Perth and Kinross Council Allotment Report 2023/24

July 2024

**Purpose**

The report delivers on the legislation under the Community Empowerment (Scotland) Act 2015 Part 9, section 121 as well as Action 4 of Perth and Kinross Council’s (PKC) Food Growing Strategy. Its purpose is to continue developing our understanding of the existing allotment provision in Perth and Kinross with figures reported from the 2023/24 financial year. The last update on allotment sites was published in the Perth and Kinross Council Allotment Report 2023, with figures provided from the financial year 2022/23. A survey was sent out to the six allotment sites that are leased from PKC as well as sites not on land owned by PKC.

1. **Background**

Perth and Kinross Council (PKC) has a vision to increase the provision of allotments and other opportunities for people to grow their own food, thereby promoting healthier, more sociable and sustainable lives. The demand for this is evident from the number of requests PKC receives from residents looking to join waiting lists, and communities interested in starting new sites.

PKC does not directly manage allotment sites on PKC owned land and dissolves the day-to-day activities, waiting list management and the collection of rents to allotment associations.

This is the third annual Allotment Report to be published by PKC and provides the most up to date information on allotment sites across Perth and Kinross since the first annual allotment report was published in 2022, reporting on figures from 2021/ 2022. **Objective 1** of the FGS is “*to continue to develop our understanding of the existing community growing provision in Perth and Kinross, including the demand for, and the barriers to food growing*.”

This report delivers **Action 4** under this objective “*to produce an annual review of allotment provision and potential sites and size of waiting list in line with duties of the Act* “. As such, it is also intended to fulfil the Council’s statutory requirement for an annual Allotment Report under the Community Empowerment (Scotland) Act 2015. Part 9, Section 121 stipulates the measures to be included in the report, these are shown in the table below.

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| **Item** | **Reporting Requirement** |
| a | the location and size of each allotment site |
| b | the number of allotments on each allotment site |
| c | where the whole of an allotment site is leased from the authority by one person, the proportion of land on the allotment site that is not subleased from the tenant of the allotment site (i.e. percentage of allotments that are unoccupied on site). |
| d | where allotments on an allotment site are leased from the authority by more than one person, the proportion of land on the allotment site that is not leased from the authority |
| e | where an allotment site is leased by the local authority   1. the period of the lease of each allotment site, and 2. the rent payable under the lease by the authority. |
| f | the period of any lease between the authority and the tenant of an allotment site |
| g | the rent payable under any lease between the authority and the tenant of an allotment site |
| h | the rent payable for each allotment in the area of the authority |
| i | how, in the opinion of the authority, such rents are decided by reference to the method of determining fair rent provided for in the regulations provided |
| j | the number of persons entered in the waiting list on the final day of the reporting year to which the report relates |
| k | the number of persons mentioned in paragraph (j) who, on the final day of the reporting year to which the report relates, have been entered in the list for a continuous period of more than 5 years |
| l | the steps taken by the authority to comply with the duty to ensure:   1. the number of people on the council’s waiting list is no more than half the total number of allotments owned and leased by the authority 2. that nobody has remained on the waiting list for more than 5 years |
| m | reasons for any failure to comply with that duty |
| n | the number of allotments on each allotment site that are accessible by a disabled person |
| o | the number of allotments on each allotment site adjusted by the authority during the reporting year to meet the needs of a tenant who is a disabled person |
| p | the number of persons entered in the waiting list |
| q | the income received, and expenditure incurred, by the authority in connection with allotment sites; and |
| r | such other information as may be prescribed |

1. **Allotment Overview**

To prepare this report, a survey was sent out to all allotment associations on sites owned or leased by PKC land as well as to allotment sites not on council owned land.

* We received responses from the six allotment sites on council owned land and 2 responses from allotment associations on non-council owned land.

**Definition**

Allotments are defined in the Community Empowerment (Scotland) Act 2015 as land:

1. Owned or leased by a local authority, and
2. Leased or intended for lease by a person from the authority, and
3. Used or intended for use-
   1. Wholly or mainly for the cultivation of vegetables, fruit, herbs or flowers and
   2. Otherwise than with a view to making a profit.

