

AGM 2022

Moor Green Lane Allotment Association Annual General Meeting 1st July 2023

There were 25 members present as follows:

Name	Plot Number/Social Member
P Rooney	14
J Bean	64
B McCarty	214
O j Cutts	236
A Kennefick	142
Phil Tyson	59
Rob Treadwell	221
D Draycott	58
S Gwynne	153
J Hiller	126
G Iqbal	49
L Scrivens	125
Duncan James	134
Deborah James	25
J Jupe	187
P Rooney	14
P Jupe	187
T Skinner	197
M Smith	126
D Longley	71
L Osborne	104
M Westwood	190
E Rasheed	12
C Moore	94
J Cochrane	

Apologies were received from: Mark Wright,

1. The Chair (P Rooney) welcomed members to the AGM .
2. Minutes of the previous AGM on 2nd July 2022 were APPROVED
3. Chairman's Report – Paul Rooney

First a thank you to all the members of the Committee who have put in so much of their time and effort to keep the Moor Green show on the road, which has included rising to some serious challenges in the past year.

I would particularly like to pay a special tribute to Maxine Smith, long term executive member of the committee and Chair until January of this year. Maxine as Chair successfully steered us through Covid lockdown, the roof blowing off the Clubhouse, ramraided toilets and so much more. She deserves all our thanks.

I would also like to pay tribute to

- David Draycott who as Secretary works tirelessly to keep the Committee wheels turning, the Council and BDAC on their toes and to keep our plot holders and social members informed.
- Maureen Westwood our treasurer who in addition to overseeing our banking and book-keeping has managed the transfer of our bank accounts and the production of more comprehensible accounts in the last year.
- All of the Clubhouse crew -Jon, Alan, Gemma and all the others –too many to mention by name- who have kept the Pavilion open through thick and thin – keeping our community connected and raising much needed funds in the process.

The past year since the last AGM

The Clubhouse/ Pavilion. This time last year we were roofless and still hassling the Council to agree to fund a replacement roof. With local councillors, Izzy Knowles and Kerry Jenkins, lobbying on our behalf the new Chair of the Council's environment committee, Cllr Majid Mahmood, agreed the funding and expedited the necessary work in July 22.

- We fund raised ourselves to contribute to the roof and all the ancillary costs, including some very generous donations from plot holders, culminating in a 'We raised the Roof Party' in September.
- We now have a new roof but this has meant we need to resite the solar panels, which are going on the 2 shipping containers and Seedstore roofs in the next few weeks.
- One of the shipping containers will provide a new vandal proof site office to facilitate better involvement of Zone Reps in the everyday management of the site.
- The week before the party the clubhouse was again seriously damaged when a car crashed into the building seriously damaging the exterior walls and demolishing the gents' toilets. Fortunately, neither the driver nor anyone in the clubhouse were injured.
- All of the damage will be repaired /replaced in the major refurbishment of the Clubhouse that is now underway!!
- The collapsed culvert at the rear of plots 17 and 18 in Zone D was replaced and the drainage much improved
- Waiting List. Demand for allotment plots remains very high. Having got the waiting down from over 90 during Covid to just over 30, there are now 40 people on the list. New applicants are likely to wait around 2 years before they are offered a plot.
- Vacant Plots. There are currently only 3 full and 1 half plot that are vacant, we anticipate there will be a few more following the recent round of plot inspections. All of these should be let within the next month.
- Moor Green starred in 2 BBC productions. 'My name is Leon' shown on BBC2 in June and 'Ranger Hamza's Eco Quest' shown on CBeebies in the Autumn.
- B 30 Food Bank. For the last 3 years we have collected fresh fruit and vegetables to donate to B30 foodbank. We will start the weekly collection again this year in mid-

July. Collection boxes will be at the rear of the clubhouse - Wed evening to Friday morning.

- Outdoor kitchen/Pizza/barbecue. A great new success this year. Particular thanks to Oscar Cutts and Jonathan Bean for both its construction and operation .
- **Our areas of greatest concern** are –
- Site security issues including recent arson/deliberate burning down of 2 plot holders sheds. We have for several years been lobbying the Council to improve the perimeter fencing around the site. We have ourselves funded new gates, sections of fencing and new locks and keys. The perimeter fence adjacent to Cannon Hill Park Woods has been our most vulnerable area. It is through this fencing that we believe those responsible for the arson gained access. We met this week with local Councillors to seek their help in getting better help in dealing with this threat from both the Council and the police.
- Site roadways near main Holders Lane entrance and the road leading to Zones J and K

Meanwhile Moor Green continued to provide us all with a special place to grow fruit and veg and flowers and friendships.

The report was APPROVED unanimously by those present.

4. Committee Nominations

The secretary reported that notices for election of the new committee had been posted widely with a deadline of 26th June for the receipt of nominations. 16 nominations duly proposed and seconded had been received which was the exact number required. The names are as follows.

