**BRAG AGM. 2 Oct 2022 Minutes**

1. Apologies for absence – Lara Zane, Margaret Apicella, Peter Morris, David Eaton, Dick Elms, Collette Welch, John Sawkins

2. Approval of Minutes for A.G.M. 2021 – approved

3. To receive the Annual Report – (sent via e-mail beforehand) a summary was read out mentioning the site is fully let, a portaloo was provided from April to September, and as an addition to the fence around the perimeter Himalayan blackberries were planted.

4. To receive the Annual Accounts – funds in the bank stand at about £19,000. Income was £3300 and after spends net income was £2000. Rentals now are 80% paid by bank transfer – the preferred method. Hosepipe use which is charged per pole (not per plot) contributed some £500. The senior citizen discount for over 65’s was 48% taken up and reduces income by £458 per year.

5. To appoint the independent examiner of accounts for 2022-23 – Derek Dishman was reappointed.

6. To accept the retirement of committee members – accepted

7. To elect the committee members for 2023 – 8 were elected; with 3 new people namely Tom Koszel, Debbie Millar and Tony Rowan-Wicks. Sophie, Ingrid, Ravi and Dick Elms are standing down. Anna Robins takes over as Chair.

8. To review changes made to the Handbook at the 2021 A.G.M. – this involves additional wording setting out guidelines concerning plot inspections and action the committee would take. Provision can be made for cases of lack of cultivation such as allowance of ‘a helper’ on a temporary basis to be reviewed after 12 months when the plot can be offered to the person at the top of the waiting list, and for absence due to illness. – passed

9. To inform a change to rental agreements and gather opinions on future costs. – a 5% increase to the rents will be made for next year 2023 in Apr/May. A survey is planned to gather views on items including the over 65’s discount, continuing with the portaloo at the present weekly cleaning regime, and having an allowance to those on low incomes &/or on Universal Credit.

10. Any other issues which members wish to discuss – a question asked was “Why is the balance declining?” answered due to spending more on e.g. skip hire, toilet. A possible discount for young people was raised – to be included in the survey. Also asked was “Why an early payment discount? Known previously to have been applied if the plot is in a good state” – answered that prompt settlement is encouraged by it. The criteria for growing on plots was asked – answered that 75% cultivation is aimed for, although there has been the effect of Covid-19 to take into account. Tree size and location of problem ones was queried and do we distinguish between native and fruit trees? – future discussion could be done. Tree work carried out by contractors to native trees on the boundary cost £750. Excessive distance and limited access when hosepipes are used to water butts was raised – double (splitter) attachments to taps are being considered. Our apple orchard usefulness was queried, and what is happening with it? – the trees produce bitter cider apples but are still small and will grow to a size that gives more.

David Wilson Oct’22