requiring removal. (See also [Allotment Sustainability](#)).
- At least one pilot should look at how some elements of site management and maintenance could be undertaken more cost effectively by plots holders or site associations, for example fence maintenance or rubbish removal (without full self-management).

- At least one, and ideally 2-3 sites should pilot self-management (see also [Participation and Self-Management](#)) to explore whether this model could be more cost effective i.e. whether some sites could eventually become self-funding and self-managing. Note that these pilots should not in themselves be expected to save money; but to generate information as to whether this could be a cost-saving model in future (a 'ghost budget' should be kept to check this). Also whether self-management is an effective and empowering model for those involved – this should not just be about cash.
  
- Other options which should be explored - but only if it is still not possible to increase revenue sufficiently to meet actual costs – include:
  - Modest price increases for half plot holders to reflect the higher charge of providing half plots. [note that the prices for new individual beds will need to reflect the higher cost of providing – see [Land, plot size and plot splitting](#)]
  - Rental rises proportionate to the decreases in central government support, if these cannot be met through other savings.

## Appendix 1: Consultation for the Allotment Strategy

This appendix contains further detail of the range of consultation which informed the strategy development, and how it was carried out. It gives also give further information on the demographics i.e. the make-up and variety of plot holders and detail on how plot holders perceive benefits of allotments.

The survey questions and the raw data from the plot holders & waiting list surveys (excluding the 300+ pages of additional 'free text' comments, to ensure individual confidentiality) can be downloaded at <http://www.bhaf.org.uk/2013survey>.

### ***Survey of plot holders: 'Allotment holders – have your say!'***

The survey was launched August 2013 and was closed in October 2013. The majority of responses were completed on-line however paper copies were also distributed by Site Reps and site associations, and returned by post.

A total of 907 respondents contributed to the survey. Of these 99 were discounted as they were not plot holders, left the survey blank, or were directed to other survey (such as the waiting list survey) leaving an impressive response rate of **808 surveys** or approximately **30% of plot holders** in the city, who numbered 2716 when the survey was carried out. The survey was publicised widely including posters on allotment gates and in BHAF and Food Partnership mailing.

### **Ensuring the survey was representative**

To check this, some basic demographic questions were compared alongside records held by the council. Note that not all of the respondents shared demographic data. The survey sample does appear to be broadly representative compared to council data. This is in terms of gender, site, plot size, concession plots (and main reason for concession), although less so for age – the survey sample seems to be slightly younger although exact comparisons are not possible because the survey asked for age ranges whereas the council information used date of birth.

Some of the comparative data is shown below:

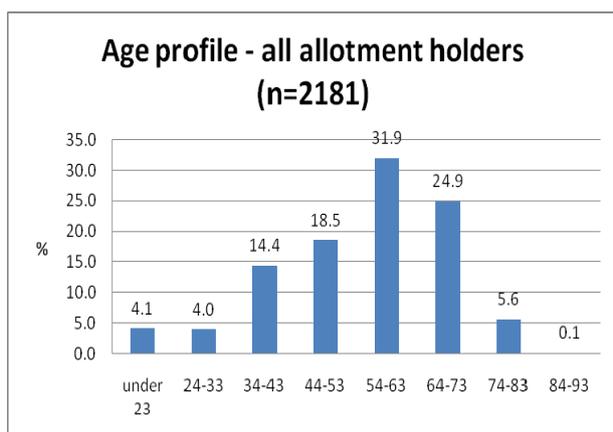
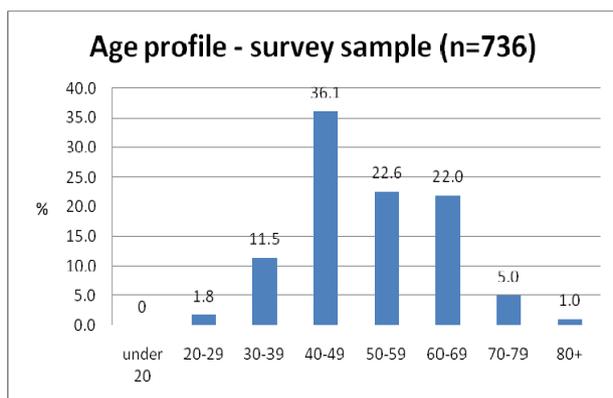
#### **a) Gender:**

<b>Gender</b>	<b>Survey sample</b>	<b>All plot holders (city council data)</b>
Male	41.1%	45.8%
Female	58.8%	54.2%
<b>Total %</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total number</b>	<b>729</b>	<b>2659</b>

The gender difference between the survey and the full dataset is no greater the 5 percentage points, and shows the predominance of female plot holders.

## b) Age profile:

The survey sample shows that the most prominent age band is among those aged 40-49 (36.1% of the sample). According to data held by the council the most prominent age group is among those aged 54-63 (31.9%). Although the age bands are not directly comparable (as the council records use date of birth; whereas the survey asked people to choose 'age bands') there is a sense that the survey sample is of a slightly younger age profile.



## c) Site location:

The survey shows similar proportions to the full dataset of users, with the highest proportions in the Weald (13.9% - 2.4 percentage points less in the survey) and Roedale Valley (12.0% - 2.4 percentage points higher in the survey).

Apart from Whitehawk which is slightly more represented in the survey sample (1.9 percentage point difference), all remaining sites show differences of 1 percentage point or less between the survey and the full dataset.

Site	Survey	All (n=2716)
Chates Farm	0.6	0.4
Camp	6.3	5.5
Charltons	0.1	0.2
Coldean	1.8	1.7
Craven Vale	6.2	5.2
Craven Estate	0.1	0.0

Eastbrook	3.4	4.3
Falmer	0.1	0.3
Foredown	0.8	1.6
Hildesland	0.8	0.8
Hoggs Platt	0.6	0.8
Hoggs Platt Extension	0.4	0.3
Horsdean	1.3	1.8
Keston	3.3	2.8
Lark Hill	0.5	0.6
Lower Roedale	6.7	6.0
Manton Road	0.3	1.1
Mile Oak	1.6	2.5
Moulsecoomb Estate	6.0	6.2
Moulsecoomb Place	0.6	0.4
North Nevill	4.2	4.2
Old Water Works (owned by Southern	1.1	1.1
Ovingdean	0.3	0.7
Pankhurst	0.5	0.2
Patcham Court	0.6	0.9
Peacock Lane	0.4	0.3
Race Hill	2.5	2.8
Roedale Valley	12.0	9.6
St. Louie Home	2.5	2.5
St. Marks	0.1	0.3
Tenanry Down	8.7	8.9
Thompson Road	1.5	1.1
Walpole Road	1.4	1.5
Waverley	0.1	0.1
Weald	13.9	16.3
Whitehawk Hill	7.9	6.0
Windmill Hill	0.9	0.9
<b>Total %</b>	<b>100.0</b>	<b>100.0</b>
<b>Total number</b>	<b>794</b>	<b>2716</b>

Note for this table that the limited mobility sites have been added to the site name to enable comparison. This additional detail was provided in the full dataset and not the survey data.

#### 4) Plot size

Plot size	Survey sample – holders with full or half plots	All plot holders
125 (half)	64.5%	63.9%
250 (full)	35.5%	36.1%
Total %	100.0%	100.0%
<b>Total number</b>	<b>705</b>	<b>2132</b>

Similar to council data, the survey shows the predominance of half plot holders (64.5% in the survey and 63.9% in the full dataset). There is also a similar proportion of full plot holders (34.5% in the survey and 36.1% in the full dataset).

#### e) Concession and reason for:

Concession	Survey sample	All plot holders
None <sup>23</sup>	70.1%	65.9%
Senior citizen	25.6%	26.8%
Income support	2.0%	2.7%
FREE LET <sup>24</sup>	N/A	3.3%
Charitable status <sup>25</sup>	N/A	0.6%
Long-term disability	1.7%	0.3%
Student concession	0.5%	0.4%
<b>Total %</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total number</b>	<b>804</b>	<b>2714</b>

The survey sample shows slightly less people who had a concession plot – 29.9% in the survey (100.0% - 70.1%) and 34.1% in the full dataset. This is accounted for partly by free lets (given to Site Reps) and charitable status which was not given as an option when filling in the survey. For both, Senior Citizen was the most common reason for a concession plot (25.6% survey, 26.8% full dataset).

