

PERCY ESTATE ALLOTMENT SOCIETY

Minutes of the Annual General Meeting held

On 16th October 2025

1. The meeting was chaired by Phil Borrill
2. The meeting was attended by 15 members of PEAS, including Committee members, 2 members submitted apologies.
3. No matters of significance were outstanding from the previous AGM.
4. The PEAS Chairman gave a report on the year to date's activities (attached).
5. The Treasurer tabled the profit and loss statement for 2023/24. The members agreed that the Treasurer was correct to ensure PEAS has a healthy reserve against future water price rises and other matters in order to maintain financial the integrity of the allotment site.
6. The Treasurer supported the motion presented later on the proposed rent increase.
7. The Membership Secretary noted that we have an increased number of vacant and overgrown plots. The intention is to try to let these to the waiting list and help from tenants to clear these plots would be welcomed.
8. No matters were raised by members.
9. The following motions were put be the PEAS Committee and both were supported by a unanimous vote for;

MOTION 1: PEAS RENT

'The PEAS Committee requests the AGM to agree to a rent rise to £70 per full size plot for 2026 and beyond, smaller plot rents pro-rata, to account for the 18% rise in the CPI since PEAS was formed.'

MOTION2: USE OF HOSEPIPES

'The PEAS Committee requests the AGM to agree to the addition of the following to Clause 5.2 of Schedule 1 of the PEAS Tenancy Agreement as a pilot scheme for 2026

Hosepipes may be used in the following two ways.

- i) Only to fill water butts, for which the cost will be included in the general rent for that plot
- ii) To be used directly onto the land by hand use and with a trigger flow control fitted. No sprinklers or similar devices are allowed. For this option the tenant will pay an additional £10 and will display the marker provided on his/her plot(s).'

10. The following were re-appointed as the PEAS Committee for the coming year. No election was necessary as there were no further nominations:

Chairman

Phil Borrill

Plot 23B

Allotment Secretary

Vacant

Treasurer	Pat Butler	Plot 30
Membership Secretary	Steve Poynter	Plot 9
Committee Member	John Hinks	Plot 26
Committee Member	Nick Bainbridge	Plot 17
Committee Member	Oliver Byrne	Plot 35
Committee Member	Paul Underhill	Plot 85b

11. Further issues discussed

In respect of help to clear overgrown plots an email could be circulated list sites being targeted and asking members to do whatever they can when available.

It was thought that more social activities would help develop a better sense of involvement, but a sub-committee needs to be established. Volunteers needed.

Sarah Lever proposed that Plot 70 at the edge of the site be turned into a wildlife/social area. This welcomed in principle and she was asked to submit some broad plans for what is proposed.

It was also suggested that we could try to tap into Company Team Building days where they offer voluntary effort for communally supportive projects. Suggested companies are JLR, Severn Trent, National Grid and other large locally based groups.

12. Next AGM in 2026

The attendees were content with continuing to use the All Saint's coffee room for future meetings. There was no strong view on the timing; 6pm or 7pm.

AGM ATTENDEES

PLOT 8, 9	STEVE POYNTER
PLOT 23B	PHIL BORRILL
PLOT 29B	PAT BUTLER
PLOT 51A	PAT BORRILL
PLOT 17	NICK BAINBRIDGE
PLOT 26	JOHN HINKS
PLOT 85A	ALAN CLUFF
PLOT 54	STEVE CLUFF
PLOT 39A	PAUL WELCH
PLOT 85B	PAUL UNDERHILL
PLOT 63	STEVE KAMPA
PLOT 49	SARAH LEVER, CAROLINE SPARKS
PLOT 69A	SMUTRA SHANBHA

PEAS AGM 2025

Chairman's report

A WET START

After another wet winter we started 2025 with most of the lower part of the site waterlogged. Many plots remained under water into late spring. In anticipation of this we negotiated a site reduction from WTC which enable us to offer a reduced rent for 2025 to those tenants who felt they had been badly affected. The intention of this was to try to retain tenants. The offer was taken up by the majority of tenants and required PEAS to use some of its own funds to finance. This offer will not be repeated for 2026.

Last year we had hoped that we could connect our site up to a Severn Trent storm drain that passes through our site to drain the flood waters. Unfortunately, after an investigation, Severn Trent would not allow this.

A NEW HOPE

Consequently, we looked for an alternative solution with the help of drainage specialists. The preferred solution, we found, is to install underground drainage channels to take the standing water to the river below the adjacent weir. The expert companies have provided the technical proposals and prices for the work. However, this cannot be funded by either PEAS or WTC alone or together.

Funding applications have been made by PEAS to the Henry 8th Trust and the National Lottery Fund. To date the Henry 8th application has been turned down and we hope to get a verdict from the Lottery by end October.

In order to access the River Avon, the drains need to pass under the adjacent WCC owned land which is leased to the riding stables. For this an 'Easement order' is required between WTC and WCC and the lessee which requires legal agreement. This is proving to be slow moving and likely to be expensive. Without this the proposed drainage solution cannot work.

In 2026 we might be looking for an alternative solution which can be afforded.

A NEW START

As a consequence of the flooding there are now up to 20 half plots that are unlet and overgrown. Up to now we have been loath to let these plots to new tenants until we have better drainage. However, this is now looking like a

distant hope and we will attempt to let the plots to persons on the waiting list. They will be advised on the possibility of flooding, given guidance on how to cope with this and offered help to clear part of the plot to enable a start to be made.

ANOTHER DRY SUMMER

After the wet winter we moved directly to another dry summer and those of us with rainwater collection soon had to resort to the standpipes to get our plants to grow.

Water prices have risen this year and are expected to rise significantly in future years as water companies finance their environmental targets. Our water use cost will rise and we will have to increase our budget.

This year there has been some lack of clarity about to what extent tenants are allowed to use hosepipes. This is not helped by the lack of clarity in the PEAS Tenancy Agreement.

We recognise that some plots need more water than others, depending on location, and that some find it strenuous to carry the many cans of water often needed.

To address this, we propose to clarify the hosepipe use rules as in the motions to be presented at the AGM. Those wanting to use a hosepipe will pay a fixed annual £10 fee for this privilege.

THE FUTURE ?

What will PEAS look like into the future and does anybody care?

No new candidates come forward to join or lead the Committee.

No suggestions of social activities are ever put forward.

Who will succeed the current Committee

Phil Borrill

PEAS Chairman 2025