Maxine Smith
David Draycott
Mark Wright
Carol Moore
Maureen Westwood
Robert Treadwell
Ginnie Iqbal
Dan Longley
Paul Rooney
Robert (Oz) Osborne
Ann Kennefick
Deborah James
Louise Scrivens
Tom Skinner
Phil Tyson

A further nomination of Oscar Cutts had been received but Oscar wished to be recognised as a co-opted member only given challenges to his availability. The Chair proposed that Oscar be co-opted as a member.

The nominations (including the co-option) were then presented to the meeting and APPROVED

The Committee would consider further co-options as appropriate.

5. Treasurers Report (Maureen Westwood)

Profit & Loss Account			Profit & Loss Account		
	Total Income	Total Expenditure		Total Income	Total Expenditure
Bar	56,392.76	-33740.84	Bar	56,392.76	-33740.84
Site Maintenance	7,117.70	-7339.70	Site Maintenance	7,117.70	-7339.70
Pavillion Maintenance	115.00	-8952.55	Pavillion Maintenance	115.00	-8952.55
insurance	10,221.60	0.00	insurance	10,221.60	0.00
Rents Collected	14,312.84	-522.90	Rents Collected	14,312.84	-522.90
Transfer to Deposit	0.00	-15221.60	Transfer to Deposit	0.00	-15221.60
Seed Store	1,573.52	-1109.00	Seed Store	1,573.52	-1109.00
Teaching Plot	0.00	-306.00	Teaching Plot	0.00	-306.00
Administration	5,948.00	-681.67	Administration	5,948.00	-681.67
Evo Commission	38.76	-113.89	Evo Commission	38.76	-113.89
Capital Expenditure	0.00	-6250.00	Capital Expenditure	0.00	-6250.00
Fund Raising	2,722.50	-235.70	Fund Raising	2,722.50	-235.70
	98,442.68	-74473.85		98,442.68	-74473.85
Net gain/loss	23,968.83		Net gain/loss	23,968.83	
Opening Bank Current A/Cs	41,695.06		Opening Bank Current A/Cs	41,695.06	
Deposit A/C	35,710.77		Deposit A/C	35,710.77	
items paid april	271.50		items paid april	271.50	
Total Bank	77,677.33		Total Bank	77,677.33	
less owed to BCC (rents est)	-19,000.00		less owed to BCC (rents est)	-19,000.00	
total cash available	58,677.33		total cash available	58,677.33	

As you can see from the accounts there has been an increase in funds over the year of £23,968.83

It is mainly the bar that brings in the surplus cash. Changing the gate locks and keys was quite a big expense but seem to be working better.

We have tried to improve the assets available to us, and this year we have bought a used container office to help with the running of the site and this will also be used as a base for the solar panels to be re-erected more securely. The office space will be used for meetings of the exec committee and zone reps, leaving the pavilion free. The purchase of the office will also free space behind the bar that was the office for more bar storage.

As you can see work has started on the pavilion and hopefully will be finished soon.

The rents haven't been finalised yet, but there is a reserve of £19000 to allow us to pay over when they are.

The monthly accounts are always available to see on our web page. I am looking forward to the completion of the projects started this year but i am sure the bank balance will be requiring a big top up to pay for it all.

Finally I would like to put on record a big thank you to Richard Moulton who kindly audited the accounts for us again this year.

The Treasurer's report was AGREED unanimously

6. Site Managers Report - Paul Rooney

Given that Paul R was currently both Chair and Site Manager this report was incorporated within the Chairman's report.

7. Pavilion Managers Report

In Mark Wright's absence, Maxine reported. Despite the poor state of the interior of the clubhouse (ceiling in particular as a result of water damage) it continued to host some very successful events as well as offering the usual bar service. These included the Raise the Roof event in September, Halloween/apple crushing, Christmas Fair and Spring Far. Bookings of the Clubhouse continued very successfully. Maxine thanked all of the volunteer staff, Alan, Gemma, Louise and Jon in particular for all of their hard work all year. Louise was taking a lead role in organising these events, including the Max further reported that eternal bookings would be more strictly controlled going forward given some very rude behaviour at bookings by individuals with no real connection to the site. The rule that bookings would be limited to ploholders and social members of more than one year's standing would be strictly maintained.

8. Seedstore Managers Report

Steve G reported that a successful year with the Seedstore open most weekends through Spring and early Summer. Stocks of seed potatoes and onion setts were nearly exhausted and a profit of more than £400 had been made on sales. The report was APPROVED and the Chair thanked Steve and his volunteers for the work done.