Allotment plot holders are required to enter a contract for the lease of a plot and have responsibility for using and maintaining their plot, including any structures such as tool storage, compost bins or shelters. It is important to note, Perth and Kinross Council does not manage any allotments but leases land to Allotment Associations. Some Allotment Associations use private land, not owned by the Council.

**Site Information**

There are currently 14 active allotment sites in Perth and Kinross. Across these sites Perth and Kinross has approximately:

* 7.5ha of land used for allotments
* 349 plots of various sizes (excluding 2 sites with no data)

**Sites Leased by the Council**

On the six allotment sites owned by PKC the council received £1,036 from collection the rents for the financial year 2023/2024.

Regarding reporting requirements (d) and (e), the council does not currently let any plots directly to growers, nor does it lease any sites from private landowners for allotment provision.

The table below provides further site- specific information. Please note all figures provided are from the financial year 2023/2024.

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| **Address** | **Tenant** | **Rent per annum** | **Lease start date** | **Lease end Date** | **Occupancy** | **Expenditure**  **incurred** |
| St Margaret’s Hospital, Auchterarder | Auchterarder Allotment Association (AAA) | £225 | 01/04/2015 | 31/03/2025 | 100% | Nil |
| 44 – 46 Kinloch Terrace, Perth | Letham Climate Challenge (LCC) | £120 | 09/07/2015 | 30/03/2029 | 100% | Nil |
| Kingswell Terrace, Perth | Letham Climate Challenge (LCC) | £225 | 16/10/2012 | 15/10/2027 | 100% | Nil |
| Tulloch Bowling Green, Tulloch Terrace, Perth | North Perth Allotment Association (NPAA) | £225 | 23/05/2013 | 22/05/2028 | 100% | Nil |
| Moncreiffe Island, Perth | Perth Working Men’s Garden Association (PWMGA) | £240 | 28/11/1994 | Open ended on a year-to-year basis | 100% | Nil |
| Glengarry Road, Perth (raised bed allotments) | South Perth Community Allotments (SPCA) | £1 | 2010 | 2025 | 100% | Nil |

**Accessible Plots**

The survey results indicate a shortage of sites which have accommodations for people with disability. From our survey responses there are disabled access provision at:

* North Perth allotments have an area around their polytunnel that would be suitable for disabled access from the path.
* Auchterarder has 7 plots with wheelchair access.
* Letham Climate Challenge has one plot with wheelchair access on their sites.
* No available plots for disabled access at Perth Working Men’s Garden Association on Moncrieffe Island for persons who would be constrained by using the steps from the bridge.
* South Perth Community Garden has 8 raised beds that would be suitable for disabled access.

1. **Waiting lists**

Allotment Associations on allotment sites that are owned by the council are required to report their waiting list figures at least once a year. There is also an interest register, that can be accessed through the consultation hub, where those interested in a food growing site can be directed to the most appropriate one. However, this is not a waiting list and responses will not be counted as part of the overall waiting list figures. Since the survey went live in February 2024, there have been 27 people enquiring about how to register for an allotment plot.

Estimated waiting times for an allotment range from immediate availability to 3 years. The average waiting time is approximately 1.5 years. We have not identified anyone that has been on the waiting list for more than 5 years.

There are a total of 177 plots across all allotment sites on council owned land and a total of 60 people on these sites waiting lists, which is 34% of the total plots available. This shows that the 50% trigger point, set by the Community Empowerment (Scotland) Act 2015, has not been reached.

1. **Demand for new sites**

The demand for new sites has been recognised through the Food Growing Strategy 2021 consultation process after the appointment of the new Community Food Growing officer. The following areas have been recognised as having a potentially high demand for allotments and reasonable steps have been taken to analyse and address the demand.

* The Community Council (CC) in Errol has approached the council to explore options for an allotment site in or surrounding Errol. The proposition of a community consultation has been put forward to the CC.
* Demand for an allotment site in Pitlochry was recognised during the writing of the Food Growing Strategy 2021. A proposal for a consultation has been discussed with members of the community, with plans to roll out the consultation in early Autumn.
* Scone Community Council approached the council during the consultation of the Food Growing Strategy highlighting the demand within the community for an allotment site. The proposition of a community consultation has been put forward to the CC.
* Coupar Angus is looking for a larger, more secure area of land for the community to use to grow food. The proposition of a community consultation has been put forward with plans to roll this out in mid- Autumn.

