

PADSTOW TOWN COUNCIL

COMMUNITY AND FACILITIES COMMITTEE: 4 NOVEMBER 2025

AGENDA ITEM 7: 2026/27 BUDGET ALLOTMENTS – RENTS AND CHARGES

1. Overview

- 1.1 Council now has 17 Allotments at Rope Walk of varying sizes and rents. As outlined in the report taken to September's Full Council meeting, the rent for each allotment appears to be based on the year the tenancy started and/or the year of Cornwall Council's rent review, rather than there being a set cost per plot size.
- 1.2 Committee is asked to consider agreeing a formula for allotment rents that can be applied to new tenancies going forward and to agree annual rents (new tenancies) and charges for 2026/27.

2. Allotment Categories

- 2.1 There are currently 4 allotment rents per annum: £35, £40, £45 and £50. As per 1.1 there is no clear rationale as to which charge is applied to which plot.
- 2.2 The allotments range from 82.9 sqm to 468 sqm. Traditionally a full size allotment is considered to be 250 sqm (10 rods), a half size is 125 sqm (5 rods), and a quarter size is 63 sqm (2.5 rods).
- 2.3 Based on 2.2, a suggestion is that allotments are categorised as follows:
 - Small – up to 124 square meters
 - Medium – between 125 and 249 square meters
 - Large – over 250 square meters

3. Annual Rent

- 3.1 It was agreed by Full Council on 30 September 2025 that the 3 new plots, P, Q and R be charged at £45 per annum. Therefore, if using the above categorisation, the annual rents for any small plots commencing a new tenancy would be charged at £45pa.
- 3.2 If Committee is supportive of this, consideration needs to be given to the annual rent of any medium or large plots that commence a new tenancy.
- 3.3 There are 2 existing allotment tenancies which contain rent review clauses. These are also the 2 largest allotments, being 468 sqm and 442 sqm in size (next largest is 280 sqm). The Council has not increased the rent since taking over the allotments in 2018. Committee may wish to consider implementing a rental increase as soon as the terms of the respective leases allow on these 2 plots.

4. Fees

- 4.1 It was agreed by Full Council in September that a one-off administration fee of £60 be charged at the commencement of all new allotment tenancy agreements. The RFO recommends that no changes be made to this fee.
- 4.2 Committee is asked to consider agreeing a one-off non refundable fee of £10 to be charged to all tenants requiring a key to new Link Road gate, issued on the understanding that the key is returned at the end of the tenancy and any replacements charged at £10 also.

5. Decisions

- 5.1 Does Committee agree to categorising the Rope Walk Allotments as Small, Medium, and Large as per 2.3 above and that this be the basis for determining rent?
- 5.2 Committee is asked to consider recommending to the Finance and General Purposes Committee for the remainder of 2025/26 and for the year 2026/27:
 - i) That new tenancies for small allotments be charged a rent of £45 per annum;
 - ii) An appropriate rent per annum for new tenancies for medium and large size allotments be set as agreed;
 - iii) That no change be made to the administration fee applicable at the commencement of a new tenancy; and
 - iv) That keys to the new allotment gate (Link Road) be charge as per 4.2
- 5.3 To consider recommending to the Finance and General Purposes Committee any rental increase to the 2 plots with rent review clauses to take effect soon as possible per the tenancy agreement;