



Andover Town Council

To **consider** a recommendation from the Allotment Committee to replace fences and gates at Admirals Way and Churchill Way.

Item No. **9**

Produced for: Town Council

By: Town Clerk

Date of Report: 18 Apr 2024

Background:

The fences at some of the allotment sites are in a bad state of repair. Officers had produced maps of the conditions of the fences for council review in Sept 2023.

Quotes have been received to replace fencing as per the below.

Type of fencing:

- Mesh Fencing, 1.8m high.
- Metal posts.
- Green

Gate type:

- To match in with fencing.



Proposer: Cllr K Hughes

Seconded: Cllr E Reynolds

To **approve** the appointment of contractor no. 2 for the supply and installation of fences and gates at Admirals Way and Churchill Way.

Total cost: £60,024.

Earmarked Reserves for Allotments are currently at £76,280.26.

Contractors need 6 weeks notice to begin works.

The cost does not include the cost of clearing any vegetation. This will be handled separately, ideally by asking tenants to clear their fence lines.

INFORMATION THAT THE RECOMMENDATION IS BASED ON:

Admirals Way				Churchill Way				Mylen Road					
Fence: 250m		Gate: 2.70m		Fence: 220m		Gate: 1.30m		Fence: 305m		Gate 1: 4.10m		Gate 2: 1.90m	
Quotes				Quotes				Quotes					
1	Previous (160m) =£31,733	1	£2,576	1	Previous 195m = £37,679	1	£2,100	1	£61,000	1	both = £6,300		
	250m = £49,583				220m = £42,509								
2	£30,042	2	£2,305	2	£26,437	2	£1,240	2	£36,653	2	£2,495	FD	£1,340
3	pending	3		3		3		3		3		3	

Considerations:

- TVBC section 106 officer has been chased to confirm that the Council can use section 106 to cover costs.

The quotes are for supply and fixing of the gates / fencing and removal of old equipment. No clearance of vegetation is included in the quotes.

To proceed, further clearance of vegetation would need to be either:

- A. Arranged by Council prior to commencing works,
- B. Be billed separately by the contractor whilst completing works.
- C. Undertaken by Tenants prior to works (if feasible)

The cost of vegetation clearance needs to be kept separate from the fencing costs as SOME of the cost can be claimed back from tenants who have not kept their fence lines clear in accordance with the rules and regulations.

Extract from Rules and Regulations:**3.14. Hedges, fences, paths and gates**

- 3.14.1. The Tenant must keep all pathways bordering the Allotment Plot properly cut, trimmed and maintained up to the nearest half width between adjoining plots and they must be kept free of trip hazards.
- 3.14.2. Allotment Plot paths must remain at the minimum of 60cms.
- 3.14.3. If the Allotment Plot extends into an area that but for the extension would have been a shared path, the Tenant shall re-create the path if required by the Council.
- 3.14.4. Main tracks to be minimum of 3 metres.
- 3.14.5. Boundary lines between boundary fence and plot to be 1 metre and tenants must not allow weeds, stinging nettles and climbers to encroach that area which must be kept clear at all times.
- 3.14.6. Tenants must not cut or prune any trees or bushes around the outside of the boundary fence to the site without the prior written consent of the Council.
- 3.14.7. Tenants must not put up any fence, gate or hedge within the site unless authorised by the Council.

Extract from Tenancy Agreement:

2. The Tenant agrees with the Council as follows:

- a. This Tenancy is subject to the Allotment Rules and Regulations made from time to time by Andover Town Council and also subject to the Allotments Acts 1908 to 1950.
- b. Any officer or agent of the Council shall be entitled at any time, when so directed by the Council, to enter and inspect the Allotments.
- c. New tenants will cultivate the allotment plot, to an agreed acceptable standard, 25% within the first 3 months, 50% within 6 months and 100% within the first year of tenancy.
- d. The Tenant shall keep the Allotment Plot in a clean and tidy condition, cultivated and fertile.
- e. If an Allotment Plot appears to be uncultivated, the Council reserves the right to cut down all weed growth and charge the Tenant for the cost of such work.
- f. A minimum of 70% of the plot should be cultivated and any sheds and paths should be included within the remaining 30%.
- g. That the tenant has:
 - i. Received the Rules and Regulations that are referred to in the Tenancy agreement.
 - ii. Received, read and understood the Privacy Statement.
 - iii. Read and understood and agrees to comply with the latest Rules and Regulations.