9. Site Security

The Secretary led a discussion on site security in the light of a series of break-ins and intrusions together with two major arson incidents in the last two months. A number of courses of action were discussed including

1. CCCTV at key locations or use of spy/wildlife cameras
2. Improvement or replacement of boundary fence
3. Enforced penalties for non-closure of gates and closing of gates at weekends
4. Replacement or supplementing of boundary fence with (thorny) hedgerow

There was a general consensus that none of these options in themselves were a silver bullet but the meeting AGREED that the issue of site security should now be a first priority for the new Committee

10. Management Agreement with City Council – Allotment Rules

The Secretary had circulated a copy of the draft new Allotment Rules as amended by the BDAC which were the subject of negotiation with the Council. He had chaired the Working Group taking this forward on behalf of Birmingham and District Allotments Confederation. The Chair thanked the Secretary for pursuing this on behalf of Moor Green and the other 114 sites in the city.

The amendments to the Allotment Rules as proposed was SUPPORTED

11. Volunteers required

The Chairman urged all members to get involved in the work of the Association. More volunteers were required in a whole range of areas including

- Zone reps
- Site maintenance including boundary fences
- Technical support for website
- Bar and clubhouse social activities generally

The meeting closed at 12.15 p.m.

Social Members

Membership shall be open to all persons over the age of 18 years who wish to enjoy the green space and clubhouse facilities of the Moor Green site. A key giving access via all gates will be provided to all social members.

Social members using the site as a place to walk do so at their own risk and should

- Not enter any plot without the permission of the plot holder
- Keep dogs on a lead and under control
- Keep to the paths and roads

After 12 months, social members are permitted to book the clubhouse facilities for social events

No persons may become a Member until elected by the Committee of the Association. The Association Committee shall not elect any person to Membership without allowing an interval of at least two days after nomination or application of Membership, nor without such interval shall any person be allowed the privileges of Membership.

Nomination and application for Membership shall be displayed in a prominent position in the clubhouse for at least two days prior to election to Membership i.e. before the next Committee meeting. The election of Members shall be vested solely in the Association Committee.

Membership Subscriptions

All Members shall pay a subscription of £20? that shall be due, in advance, each year. Any Member whose subscription shall be three weeks in arrears shall be notified by the Pavilion Manager of the fact and, if, the subscription shall not be paid within one further week such person shall automatically cease to be a Member of the clubhouse.

Visitors and Guests

Every Member over 18 years of age shall have the privilege of introducing visitors to the clubhouse (replaces the word Club throughout) and shall be responsible for the conduct of such visitors whilst they are on the clubhouse premises. The names of the visitors so introduced must be entered in a book provided for that purpose and kept on the clubhouse premises.

No visitors to be admitted after 30 minutes before closing time.

No person evicted as a plot holder or expelled or refused membership shall be introduced as a guest either by a social member or by a plot holder. No Member shall be entitled to introduce more than three bona-fide guests into the clubhouse at one time. No guest or Temporary Member shall be sold liquor for consumption off the clubhouse premises.

Temporary Members

The Association Committee may at its discretion grant temporary Membership as follows:

Members of other sites visiting the clubhouse for a show, meeting or other event will be admitted as a social member to the clubhouse for the day of the visit only and may purchase intoxicating liquor for consumption on the Clubhouse premises. Temporary Membership shall not be granted to persons under 18 years of age

Hours of Opening and Closing

As set by the Committee and subject to bar staff being available. Any other times agreed by the Association Committee under guidance of the Licensing Authority.

Intoxicating Liquor

The purchase for the clubhouse and the supply by the clubhouse of intoxicating liquor shall be managed by the Association Committee or the Pavilion Manager acting on behalf of the Committee. Intoxicating liquor shall not be supplied to Members of the Clubhouse on the clubhouse premises otherwise than by, or on behalf of, the clubhouse. No person directly or indirectly shall receive any commission or percentage of profit by reason of the supply of intoxicating liquor by, or on behalf of, the clubhouse to Members or to Guests, apart from any benefit which a Member may derive indirectly by reason of such supply giving rise or contributing to an Association gain from the carrying on of the clubhouse. No persons under 18 years of age to be served intoxicants.

Gambling

The clubhouse premises shall not be used for unlawful games. The Association Committee shall have the power to prohibit any games which, in their opinion, are unlawful or the playing of which could be injurious to the interests of the clubhouse. The Association Committee may limit the points of stakes for any games.

Infringement of Rules

Any Member who shall infringe any Rule of the clubhouse or whose conduct is in the opinion of the Association Committee prejudicial to the character of interests of the clubhouse shall be dealt with in such a manner as the Committee may, in its absolute discretion, deem expedient. The Pavilion Manager and volunteers staff act on behalf of the Committee and have full authority to act on its behalf to enforce the rules for visitors and guests. The right to appeal against any action taken lapses after one month. Any appeal to be put in writing to the Secretary.

NB – Secretary's Note. This is the version submitted to the AGM but with additional amendments – largely from Jenny Jupe - agreed at the September Committee meeting.