#### Benefits of having an allotment

There are a total of nine survey questions on benefits. The first seven are on five point likert scales, and the results for the overall sample are as follows:

Benefits	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
I'm able to eat healthy food	0.4%	0.5%	1.4%	32.3%	65.4%	4.61	771
My food is grown with low environmental impact	0.5%	0.0	5.4%	35.7%	58.7%	4.51	764
It saves me money on	1.8%	10.8%	20.9%	36.4%	30.2%	3.82	762

<sup>23</sup> Three people were entitled to a concession but did not take up the offer (they are included in the 'none').

<sup>24</sup> FREELETS are for Site Reps (in exchange for being a rep) – this was not asked in the survey sample, although eight 'other' identified themselves as receiving a free let for this reason.

<sup>25</sup> Charitable status refers to community plot holders which were excluded from this survey analysis.

my food bill							
I'm more aware of nature and the environment	0.4%	1.4%	8.2%	42.4%	47.6%	4.35	760
I can meet and socialise with people of different ages and backgrounds	1.3%	5.1%	18.2%	49.3%	26.0%	3.93	762
To improve mental health/stress relief	0.5%	1.3%	5.1%	39.4%	53.7%	4.44	767
General exercise	0.5%	0.3%	3.2%	45.6%	50.5%	4.45	761

From these first set of benefits, they were all fairly similar, except for saving money on food bill and socialising with new people seen as relatively less beneficial than the others.

The two further questions on benefits were as follows. Note that a lower mean rating in this question (unlike the others in this report) indicates a *higher* health rating because of the direction of the scale:

Benefit	Excellent	Very good	Good	Fair	Poor	Mean	Total number
General health rating	20.0%	43.6%	26.9%	7.9%	1.6%	2.27	750

Most people saw themselves in generally good or better health.

The final benefit question was the extent to which having an allotment is an important factor on their health and happiness, recorded on a scale of 1-10 (where 1 was not at all important and 10 was very important).

The scores are summarised as follows:

Benefit	1-3	4-7	8-10	Mean score	Total number
Allotment providing overall health and happiness	1.4%	24.5%	74.1%	8.54	750

As shown by the mean score, people viewed the allotment as having a powerful impact on their overall health and happiness. 43.5% rated this as 10 out of 10 or very important.

#### a) Gender:

Benefits	Gender	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
I'm able to eat healthy food	Male	0.0%	0.3%	1.7%	35.7%	62.3%	4.60	300
	Female	0.7%	0.7%	0.9%	29.0%	68.6%	4.64	427
My food is	Male	0.3%	0.0%	7.0%	42.6%	50.0%	4.41	298

grown with low environmental impact	Female	0.7%	0.0%	3.5%	30.9%	64.9%	4.59	424
It saves me money on my food bill	Male	1.4%	9.9%	24.6%	35.5%	28.7%	3.80	293
	Female	1.9%	11.5%	17.8%	37.3%	31.5%	3.84	426
I'm more aware of nature and the environment	Male	0.0%	1.7%	11.5%	45.4%	41.4%	4.26	295
	Female	0.7%	1.4%	5.0%	39.6%	53.3%	4.43	424
I can meet and socialise with people of different ages and backgrounds	Male	1.4%	5.7%	17.6%	50.0%	25.3%	3.92	296
	Female	1.4%	5.0%	17.7%	48.0%	27.9%	3.95	423
To improve mental health/stress relief	Male	0.7%	2.0%	7.0%	45.0%	45.3%	4.32	298
	Female	0.5%	0.9%	3.3%	35.1%	60.2%	4.53	427
General exercise	Male	0.0%	0.3%	4.0%	51.7%	44.0%	4.39	298
	Female	1.0%	0.2%	2.9%	39.4%	56.5%	4.50	421

With such a vast table of comparisons, the mean scores give an overall impression of any evident differences. The most notable overall difference is that women rated all benefits higher than men. The most notable differences were in relation to growing food with low environmental impact and to improve mental health/stress relief (mean differences of 0.18 and 0.21 respectively).

Benefit	Gender	Excellent	Very good	Good	Fair	Poor	Mean score	Total number
General health rating	Male	17.6%	42.4%	30.0%	9.3%	0.7%	2.33	290
	Female	22.5%	45.3%	23.7%	6.2%	2.4%	2.20	422

In general, women were slightly more likely to rate their general health rating higher than men. For example, 67.8% rated their health as very good or excellent compared to 60.0% of men.

In terms of the 1 to 10 scale of the extent to which having an allotment is an important factor on your life, the differences are as follows:

Benefit	Gender	1-3	4-7	8-10	Mean score	Total number
Allotment providing overall health and happiness	Male	1.4%	33.7%	65.0%	8.23	300
	Female	1.1%	18.2%	80.5%	8.79	426

There were some striking gender differences with women reporting that having an allotment was an important factor in their health and happiness (mean difference of 0.56). More specifically, 52.1% of women rated this as 10 out of 10 relative to 32.3% of men.

**b) Age:**

Given the request was to compare nine 5-point likert scale benefit question across four age groups, the differences will be in reference to the mean scores only (to avoid a 36x5 table).

The age profile of the overall sample has been shown earlier in the comparisons between the survey sample and the full dataset of plot holders. The following shows age grouped in the specified bands as follows:

Age under 39	Aged 40-49	Aged 50-69	Aged 70+	Total number
13.3	36.1	44.6	6.0	736

These age variations in means scores are in relation to the first set of seven benefit questions:

Benefits	Age under 39	Aged 40 -49	Aged 50- 69	Aged 70+	Total number
I'm able to eat healthy food	4.56	4.64	4.63	4.50	771
My food is grown with low environmental impact	4.55	4.57	4.47	4.42	764
It saves me money on my food bill	3.83	3.84	3.79	3.84	762
I'm more aware of nature and the environment	4.43	4.44	4.28	4.21	760
I can meet and socialise with people of different ages and backgrounds	3.78	3.98	3.96	3.85	762
To improve mental health/stress relief	4.47	4.51	4.41	4.18	767
General exercise	4.42	4.46	4.44	4.42	761

There are some benefits which show variations by age band. There is slight trend in mental health / stress relief seen as more beneficial for younger groups, as is being more aware of the nature and environment. The younger age groups also tend to see growing food with low environmental impact as a further benefit. General exercise, socialising and saving money of food bills is relatively similar across age groups.

Benefit	Age under 39	Aged 40 -49	Aged 50- 69	Aged 70+	Total Mean	Total number
General health rating	2.21	2.19	2.31	2.48	2.27	318

Allotment providing overall health and happiness	8.49	8.43	8.58	8.72	8.54	327
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The younger age groups perceive themselves to be in better overall health (note a lower rating score here indicates a higher perception of health). The older age groups especially agree that the allotment provides overall health and happiness.

### c) Disability:

The final variations in this report will look at how the benefits vary according to disability. For the overall sample, 9.4% or 67 people reported a disability (excluding 'prefer not to say'). As this is a dichotomous variable (i.e. either yes or no), we can resort to the full breakdown tables of the benefits to show percentage and mean variations. However, with the low numbers of disabled people the mean scores provide a better sense of the overall picture rather than individual percentages:

Benefits	Disability	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
I'm able to eat healthy food	Yes	0.0%	0.0%	1.5%	25.4%	73.1%	4.71	67
	No	0.5%	0.6%	1.1%	32.8%	65.0%	4.61	643
My food is grown with low environmental impact	Yes	0.0%	0.0%	6.2%	27.7%	66.2%	4.60	65
	No	0.6%	0.0%	5.3%	36.0%	58.1%	4.50	639
It saves me money on my food bill	Yes	3.2%	9.2%	16.9%	24.6%	46.2%	4.01	65
	No	1.7%	11.9%	20.8%	37.7%	27.8%	3.77	644
I'm more aware of nature and the environment	Yes	0.0%	0.0%	9.1%	30.3%	60.6%	4.51	65
	No	0.5%	1.6%	8.0%	43.5%	46.5%	4.33	635
I can meet and socialise with people of different ages and backgrounds	Yes	1.5%	4.6%	16.9%	41.5%	35.4%	4.04	65
	No	1.4%	5.3%	18.2%	50.0%	25.1%	3.92	638
To improve mental health/stress relief	Yes	0.0%	0.0%	1.5%	29.9%	68.7%	4.67	67
	No	0.6%	1.4%	5.0%	40.8%	52.1%	4.42	644
General exercise	Yes	0.0%	0.0%	3.1%	33.8%	63.1%	4.60	67
	No	0.6%	0.2%	3.5%	46.5%	49.3%	4.43	637

A striking difference in terms of the seven benefits listed was that those people with disabilities saw greater benefit for all seven compared to those people without disabilities. The main differences were seen in terms of saving money on food bill, being more aware of nature and the environment, improving mental health, and general exercise.