4. Guidelines for Allotment Holders:

The Andover Town Council Allotment Rules and Regulations, as amended from time to time, act as the terms & conditions of this agreement. The latest version of the Rules and Regulations are always available on the Council's website, or can be sent via email or post by requesting a copy from the Allotment Officer.

Admirals Way Fence

Condition report given in Sept 2023.



Length of fence to be replaced: **250m.**
Area to be replaced:



Admirals Way Gate

Condition report given in Sept 2023.
Gate area was confirmed as functional.

Height: 180cm

Width of gates: 270cm



However, it is rusty and if not replaced with the rest of the fencing, would be the only "old" item left at the site.

Posts: - Functional and solid, but should be replaced.



Churchill Way Fence

Condition report given in Sept 2023.

Length of fence to be replaced: **220 m.**
Area to be replaced:



Churchill Way Gate

Condition report given in Sept 2023.

Height: 180cm

Gate area was confirmed as functional. However, it should be replaced along with the fence to the left and joining up with the back fence.

Width of gates: 130cm



Posts: - Functional and solid, but should be replaced.

Mylen Road Fence

Condition report given in Sept 2023.



Length of fence to be replaced:
 Stage 1 = 175 m, stage 2 = 130m = **305m total**
 Area to be replaced:



Mylen Road Gates

Condition report given in Sept 2023.

Main gate was shown as needing replacing, the personal gate was not marked, but clearly needed replacement too.



Size of gate 1:

Height: 180cm

Width of gates: 410 cm (post to post edge)

Size of gate 2:

Height: 180cm

Width of gate space: 190cm (post to post edge)

Width of current gate: 150cm.

Photographs of Vegetation along fence lines at Admirals Way



Inside front gate looking out.



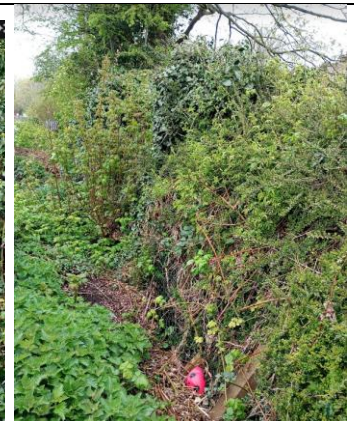
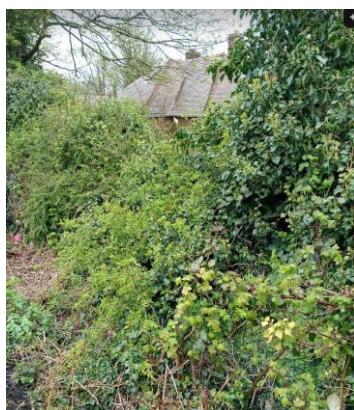
to the left of the front gate.





Photographs of Vegetation along fence lines at Churchill Way

Fence alongside Young Carers property.

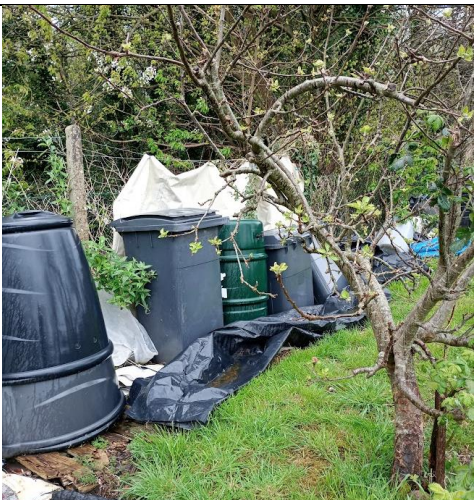




Note the angle of the fence post which is leaning down the bank.