The community consultation is a survey that has been created by the Policy team within Community Greenspace, for the purpose of assessing the overall demand for a community food growing space within specific communities, to understand what type of community food growing site is wanted (allotments, community garden, orchard, raised beds, edible hedges, institutional growing etc.) and provides an opportunity for those in the community to highlight any areas they think might be suitable.

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| **Allotment Association** | **Allotment Location** | **Area (ha)** | **Number Plots** | **Annual Cost** | **Waiting List** |
| Allotment Association of Crieff  (2022/2023 data) | Unit 1, The Hosh, Crieff PH7 4JW | 0.47 | 14 - Full plots  21 - Half plots | Full - £90  Half - £65  £5 membership fee | 8 people  2 years |
| Auchterarder Allotment Association  (2022/2023 data) | St Margaret’s Hospital Field, Auchterarder PH3 1GB | 0.45 | 22 plots – mix of full to ¼ plots  10 starter plots | Full - £65  Half - £45  Quarter- £25  Starter- £15 | 15  2+ years |
| Comrie Community Growing  (2019/2020 data) | Cultybraggan Camp, Comrie KY13 0NH | 1 | Unknown | Full - £60  Half - £44 | Unknown |
| Craigclowan Community Garden  (2022/2023 data) | The Walled Garden at Craigclowan Preparatory School, Edinburgh Road, PH2 8PS | 0.2 | 2 – Full plots  8 - Half plots  3 – Small plots | £15- £20 | None |
| Denmarkfield Allotments  (2022/2023 data) | Denmarkfield Allotments, Luncarty, PH1 3EH | 1.4 | 8 – Full plots  17 – Half plots  24 – Quarter plots | Full - £120  Half - £80  Quarter - £60 | None |
| Dunkeld Allotment Association  (No data) | Bridge Street, Dunkeld PH8 0AJ | 0.13 | Unknown | Unknown | Unknown |
| Ericht Allotment Association  (2021/2022 data) | Bramblebank, Balmoral Road, Rattray PH10 7HY | 0.18 | 16 - Full plots  1 - Half plots  Plots comes with 4m² section in polytunnel. | Full - £20  Half – £10  £5 membership fee | 15 people  Approx. 18 months |
| Letham Climate Challenge Project  (2022/2023 data) | Kingswell Terrace, Perth PH1 2BZ | 0.1 | 6 - Full plots  6 - Half plots | Full - £56  Half - £35 | 9 people  2-3 years |
| Letham Climate Challenge Project  (2022/2023 data) | 44-46 Kinloch Terrace, Perth PH1 2HE | 0.05 | 3 - Full plots  4 - Half plots | Full - £35  Half - £20 |
| Milnathort and Kinross Allotments Association  (2022/2023 data) | A977 by Dobbie’s Garden Centre, Kinross KY13 0NH | 0.85 | 12 - Full plots  16 - Half plots  7 - Quarter plots  2 - Small plots | Full - £80  Half - £40  Quarter - £28  Small - £20  Starter plots – free | 4 people  1+ years |
| Moncreiffe Island Allotments  (2022/2023 data) | Moncreiffe Island, Perth PH2 8NR | 1.76 | 71 - Total plots | Full - £60 (£40 retired)  Half - £30 (£20 retired)  £20 refundable key deposit | 18 people  Between 2 – 3 years |
| North Perth Allotment Association  (2022/2023 data) | Tulloch Road, Perth PH1 2PF | 0.25 | 13 - Total plots  13 - Raised beds  Plots come with 5.4 m² section in polytunnel | Plots - £70 - £85  Raised beds - £25 | None |
| Pitheavlis Garden Plots  (2022/2023 data) | Dupplin Estate, Perth PH2 0PY | 0.29 | 17 – Various sizes | £30- £40 depending on size | 9 people  1 year |
| South Perth Community Allotments  (2022/2023 data) | 20/22 Glengarry Road, Perth PH2 0AQ | 0.21 | 37 - Total plots  8 - Raised beds  Plots come with a section in polytunnel. | £35 | 3 people  Approx. 1 year |