Benefit	Disability	Excellent	Very good	Good	Fair	Poor	Mean score	Total number
General health rating	Yes	3.3%	28.3%	18.3%	35.0%	15.0%	3.30	60
	No	22.6%	46.1%	27.2%	3.9%	0.2%	2.12	636

In general, those people with a disability provided a lower score for their overall health – 50% rated it as fair or poor relative to 4.1% of those not having a disability.

In terms of the 1 to 10 scale of the extent to which having an allotment is an important factor on your life, the differences are as follows:

Benefit	Disability	1-3	4-7	8-10	Mean score	Total number
Allotment providing overall health and happiness	Yes	0.0%	15.0%	85.1%	9.19	67
	No	1.8%	26.0%	72.3%	8.44	641

Those with a disability saw the allotment as a means of contributing to their overall health and happiness to a greater extent to those not with a disability (mean score of 9.19 versus 8.44). For those disabled people, 85.1% showed this extent by rating it as between 8 and 10 out of 10, compared to 72.3% of those not having a disability.

Clearly, having an allotment plays a valuable role in people’s lives, particularly for those people with disabilities.

### ***Waiting List Survey:***

This was an on-line survey which took place between September and November 2013. Those people who hadn’t registered with an email address were written to.

901 people completed the survey, 842 of whom still wanted to stay on the waiting list. It is this from impressive response of **842 currently on the waiting list** that results are derived.

83 people (12.1%) out of these were interested in a plot that had been adapted for mobility needs. 54.4% were female. 79.2% were white British. 22.8% had a disability.

43.3% earned less than £15,000. The majority group was full-time employed (37.3%) although there were notable proportions of part-time employed (16.9%), unemployed (10.8%) and retired (9.6%).

Most people interested in a plot adapted for limited mobility were between the ages of 30 and 49 (55.7%). There were less older people than perhaps expected – only 12.7% were aged 60 or above.

The main areas of plot interest, by looking at the 'very important' column were to be more aware of nature and the environment (71.3%) and to eat healthy food (70.0%). Growing fruit and veg was by far the most popular area of planned use (97.6%). Space for children was the least at 20.5%.

## ***Community Plot Survey***

This was an on-line survey which had 8 responses. Additionally many of the community groups were interviewed for a recent evaluation of the Harvest community growing project in the city (available at <http://www.bhfood.org.uk/food-strategy>) and information from these interviews also informed this strategy

## ***Community Projects on Allotments in Brighton & Hove (compiled Feb 2013)***

### **Hove:**

#### **Avondale plot**, Weald allotments, Hove

An allotment for Grace Eyre service users; adults with learning difficulties. The plot is worked on 3 days a week.

#### **BHOGG Allotment**, Weald allotments, Hove

A community allotment for Brighton & Hove Organic Gardening Group (BHOGG) members and volunteers to learn more about organic gardening.

#### **Independent Organic Allotment**, North Nevill allotments, Hove

This is an allotment project for adults with mental health issues led by the Sussex Partnership. They run weekly sessions with gardening advice and social support but participants are also encouraged to go up to the allotment in their spare time.

#### **MindOut allotment**, Hove

A gardening project for LGBT young people with mental health difficulties. Participants can help work on the plot, or simply come up and enjoy the peaceful surroundings. The project is led by a volunteer, and some of the produce grown in used in cookery activities.

#### **Plot 22**, Weald allotments, Hove

An allotment, meeting place and vibrant oasis - this plot aims to be a place where we can reconnect with our natural capacity for relaxation and creativity and tune in to the cycles of the year. All are welcome to participate in their weekly workday.

[www.plot22.org](http://www.plot22.org)

### **Portslade:**

#### **Belgrave Day Centre allotment**, Foredown allotments

Allotment at Foredown that welcomes day centre users with learning disabilities from around Brighton & Hove.

**Brighton YMCA community allotment,**

Three year project for YMCA service users to learn about growing fruit & vegetables as a part of their 'pathway towards independence'.

**Foreganics community allotment, Foredown allotments**

New community plot at organic allotments. Portslade residents and groups are very welcome to get involved in the management of the project.

**North Portslade Community Allotment Group, Mile Oak allotments**

Community allotment at Mile Oak Allotments, between Overdown Rise & Gorse Close. A space for members of the group to socialise and learn more about food growing. Family friendly

**Portslade Youth Forum Allotment, Windlesham allotments**

Half an allotment plot run by the Portslade Youth Forum.

**Y-Dig It Allotments Project, Eastbrook allotments**

A community gardening project for vulnerably housed people run by the YMCA.

**Moulsecoomb and Bevendean:****Magpie Environmental Trust Learning Allotment, Natal Road Allotments, Coombe Rd area.**

In its second full year, the allotment is becoming a productive growing and learning space, thanks to the great work by volunteers. Regular Green Gym and Green Fingers sessions throughout the Spring, Summer and Autumn

Local resident and group volunteers warmly welcomed contact us via facebook:

<http://www.facebook.com/groups/184783451578354/> or call Sarah on 07880 884045.

**Moulsecoomb Forest Garden and Wildlife Project, Moulsecoomb Place allotments, Brighton**

Community growing project working with local schools, excluded pupils and a range of other people. All welcome to help out at their twice-weekly work days.

[www.seedybusiness.org](http://www.seedybusiness.org)

**New Roots, Moulsecoomb Estate allotment site, Brighton**

This friendly co-operative group has 15 working organic vegetable and herb beds, two ponds, a tumbledown greenhouse and a kiwi fruit tree. There is also an orchard next door to the plots and a communal shed with wood burner. New Roots aims to attract people from the Moulsecoomb community as well as the wider Brighton area. Their workdays are Thursdays and Sundays 2pm till dusk.

**Hollingdean and Stanmer:****Coldean Community Allotment Group, Coldean, Brighton**

A community allotment run in conjunction with New Larchwood Community cafe. Some produce is being sold at the new Larchwood community cafe and used in affordable supper club at the new Larchwood centre.

**Clearview Community Allotment**, Hollingdean, Brighton

A community allotment project at Roedale Valley for anyone who wants to get involved.

**Coachwerks Community Allotment**, Roedale Valley allotment site, Brighton

A community allotment run by the group that manages Coachwerks, a community venue and studio space in Hollingdean. They welcome anyone who wants to get involved.

**Cowley Club allotment**, Roedale Valley, Brighton

Allotment at Roedale Valley where food is grown for the Cowley Club. This is also linked to their project working with asylum seekers.

**Magic Garden**, Lower Roedale allotment site, Brighton

A community allotment started by a group of parents with children with special needs.

**Nurture Through Nature**, Stanmer Organics, Brighton

Therapeutic horticulture project working with groups including homeless, adults with learning difficulties or mental health, etc, on food growing.

<http://www.nurturethroughnature.org/>

**Stanmer Community Garden Group**, Stanmer Park, Brighton

A group of volunteers running gardening sessions and outdoor activities at Nourish community farm in Stanmer Park. Workdays take place twice a week and volunteers can learn about growing fruit and vegetables and gain new skills and confidence. Sessions are open to people who have learning disabilities or mental health needs.

**Whitehawk area:**

**Brighton Homeless allotment**, Whitehawk Hill allotments, Brighton

A growing project shared between 3 homeless hostels.