Difficult to see the gradient from the plot level down to the fence at the bottom of a slope.







Photographs of Vegetation along fence lines at Mylen Road









Title Documents:

Admirals Way



Search for land and property information

Title register for:

Admirals Way Allotments, Admirals Way, Andover, SP10 1QG (Freehold)

Title number: HP738964

Accessed on 11 April 2024 at 22:35:44

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

! This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	HP738964
Registered owners	Andover Town Council First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2005-06-14	HAMPSHIRE : TEST VALLEY The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being Admirals Way Allotments, Admirals Way, Andover (SP10 1QG).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2011-07-14	PROPRIETOR: ANDOVER TOWN COUNCIL of First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG.

C: Charges Register

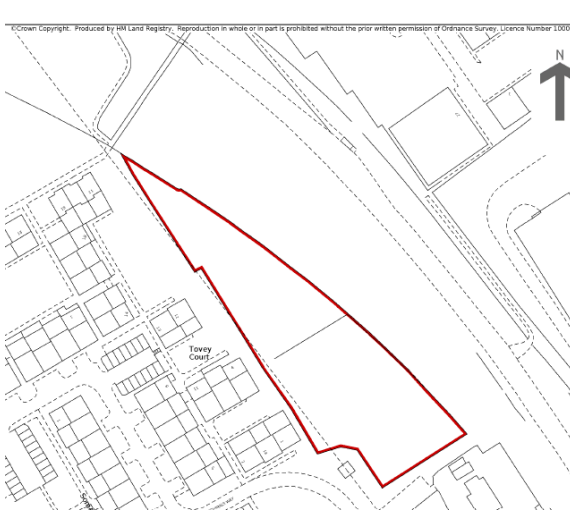
This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1	2005-06-14	The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
2	2005-06-14	The footpaths and roads are subject to rights of way.
3	2005-06-14	The land is subject to rights granted by a Deed dated 20 September 1976 made between (1) The District Council of Test Valley and (2) Central Electricity Generating Board. The said Deed also contains restrictive covenants.

HM Land Registry
Current title plan

Title number **HP738964**
Ordnance Survey map reference **SU3746SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Test Valley**



Churchill Way



Search for land and property information

Title register for:

Churchill Way Allotments, Admirals Way, Andover, SP10 1QG
(Freehold)

Title number: HP738965

Accessed on 11 April 2024 at 22:40:48

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



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Register summary

Title number	HP738965
Registered owners	Andover Town Council First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2005-06-14	HAMPSHIRE : TEST VALLEY

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Churchill Way Allotments, Admirals Way, Andover (SP10 1QG).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2011-07-14	PROPRIETOR: ANDOVER TOWN COUNCIL of First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG.