<http://hostelallotment.blogspot.com> (The Allotment Under the Mast)

**A Band of Brothers**, Whitehawk Hill allotments, Brighton

A growing project run by young adults.

**Brighton Unemployed Centre Allotment**, Walpole Road allotments, Brighton

A community allotment run by the Food Project at the Brighton Unemployed Centre Families Project. Volunteers are welcome to attend their weekly workdays, and to enjoy some of the produce in the vegan lunches prepared in the Centre's cafe.

**Bristol Estate Allotment**, Whitehawk Hill allotments, Brighton

Community allotment project on Whitehawk Hill for local residents.

**Carers Centre Allotment Project**, Whitehawk Hill allotments, Brighton

Allotment for carers which provide them the opportunity of having a break from their work, or a place to seek solace after bereavement.

**Craven Vale Children's allotment**, Whitehawk Hill allotments, Brighton

A growing project aimed at children in the Whitehawk and Bristol Estate area.

**Pebbles**, Whitehawk Hill allotments, Brighton

A gardening project formed by a group of parents with children with special needs.

**Race Hill Community Orchard**, opposite Race Hill Allotments

A new community orchard project

**Whitehawk Community Food Project**, Whitehawk Hill allotments, Brighton

A community project now in its 10<sup>th</sup> year, which aims to teach local people about organic gardening. They work with volunteers, schools and run training courses on growing and preserving. All are welcome at their workdays twice a week.

<http://www.thefoodproject.org.uk>

### ***Consultation Event***

The event, supported by the Brighton & Hove Food Partnership, took place at Dorset Gardens Methodist Church Hall in Kemptown, Brighton on Wednesday 13 November 2013. It gathered together a diverse group of more than 50 participants representing allotment holders, Site Reps, allotment federation members and other individuals and organisations with an interest in allotments and the Allotment Strategy for Brighton & Hove. Many if not most of the participants had engaged with the on-line allotment surveys carried out by Brighton & Hove Food Partnership on behalf of the Allotment Federation and the council.

The key focus of this event was to provide an opportunity for participants to reflect on the outcomes of the allotment survey. The event was designed in such a way that all participants were given an opportunity to consider key emerging themes from the consultation, provide their perspective on the themes and suggest ways in which the themes could be addressed by the strategy.

### ***Site Reps' focus Group***

The workshop, supported by the Brighton & Hove Food Partnership, but independently facilitated, took place at the meeting room of the Brighton & Hove Food Partnership at the Brighthelm Centre, Brighton on Tuesday 19 November 2013.

The key focus of this event was to provide an opportunity for the voice of Site Reps to be heard and their opinions and perspective included in the development of the Allotment Strategy, with an acknowledgement that further feedback would be sought from Site Reps that were not present.

### ***Interviews + Allotment Strategy***

Interviews were carried out with members of the Brighton & Hove Allotment service. The Allotment Strategy group meetings were also important mechanisms for different stakeholders to come together and put their point of view, notably the Brighton & Hove Allotment Federation and Brighton & Hove City Council

## Appendix 2: Local context and other local plans and policies

### ***Links between the allotment strategy and public health***

The Brighton & Hove JSNA 2013, states that “Being physically active in the outdoors is good for health, reducing the risk of developing conditions such as diabetes & heart disease, tackling obesity & supporting recovery after illness. It also supports good mental health & emotional wellbeing. The Marmot Review recognises that nationally there is inequity in access to green & open spaces, with more socially deprived groups more likely to experience barriers.<sup>26</sup> The review recommended that in order to reduce health inequalities a key policy objective should be to improve the availability of good quality open & green spaces across the social gradient.<sup>27</sup>”

Allotments provide a vehicle for achieving several public health outcomes framework indicators including:

- Utilisation of outdoor space for exercise/health reasons
- Proportion of physically active & inactive adults
- Excess weight in adults
- Self-reported wellbeing
- Social isolation (placeholder)
- Health Improvement – Diet: The proportion of the population meeting the recommended 5 A Day on a “usual” day

Increasing the utilisation of green space for exercise/health reasons is also a recommendation to commissioners included in the Brighton & Hove Physical Activity and Sports Needs Assessment (December 2012). Green spaces and growing is also an initial priority area in the ‘Happiness: Brighton & Hove Mental Wellbeing Strategy’, which is currently being developed by the council and Clinical Commissioning Group.

### **Confident Communities, Brighter Futures: A Framework for Developing Well-being. Mental Health Division of the Department of Health 2010**

This is a good practice guide that has the aim of improving the mental health and well-being of the whole population of Britain, not just those experiencing illness. Its vision is “to create confident communities and brighter futures through well-being for all”. Allotments are mentioned in the report (p54) in the context of providing social capital and improving physical and mental health. Social capital is defined as “the collective value of a person’s social networks which are a key aspect of mental well-being and of stronger, healthier, connected communities”. Included in this respect are the provision of “safe green spaces” and social inclusion, both characteristic of allotments. In relation to improved mental and physical health, the document draws attention to the important positive interactions of good mental and physical health and that integrating the two, as allotments do, makes a vital contribution to reducing morbidity and mortality of major physical and mental illnesses. Thus this report supports and emphasises the multiple and interactional social and health benefits of allotments described in section two of this report.

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<sup>26</sup> <http://www.instituteofhealthequity.org/projects/fair-society-healthy-lives-the-marmot-review/fair-society-healthy-lives-full-report>

<sup>1</sup>Marmot M. Fair Society, Healthy Lives: The Marmot Review – strategic review of health inequalities in England post 2010.

## **Brighton & Hove is part of the World Health Organisation's Healthy City Campaign to improve the quality of life of its older residents.**

The Geneva-based WHO has named the city as a new member of its Global Network of Age-Friendly Cities and Communities. This is an international grouping that shares a commitment to create urban environments that foster healthy and active ageing.

The initiative is being driven by the city's Older People's Council and Brighton & Hove City Council. Together they aim to help deliver improvements on a checklist of more than 80 age-friendly features listed by the WHO. These include a number of elements relevant to the Allotment Strategy

- Sufficient, well maintained and safe green spaces and outdoor seating
- A wide variety of activities appealing to a diverse population of older people
- A range of flexible volunteering options, with appropriate training

## ***Links to the Brighton & Hove Food strategy***

### **Spade to Spoon: Digging Deeper. A food strategy and action plan for Brighton & Hove (2012)**

Aim 5 of the food strategy is "More food consumed in the city is grown, produced and processed locally using methods that protect biodiversity and respect environmental limits." This includes

- Developing a citywide allotment strategy.
- Increasing allotment spaces available in the city and ensuring that new sites include community plots and easy access plots.
- Providing residents with information about growing in gardens, on allotments and in shared spaces in ways that respect the environment

Aim 6 of the food strategy is "Waste generated by food system is reduced, redistributed, reused and recycled."

- Supporting and promoting schemes that make use of excess produce including Harvest's Scrumping Project and harvest-share scheme for allotment holders.
- Increasing composting on allotment sites

Aim 9 of the food strategy is "Local policy and planning decisions take into account food issues, and the city is engaged in national campaigns." For public health this involves including food issues in the JSNA.

Harvest Brighton & Hove is getting people growing food, sharing skills and finding more space for growing food. It has worked closely with landowners to establish processes by which local residents can apply to run growing projects on land around housing or on other under-used land using "meanwhile" leases, helping to ease pressure on allotment waiting lists.

## ***Links to BHCC Corporate plan 2011-2015:***

### **Priority 2: Creating a more sustainable city**

Demand for allotments is high and increasing. The benefits of 'growing your own', working on the land and enjoying the exercise is increasingly popular. We have a range of sites across the city, the majority of which are over-subscribed and well managed. We will encourage their use and seek to increase their availability as well as explore new community growing spaces.

We will know we are making a difference if, by 2015 there is:

... [an] increase in the number of allotment plots available and reduction in the number of residents awaiting a plot

### ***Links to Brighton & Hove's ambition to be a One Planet City***

Brighton & Hove is the [world's first designated One Planet City](#). The One Planet City [Sustainability Action Plan](#) recognises the importance of allotments as part of a systematic approach to achieving a healthy, sustainable and fair food system. A vision of urban food growing and includes the commitment to

*Expand allotment provision to support sustainable food growing in the city*

## Health Benefits of allotments – literature review

**Berg A et al. Allotment gardening and health: a comparative survey among allotment gardeners and their neighbours without an allotment. *Environmental Health* 2010, 9:74**

Dutch survey of 121 allotment holders and 63 controls from same neighbourhood. Results showed older allotment holder (62 years+) had greater health and wellbeing than younger allotment holders. The main motivation for having a plot was stress relief (56% - mainly younger), staying active (56%), staying healthy (42%). Social contact only rated as very important by 17%. Conclude that allotment gardening may contribute to an active life style and healthy aging. However, findings may be limited by self-selection.

**Future of Allotments – Fifth report of the Select Committee on Environment, Transport and Regional Affairs.**

Says the therapeutic value of the potential role of allotments in promoting public health is significant. Recommends that allotment provision be explicitly noted in national public health strategy. Says allotments offer mental health benefits and benefits to the community at large. Also refers to GPs prescribing allotments as a treatment for stress.

**Hope N and Ellis . Can You dig it ? Meeting community demands for allotments. *New Local Government Network*. 2009.**

Nationally 10,000 people are estimated to be on waiting lists for allotments. Evidence shows people who grow their own food are more likely to eat more fruit and vegetables. Department of Health have highlighted that allotments for the over 50s could help prevent and treat mental health problems. Community gardens can help to reduce reoffending – garden project in a San Francisco county jail found 25% of those who took part were less likely to return to jail than those who did not. A 2009 survey by the Liverpool Victoria insurance found single parents were the group most likely to want to apply for an allotment.

Recommendations for increasing the supply of allotments include:

- Innovative approaches to utilising space to grow food, such as banks of rivers, retired boats on waterways and roundabouts.
- Using parts of park spaces as allotments
- Councils to encourage and facilitate the use of vacant building sites for temporary allotments
- Councils to encourage “Edible landscapes” – roof gardens, large scale urban developments to be forced to allocated land for allotments
- Councils to encourage community gardening to cut waiting lists and bring greater social benefits
- Councils to convert any appropriate agricultural land they own to allotments
- Offer discounted allotment rates to citizens with lower incomes
- Adopt a collaborative approach with neighbouring councils so that people who can travel can have access to plots in neighbouring council boroughs if demand exceeds supply in their own area.

- Combine services and pool budgets across departments to a greater extent to support allotments and deliver more effectively on a wide range of objectives.
- Produce an allotment strategy to support planning and protection of allotments.
- Councils encourage public petitions from their citizens on allotments
- If the council's overview and scrutiny committee decides the response to the petition is not adequate or substantive, petitioner should be able to secure a debate of full council.

**Faculty of Public Health. Great Outdoors: How our natural health uses green space to improve wellbeing. 2010.**

The report recommends:

- Local authorities should provide more accessible green spaces and open-air leisure facilities in which children, families, adults and older people can safely play and exercise.
- LSPs should maximise the use of green spaces for health-promoting activities
- GPs should provide advice about physical activity in green spaces as an alternative or adjunct to medication for those with depression/anxiety.
- Exercise prescription schemes in GPs could be extended to include physical activity in green spaces
- Programmes like Walking for health should continue to be supported.
- Research into green space and preventing mental and physical ill-health and reducing inequalities should be commissioned.

**Grow Project – Brighton & Hove Mind.**

This project received a £1,000 Mental Health Promotion Strategy grant in 2012. It aims to raise awareness of the benefits of being in nature. The Grow project works in partnership with the National Trust taking people with a mental health problem into the countryside at Saddlescombe Farm and South Downs National Park twice a month. Activities include green woodworking, conservation work, nature walks, gardening and environmental art projects, as well as mindfulness.

**Brighton Unemployed Centre Families Project**

This project received a £1,000 Mental Health Promotion Strategy grant in 2012. It provides a growing, harvesting, cooking and eating project for a diverse group of people, including the unemployed and those with mental health problems. The focus is on outdoor activities, including working on an allotment, cooking a communal meal for centre users and attending community events.

## Appendix 3: Allotment legislation & modern interpretation

### ***What is an allotment?***

Section 22 of the Allotments Act 1922 defines an allotment garden as:

**“An allotment not exceeding forty poles<sup>28</sup> in extent which is wholly or mainly cultivated by the occupier for the production of vegetables or fruit crops for consumption by himself or his family”.**

This description remains important because it defines the permitted use of an allotment plot. Provided it is used **mainly for growing vegetables or fruit** part of the plot can be used for growing flowers, as a leisure area or for keeping small livestock and surplus produce can be shared with others. Brighton & Hove City Council’s allotment rules define the permitted use of an allotment as follows:

**“The allotment is rented to the tenant for the purpose of recreational gardening and/or the cultivation of herb, flower, fruit and vegetable crops”**

Brighton & Hove City Council’s rules define how much of the allotment needs to be cultivated further (rule 2.1):

**‘The cultivated area is defined as the area that is cultivated for crop or flower production. Cultivation requires the tenant to regularly dig or mulch, or prune and weed 75% of the plot’**

### ***The Law on Allotments***

Section 8 of the Allotments Act of 1925 gives protection to land acquired specifically for use as allotments, so-called **statutory allotment sites**, by the requirement for consent of the secretary of state in the event of sale or disposal. However, land which was originally acquired for other purposes and which has been used for allotments in the interim (**temporary allotments**) is not protected in this way.

In Brighton & Hove there are 16 statutory sites and 21 non-statutory sites.

- *Adapted from the Local Government Association’s ‘Growing in the Community: a guide for allotment managers’ and supplementary guidance ‘A Place to grow’*

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<sup>28</sup> 40 poles (same as rods) is about 1000m<sup>2</sup>, which is roughly 4 Brighton & Hove ‘full plots’ of 10 rods

## Appendix 4: Governance: More on Site Reps & Associations

This appendix gives more detail relating to the [GOVERNANCE: How Allotments are managed](#) section in the Strategy. The information is taken directly from the survey findings.

### Site Reps

There were two attitudinal questions concerning the Site Reps. The whole sample findings are shown below:

Agreement to following statements	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
I find it easy to contact my site rep	5.3%	7.0%	22.7%	40.1%	24.9%	3.72	748
I think the site rep is generally helpful	5.3%	3.1%	21.8%	40.2%	29.5%	3.85	748

There was a similar level of agreement in ease at contacting site rep and general help received. However, the agreement was not universal with about 30% generally reported disagreement or neither. It seems that once the rep was contacted, their help was slightly better valued than the ease in getting hold of them (means scores of 3.85 versus 3.72 respectively).

### Site Associations

The survey provided the following description of a site association:

Site Associations are official groups that bring together plot holders on a voluntary basis. They can oversee the smooth running of an allotment site, undertake minor repairs, offer members opportunities to buy seeds or compost at a discount and represent the views of its members to others. A Site Association can also provide a point of focus to help create community spirit.

The survey asked people if they thought their site would benefit from an association.

Site would benefit from an association?	%
Yes	51.5%
No	7.0%
Don't know	41.4%

<b>Total number</b>	<b>355</b>
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From the total number of people (51.5% of 355) who answered this question, the request was to see which individual sites were most interested in development of a site association.

Because of the low numbers in some sites, it is more appropriate to restrict the discussion to sites with at least 10 people responding.

There were several sites where around one-half of respondents thought their site would benefit from an association. These were: Camp (57.9%), Craven Vale (54.8%), Keston (47.6%), Lower Roedale (50.0%), Moulsecoomb Estate (60.0%), North Nevill (52.2%), Roedale Valley (57.1%), St Louie Home (53.8%), and Tenantry Down (48.5%).

Notably greater responses for those thinking their site would benefit were Whitehawk Hill (70.8%) and notably lower were Race Hill (33.3%) and Weald (32.1%).

It should be noted that some of these sites do already have an association so awareness of how to get involved is the issue.