C: Charges Register

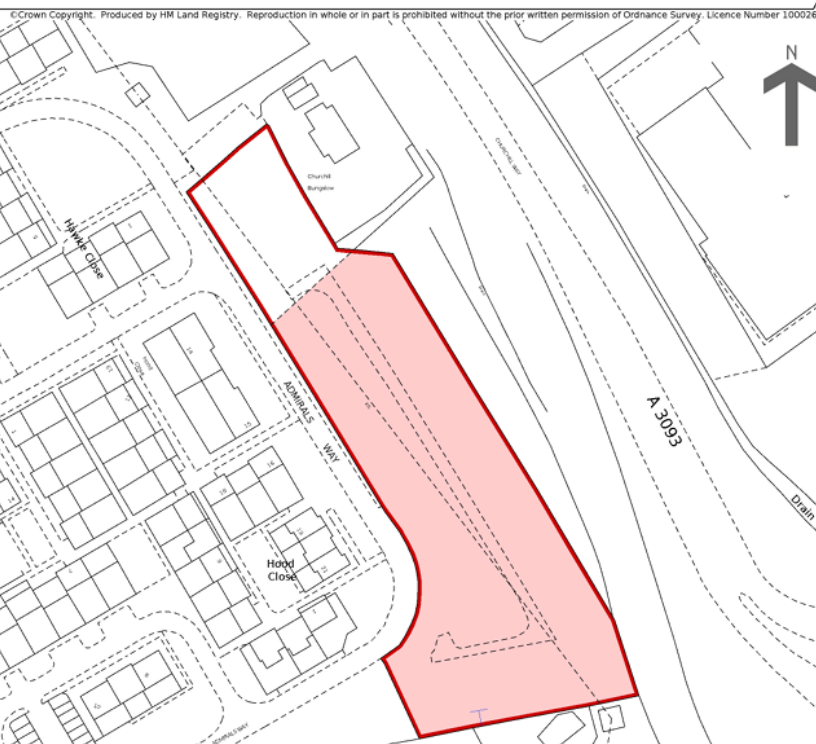
This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1	2005-06-14	The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
2	2005-06-14	The footpaths and roads are subject to rights of way.
3	2005-06-14	A Conveyance of the land tinted pink on the title plan and other land dated 29 March 1966 made between (1) Strong And Co Of Romsey Limited (Vendor) and (2) The Mayor Aldermen And Burgessess Of The Borough Of Andover contains the following covenants:-

HM Land Registry
Current title plan

Title number **HP738965**
Ordnance Survey map reference **SU3845NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Test Valley**



Mylen Road



Search for land and property information

Title register for:

Land lying to the west of Mylen Road, Andover (Freehold)

Title number: HP665282

Accessed on 23 June 2023 at 10:09:01

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

! This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	HP665282
Registered owners	Andover Town Council First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2005-11-24	HAMPSHIRE : TEST VALLEY The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being Land lying to the west of Mylen Road, Andover.

2	2010-03-22	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2011-07-14	PROPRIETOR: ANDOVER TOWN COUNCIL of First Floor Offices, 66c High Street, Andover, Hampshire SP10 1NG.

C: Charges Register

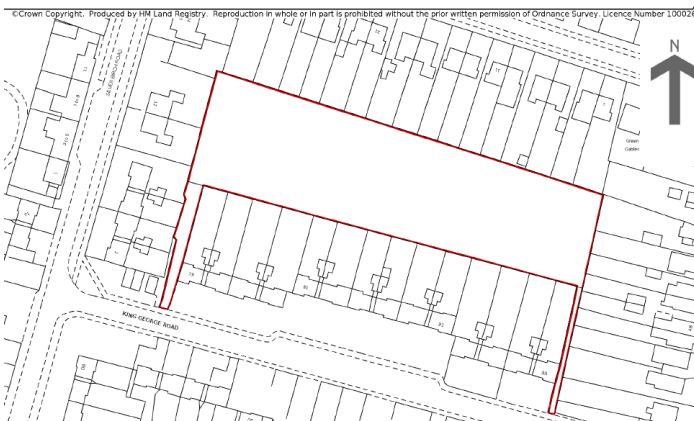
This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1	2005-11-24	The deeds and documents of title having been lost the land is subject to such easements and restrictive covenants as may have been imposed thereon before 24 November 2005 and are still subsisting and capable of being enforced.

HM Land Registry
Current title plan

Title number **HP665282**
Ordnance Survey map reference **SU3545NW**
Scale **1:1250**
Administrative area **Hampshire : Test Valley**



From HM Land Registry:

Your property boundaries

Contents

- Overview
- [Make a boundary agreement with your neighbour](#)
- [Apply to record the exact boundary](#)
- [Correct a boundary mistake on a title plan](#)

Overview

If you live in England or Wales, there's usually no record of:

- the exact boundary between two properties
- who owns the hedge, wall, tree or fence between 2 properties