### **Awareness of site association**

The survey asked plot holders if their site had an association. The following answers relates to site which **do** have an association. (Note care should be taken where there is a low sample on this)

<b>Site</b>	<b>Yes – aware of site association</b>	<b>No- not aware of site association</b>	<b>Don't know</b>	<b>Total number of respondents</b>
Eastbrook	78.3%	4.3%	13.8%	23
Lower Roedale	78.3%	0.0%	21.7%	46
Moulsecoomb Estate	73.0%	0.0%	27.0%	37
Moulsecoomb Place	100.0%	0.0%	0.0%	5
Roedale Valley	81.0%	1.3%	17.7%	79
Tenantry Down	39.7%	3.4%	56.9%	58
Weald	67.9%	1.2%	31.0%	84

The majority were aware of the association at their site. Those sites with associations had a 70% plus awareness apart from Weald (67.9% aware and Tenantry Down where only 39.7% were aware.

The survey asked people if they were / weren't involved in their site association to explain why.

75% of the 285 people who responded to this question were involved in their site's association and 25% of people weren't. This suggests that where there is a site association people tend to become involved in some way.

Those who were aware of but not involved in a site association were given the opportunity to explain why. 194 people provided a free text response. The main reason (71 people) was not enough time.

Further free text responses gave positive mentions about the use of site shops (19 times). RAGS (the site association for Roedale Valley and Lower Roedale) was mentioned a number of times in a positive fashion

### **People's perception of what being involved means.**

There were around 19 responses which related to people being interested in volunteering, or involved in events or other activities on site but not interested in joining a committee.

11 people mentioned not being able to easily find out what was happening or being 'not sure what I could do', suggesting good information about what is involved in important

A number of people mentioned that they hadn't got involved because they were new allotmenters so didn't think they had anything to offer (yet)

### **Friendliness and community spirit vs. cliques**

14 people mentioned they were involved with their site association because of the friendliness and/or community spirit associated with; but 8 people said they weren't involved because of perceptions around either "cliques" or unfriendliness. These are very low numbers so it is not possible to generalise outwards but it is still a useful area for associations to reflect on when they consider their engagement activities.

## Appendix 5: Recommendations on the role of Site Reps – further detail

The strategy group, Site Reps themselves and other stakeholders did some detailed thinking on how this role could be strengthened and supported (see [STRATEGY RECOMMENDATIONS](#)). This appendix contains the much more detailed version of how they see this working in practice.

### Strategy Recommendations:

- All **Site Representatives** should be elected, and this should take place within the first five years of implementing this strategy. In the meantime a transparent appointment mechanism should be agreed (as an interim measure) for when Site Reps are directly appointed.
- The role should be clarified, supported and strengthened. Transparent processes for dismissal and complaints should be agreed, along with clear role descriptions. Better training and support – especially chances for reps to share learning with each other - should be available.
- Greater diversity should be encouraged, and barriers to this identified and removed.
- The role of Site Reps should be reviewed in three years to assess whether further changes need to happen e.g. split into two or more roles.
- Time savings which allow the **Allotment Officer** more time to prioritise relationships with and support to site representatives should be explored. (see also Finance and Resources Section).

### The following detail supports these recommendations:

- If possible each site should have at least one site representative. Larger sites will need more than one.
- There should be clear mechanisms for appointment, working towards all site representatives being elected.
- On sites where there is a society or association it should be a responsibility of that body to organize the election. The society should take account of the fact that not all plot holders may be society members. Nominations and voting for Site Representatives should be open to all plot holders. If no candidates come forward then BHAF should appoint one directly.
- On sites where there is no society or association, elections should be organized by the Allotments Officer in conjunction with the Allotments Federation.
- Where it is not practical to hold an election, then the council can continue to appoint one, but a transparent appointment process should be agreed in consultation with Site Reps.
- Site representatives need to actively visit the site and plot holders, so should step down if they are ill or otherwise unable to carry out the role; therefore a dismissal process should be developed.
- A wider diversity of representation should be encouraged, in particular more women who are a majority of plot holders but a currently minority of site representatives.
- A Site Reps' handbook (currently in draft form) should be completed and agreed.

- Role descriptions should be agreed as a priority. Site representatives themselves should take part of this process. The role descriptions should clarify where their role stops and the council's role starts including guidance on when issues should be referred on to the council.
- The role descriptions should be sent to new plot holders, displayed at each site and on the allotment federation website along with Site Reps contact details
- The role descriptions should also identify opportunities for Site Reps to provide advice, guidance, support and use their skills and experience
- New Site Reps should be given an induction by an experienced rep and/or the council's Allotment Officer
- The Allotment Officer plays a key role in supporting Site Reps. Site Reps identified that it is important that when a new allotment officer is appointed, there should be a full induction including meeting site representatives; ideally a written guide/manual; and where possible an over-lap with out-going officer
- Site representatives should be offered relevant training. Also opportunities to share ideas and good practice with each other, both on a practical level (e.g. enforcing rules or lettings) and activities which will help to build community.
- Smaller group meetings (similar to the focus group) should be explored as an opportunity to share good practice and/or discuss issues in addition to the more formal City Allotment Forum discussed below.

## Appendix 6: Additional information on Resources and Finance

This section relates to the [Resources and Finance](#) section of the Strategy.

### **Cost of allotment provision**

Detailed work was done by Allotment Strategy Working Group on Resources to inform the recommendations on this section

#### **Direct staff costs.**

The major costs were for staffing including the Allotment Officer, the Administrator both of whom are primarily office based (32 %) and two on site operatives (24%) which in total will be about £90,000 in the financial year 2013/14. These direct staff costs, represent 56% of expenditure, while there are other indirect staff costs

#### **Computing and other Services:**

Computing, legal services call centre and senior management costs are not shown in the budgeted figure of £160,000 for allotments for 2013/4.

#### **Rubbish and other on-site maintenance services.**

Higher related cost items included in 2013/14 budget were rubbish clearance £9,000 (5.6%). However this is for specific containers and does not include the significant time allocated by on site operatives or private contractors. Private contractors £ 9,400 ( 5.9%), Equipment and materials £8,000 ( 5%), Vehicle costs £ 6,500 ( 4%) amounting to just under £33,000 ( 20.6%), which together with the Operatives costs amount to 44.6% of the total expenditures.

#### **Water costs**

Water supply and sewerage costs were the next highest item at around £33,000 in 2012/13 reducing to £25,000 (15.6%) in 2013/14 following the resolution of long term billing issues.

#### **Other Costs**

Other significant costs include general office costs, postage, computing etc. at about £ 6,000 (3.75%); and £6000 to the Brighton & Hove Allotment Federation. This allocation to BHAF in future will be primarily targeted at developing and strengthening allotment site community associations.

### **Value for Money: more detail on allotment holders' perception**

This information is taken from the consultation survey analysis.

#### **a) Half plot holders rate their plots as better value for money than full plot holders:**

Plot size	Very poor value for money	Poor value for money	About right	Good value for money	Excellent value for money	Mean score	Total number
Full plot	1.2%	12.8%	48.8%	21.6%	15.6%	3.37	250
Half plot	0.0%	3.7%	44.6%	25.7%	25.9%	3.73	455

### Value for money and Concessions

Nearly a third of plot holders in the survey (29.9%) were in receipt of a concession for their allotment. The comparisons for the value for money are shown as follows:

Concession	Very poor value for money	Poor value for money	About right	Good value for money	Excellent value for money	Mean score	Total number
Yes	0.2%	6.6%	47.1%	23.3%	22.8%	3.61	558
No	2.1%	8.5%	43.8%	26.0%	19.6%	3.52	235

Those in receipt of a concession viewed their land as very slightly better value for money than those paying full price (46%). In more detail, 22.8% in receipt of a concession viewed it as excellent value for money compared to 19.6% of those not receiving a concession. Of all the mean and percentage comparisons in this section, this is the least of all.

### ***Plot Holders and their Income; how this affects the perception of value for money***

Whilst there was a relatively small difference in perception of value for money in relation to receiving a concession, there was a substantial difference in perceptions about value for money when these were compared with household income

For reference, the overall distribution of income is as follows. We have excluded 151 people who preferred not to say in this table, in order to make meaningful comparisons.

Household income per year	%
Less than £15,000	21.2%
Between £15,001 and £25,000	22.4%
Between £25,001 and £35,000	18.6%
Between £35,001 and £45,000	14.6%
Over £45,001	23.3%
<b>Total number</b>	<b>576</b>

The value for money comparisons are shown below:

Household income per year	Very poor value for money	Poor value for money	About right	Good value for money	Excellent value for money	Mean score	Total number
Less than £15,000	1.6%	12.3%	44.3%	23.8%	18.0%	3.44	122
Between £15,001 and £25,000	0.8%	7.0%	54.3%	20.9%	17.1%	3.46	129
Between £25,001 and £35,000	0.9%	3.7%	52.3%	26.2%	16.8%	3.54	107
Between £35,001 and £45,000	0.0%	7.1%	45.2%	28.6%	19.0%	3.59	84
Over £45,001	0.0%	2.2%	30.6%	27.6%	39.6%	4.04	134
<b>Totals</b>	<b>4</b>	<b>37</b>	<b>259</b>	<b>145</b>	<b>131</b>	<b>3.62</b>	<b>576</b>

The mean scores show a notable and progressive increase with income. Those on the lowest income bracket scored 3.44, compared to 4.04 for the highest income bracket. 39.6% of the highest earners saw their plot as offering excellent value for money.

### Cost of Brighton & Hove allotments compared with elsewhere

In 2013 the allotment service carried out a light touch cost comparison with other local authorities. It was difficult to compare directly, as separate pricing systems are used, but the following table gives a rough indicator:

	per m <sup>2</sup>	per 25m <sup>2</sup>	per rod	125m <sup>2</sup> plot	250m <sup>2</sup> plot	additional	
<b>Brighton &amp; Hove</b>	28.56p			<b>£35.70</b>			
Southampton			£6.00	£30.00			supplements: £1 for toilets, £5 shed, £3 emergency fund
Portsmouth			£8.70	£43.50			
Southend-on-Sea			£4.00	£20.00		£7.00	water charge £7 per 125m <sup>2</sup> plot, 50% concessionary rates
Bournemouth		£4.40		£22.00			everything included
Bristol* (see below)				£34.00*			complicated tariff dependent upon local demographic*
Plymouth							
Blackpool	19.00p			£23.75			all self managed
Reading				33.85			three water provision bands
North Tyneside	43.00p	£10.75		£53.75			by far the highest + no concessions
Bedford				£25.25			
Torbay							
Sefton				£53.00	£76.00	water	additional water charge
Trafford				£25.25			
Bath & North East Somerset				£44.38			

Bristol*	Rents	2013-14	2014-15	2015-16
	0-74m <sup>2</sup>	£17.00	£20.00	£25.00
	<b>75-150m<sup>2</sup></b>	<b>£34.00</b>	<b>£40.00</b>	<b>£45.00</b>
	151-224m <sup>2</sup>	£51.00	£60.00	£65.00
	225-351 m <sup>2</sup>	£68.50	£70.00	£75.00
	352-450m <sup>2</sup>	£102.50	£110.00	£120.00
	451-550m <sup>2</sup>	£137.00	£140.00	£150.00
	Chalet	£90.00	£100.00	£100.00

## Appendix 7: Brighton & Hove Allotment Federation reasons for opposing further splitting of plots

This appendix provides background to the [Land, plot size and plot splitting](#) section of the strategy

- 1. Crop Rotation.** The traditional and safe way of gardening on an allotment will cease. On half plots there is no room for proper crop rotation, for organic gardening, for compost heaps, or for leaving ground fallow for regeneration, all of which were very important in reducing pests and diseases and maintaining the bio diversity found on allotments. Intensifying the allotments may lead to intensive methods of gardening.
- 2. Intensification.** If this policy is continued to its ultimate conclusion, eventually all plots will be chopped in half. Doubling the number of plots means the inevitable doubling of the number sheds, doubling the number of paths, (thus actually losing growing land) doubling the amount of rubbish, doubling the 'leisure' areas etc. It also doubles the pressure on amenities like water taps, haulage ways, etc. Some plots are now very thin, this will inevitably lead to more disputes over borders etc, and more problems for the allotments officer to deal with.
- 3. Food Production.** The historical size of a standard full plot is 10 Rods (250m<sup>2</sup>)<sup>29</sup>. This was the size deemed sufficient for personal food production. BHAF considers that a half plot is not big enough to grow enough food for a family.
- 4. Administration.** The allotment officer and the allotment administrator's workload increases each time a plot is halved and rented to two people. The number of plots let and the administration thereof is already up by 35% since 2009. The 'half plot only' policies will eventually double the administrative work for the council, the allotment officer and the Volunteer Site Reps all for the same revenue.
- 5. Fairness.** Traditional Allotment Gardeners who may be retired, part time or unemployed, and have more time are being denied a full plot in order to supply half plots to tenants who perhaps have less time and cannot cope with a full plot. So keen and good gardeners are being disadvantaged. Offering half plots as standard possibly encourages those with less time or commitment. This releases latent demand that was previously suppressed by the inability of many people to cope with a full plot. While we do not object to people only taking a half plot we do not believe it should be at the expense of more traditional plot holders.

It should also be noted that Site Reps are still entitled to a Full Plot. A certain

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<sup>29</sup> The NSALG (National Society Allotment and Leisure Gardeners) website  
<http://www.nsalg.org.uk/allotment-info/>

amount of 'plot jealousy' is erupting on sites between those restricted to a half plot, who want more, and those who have historic full plots. This is not helping in regards to maintaining healthy site communities.

- 6. Balance.** It should also be noted that the present policy of halving plots was bought in to alleviate the pressure of a very large waiting list. However in the 1990's when allotments were not in demand, the council had a policy of allowing people to rent up to 4 Full size plots, (to ensure allotments were kept in use and generating revenue). However if the current popularity trends were to change and allotments fell 'out of fashion' this would lead to numerous vacant half plots falling into disuse. Trying to rent lots of separate half plots to the remaining people would be very problematic. We believe this is another reason why maintaining a provision of Full plots is sensible.

**From 2013 paper by the Brighton & Hove Allotment Federation prior to the Strategy Development**

## Appendix 8: a closer look at land and plot sizes

This background information relates to the section on [Land, plot size and plot splitting](#)

### ***How far away people live from allotments in Brighton & Hove***

This was calculated as part of the development of the strategy in November 2013 using data supplied by the City council's allotments service. The data relates to site location only, and does not take into account availability at the different sites.

Population within 10min walk	139811	51%
Population within 11-20min walk	91319	33%
Population within 21- 30min walk	37722	14%
Population beyond 30min walk	4101	2%

### ***Survey Findings on Plot sizes and plot splitting***

#### **From the plot holders' survey: Plot size, current and future needs**

All data from here on are based on the survey sample. To show how the findings vary, a summary of the overall responses are shown first.

#### **a) Plot size:**

<b>Plot size</b>	<b>Survey sample – holders with full or half plots</b>
125 (half)	64.5%
250 (full)	35.5%
<b>Total %</b>	<b>100.0%</b>
<b>Total number</b>	<b>705</b>

As noted earlier, the survey showed that 64.5% had half plots.

#### **b) Current needs:**

<b>How would you rate the amount of land you have for your current needs?</b>	<b>%</b>
Too big	1.8%
Too small	15.8%
Right amount	82.4%
<b>Total %</b>	<b>100.0%</b>
<b>Total number</b>	<b>791</b>

The majority of people (82.4%) thought their current land needs were of the 'right amount'. A notable 15.8% thought their land was 'too small'.

**c) Needs to change in next 5 years:**

Multiple selections were allowed here so the percentages do not add up to 100%.

<b>Do you expect your needs to change over the next 5 years?</b>	<b>%</b>
No	63.7%
Yes – bigger space	27.5%
Yes – smaller space	3.3%
Yes – limited mobility	0.9%
Yes – co-worker	5.6%
<b>Total number</b>	<b>808</b>

In conjunction with current needs, the majority (63.7%) thought their land needs would not change in the next five years. However 27.5% thought they may require a bigger space.

The next section show how these overall findings vary across the sample.

**d) Current and future needs by plot size (no change, bigger/smaller space needs):**

<b>Current needs</b>	<b> Holders with Full plot</b>	<b> Holders with Half plot</b>	<b>Total sample (not just full/half plot holders)</b>
Too big	2.0%	1.8%	1.8%
Too small	4.4%	22.2%	15.8%
Right amount	93.6%	75.7%	82.4%
<b>Total %</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Total number</b>	<b>250</b>	<b>455</b>	<b>791</b>

Those with a full plot mostly felt that their current needs were about right (93.6%) and that they would require no change in the next five years (82.7% - see below).

Although most of the half plot holders viewed their current needs as about right (75.7%), 22.2% viewed their land as too small (compared to 4.4% of full plot holders).

<b>Future needs</b>	<b>Full plot</b>	<b>Half plot</b>	<b>Total sample (not just full/half plot holders)</b>
No change	82.7%	56.5%	63.7%
Bigger	11.5%	38.0%	27.5%
Smaller	6.5%	1.0%	3.3%
Total %	100.0%	100.0%	100.0%
<b>Total number<sup>30</sup></b>	<b>250</b>	<b>455</b>	<b>808</b>

Over the next five years, half plot holders were more likely to want a bigger space (38.0%) compared to full plot holders (11.5%). However, perhaps surprisingly, over one-half (56.5%) of half plot holders did not view any change in land needs over the next five years, compared to 82.7% of full plot holders.

**e) Current and future needs for individuals (no change, bigger/smaller space needs):**

In this test we looked at individuals rather than sample comparisons. We looked at people's current needs and how these may change in the next five years. By looking at individuals, this provides a greater insight compared to the whole sample comparisons shown earlier. The most notable findings were that 61.0% were broadly satisfied that their current land needs were met and envisaged no change in these needs over the next five years.

13.2% thought that their land needs were currently too small and wanted bigger space in the next five years – comparable to those that were currently the 'right size' now but wanted more land in the next five years (14.0%).

Note that people could tick more than one option for their needs over the next five years, hence the percentages do not total 100.0%.

<b>Needs</b>	<b>% expressing change</b>
Too small now to bigger in next 5 years	13.2%
Too small now to smaller in next 5 years	0.0%
Too big now to bigger in next 5 years	0.0%
Too big now to smaller in	0.6%

<sup>30</sup> Note that this question is a tick all that apply – means that we have to assume that everyone looked at the question and a non-response means that a particular need was not chosen (rather than as missing data).

next 5 years	
Right size now to smaller	2.7%
Right size now to bigger	14.0%
Right size now to no change	61.0%
<b>Total number<sup>31</sup></b>	<b>808</b>

**from the waiting list survey.**

When asked “If you could choose an allotment size, what size would you pick?”, people on the waiting list responded as follows:

**18%** said ‘full size’ plot

**55%** said ‘half plot’

**22%** said ‘a compact (individual) bed’. (For example 4m x 5m)

Further analysis of the survey related people’s potential choice of plot size with their gardening experience. The overall findings for growing experience were as follows:

<b>Growing experience</b>	<b>%</b>
Complete beginner	9.5%
Some experience	75.5%
Experienced gardener	15.7%
Total number	693 <sup>32</sup>

The comparative findings, between the two preferred plot sizes and growing experience are as follows:

<sup>31</sup> Note that this question is a tick all that apply – means that we have to assume that everyone looked at the question and a non-response means that a particular need was not chosen (rather than as missing data).

<sup>32</sup> This total of 693 is lower than the 842 who wanted to stay on the waiting list. This is because this question was positioned after an earlier question asking if people were interested in completing the remainder of the questionnaire – of whom 704 agreed.

It appears that preferred plot size choice would reflect previous experience of growing. For those preferring a full plot, there was a clear pattern of greater experience. Just over a quarter (26.8%) of those preferring a full plot considered themselves an experienced gardener, compared to 16.0% of those preferring a half plot. Of those intending to take on a full plot, only 5.7% were starting from scratch as a complete beginner (compared to 7.6% of those preferring a half plot). Whereas complete beginner is an obvious statement to interpret, it should be recognised that the distinction between 'some experience' and 'experienced gardener' are more subjective statements that are open to different interpretation.

### **Should there be a choice of plot size? (Current plot holders' response)**

**Q27.** "A key issue for the strategy is plot sizes. Since 2009 it has been the policy of the council to only let 125m<sup>2</sup> plots (half plots). One suggestion for the strategy is that there should be a choice of plot sizes."

The findings for two policy questions from the entire survey sample are as follows:

<b>Growing experience</b>	<b>Half plot %</b>	<b>Half plot number</b>	<b>Full plot %</b>	<b>Full plot number</b>	<b>Total number (all plot preferences)</b>
Complete beginner	7.6%	29	5.7%	7	66
Some experience	76.4%	292	65.9%	81	523
Experienced gardener	16.0%	61	26.8%	33	109
<b>Total number</b>		382		121 <sup>33</sup>	668

<b>Policy question</b>	<b>Strongly disagree</b>	<b>Disagree</b>	<b>Neither</b>	<b>Agree</b>	<b>Strongly agree</b>	<b>Mean score</b>	<b>Total number</b>
People joining the waiting list should have a choice of plot sizes	4.8%	9.1%	9.4%	50.9%	25.8%	3.83	768
Current plot holders should have the opportunity to	1.1%	1.1%	6.2%	58.6%	33.1%	4.21	759

<sup>33</sup> Two people did not complete both the plot preference and growing experience questions, hence the total number is 121 rather than 123 for this column.

change plot size							
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Overall, there was stronger agreement towards current plot holders having the opportunity to change plot sizes (relative to people joining the waiting list having a choice of plot sizes) – perhaps not surprising given the sample was exclusively plot holders.

Interestingly this level of agreement may be stronger than expected given the earlier finding that the majority of people (82.4%) thought their current land needs were of the ‘right amount’, and 63.7% thought their needs may not change in the next five years. There was minimal difference between people who held different sized plots

**b) Current needs – ‘right amount’ versus ‘too big/small’:**

Policy question	Current needs	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
People joining the waiting list should have a choice of plot sizes	Right amount	4.9%	8.6%	10.3%	53.9%	22.3%	3.79	629
	Too big/small	4.4%	11.7%	5.1%	36.5%	42.3%	4.00	137
Current plot holders should have the opportunity to change plot size	Right amount	0.6%	1.1%	7.4%	63.3%	27.5%	4.15	622
	Too big/small	3.0%	0.7%	0.7%	37.0%	58.5%	4.47	135

People whose current needs were either too big or too small were more in agreement to people having a choice of plot sizes when joining the waiting list. 42.3% showed strong agreement to this compared to 22.3% of those whose current needs were of a ‘right amount’. In similar fashion, people’s whose needs were either too big or too small also showed more agreement to current plot holders having the ability to change plot size. 58.5% showed strong agreement to this compared to 27.5% of those whose current needs were of a ‘right amount’.

Clearly, being less than satisfied with current needs translated into a preference for greater flexibility over changing plot sizes.

**c) Needs over the next 5 years – ‘right amount’ versus ‘too big/small’:**

Policy question	Future needs	Strongly disagree	Disagree	Neither	Agree	Strongly agree	Mean score	Total number
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People joining the waiting list should have a choice of plot sizes	Right amount	4.8%	8.7%	10.5%	52.9%	23.0%	3.80	495
	Too big/small	4.1%	10.7%	7.4%	46.5%	31.3%	3.90	243
Current plot holders should have the opportunity to change plot size	Right amount	0.6%	1.2%	8.4%	63.4%	26.3%	4.13	487
	Too big/small	2.1%	0.8%	1.7%	49.6%	45.9%	4.36	242

There was minimal difference between the contrasting needs over the next five years as regards whether people joining the waiting list should have a choice of plot sizes. The mean scores were 0.1 point apart. Those in agreement were of similar proportions (75.9% reporting the 'right amount' and 77.8% reporting changing needs).

Results for current plot holders having an opportunity to change plot sizes showed more difference. Those reporting changing needs over the next five years were, perhaps understandably, more in agreement to this question (mean score of 4.36 and 45.9% in strong agreement – relative to a mean of 4.13 and 26.3% respectively).