

	Andover Town Council Recommendation It is recommended that Full Council: 1. Approves the introduction of a 10% annual rent increase from the 2028 rental year, for a period of 4 years, as recommended by the Allotments Committee (minute AC 019/06/26); 2. Notes the financial impact and rationale set out in this report; 3. Authorises officers to include formal notification of the approved increase within the October 2026 tenant correspondence to ensure compliance with the 12-month notice requirement.	Item No.
Produced for: Full Council	By: Allotment Officer and Town Clerk	Date of Report: 1st September 2026
1. Purpose of the Report The previously agreed programme of annual 10% allotment rent increases concludes in the 2027 rental year. Following its review of the current position, the Allotments Committee resolved at its meeting on 17 June 2026 (minute AC 019/06/26) to recommend to Full Council that a further programme of annual 10% rent increases be introduced from the 2028 rental year, for a period of 4 years. This report sets out the rationale considered by the Allotments Committee, in the context of ongoing and increasing maintenance and operational costs associated with allotment provision. These include rising expenditure on labour, materials, infrastructure upkeep, and compliance requirements, and invites Full Council to approve the recommended increase. In reaching its recommendation, the Committee considered that introducing further increases is not mandatory, but concluded that doing so at this stage is financially prudent, as it enables a planned and proportionate approach rather than the need for more significant or reactive increases in future years. In reaching its recommendation, the Committee was satisfied that the approach: • Supports the long-term sustainability of allotment provision • Maintains transparency and fairness for tenants • Allows sufficient notice to be given in line with best practice Full Council is therefore asked to approve the Committee's recommended programme of modest, structured increases, which balances affordability with the need to manage rising costs. 2. Background The current allotment rental rate is £0.5324 per square metre, and has had a 10% increase annually for the last 4 years which is ending in 2027. The Town Council continues to face rising costs in several areas, including: • Labour (contractor rates) • Materials (fencing, path surfacing, water systems, repairs) • General site maintenance and compliance requirements Failure to review and adjust rents periodically may result in a widening gap between income and expenditure, placing additional pressure on Council budgets. 3. Legislative and Notice Requirements Allotment tenancies are governed primarily by the Allotments Acts 1908–1950, which require that rents be reasonable and reflect the costs of provision and maintenance. While the Acts do not prescribe a specific notice period for rent increases, it is established best practice in local authority allotment management, and typically reflected in tenancy agreements, that tenants should be given a minimum of 12 months' notice of any rent increase. Accordingly, to implement any increase from the 2028 rental year, formal notification must be issued to tenants during the October 2026 annual correspondence.		

4. Recommended Rent Increase

In reaching its recommendation, the Allotments Committee considered two potential models for annual increases commencing in 2028:

- **Option A:** 5% annual increase
- **Option B:** 10% annual increase (recommended by the Allotments Committee, minute AC 019/06/26)

The projected rates under each option are outlined below:

Year	Current / Projected Rate (£ per m ²)	5% Increase Option	10% Increase Option
2027 (baseline)	0.5324	–	–
2028	–	0.5590	0.5856
2029	–	0.5870	0.6442
2030	–	0.6164	0.7086
2031	–	0.6472	0.7795
2032	–	0.6796	0.8574

(Figures rounded to four decimal places.)

5. Financial Impact

The total usable allotment area across all sites is:

- Admirals Way – 2,746.1 m²
- Barlows Lane – 11,844.1 m²
- Churchill Way – 5,108.22 m²
- Mylen Road – 3,040.11 m²
- Old Winton Road – 9,552.71 m²
- Ox Drove – 1,177 m²
- Saxon Heights – 1,270 m²
- The Drove – 15,578.21 m²
- Vigo Road – 12,132.97 m²

Total usable allotment area: 62,449.42 m²

Current annual income (2027 baseline):

- 62,449.42 m² × £0.5324 = £33,248.07
(assuming fully tenanted)

Projected income under each option (assuming fully tenanted):

Year	5% Option (£)	10% Option (£)
2028	£34,909.23	£36,570.38
2029	£36,657.81	£40,229.92
2030	£38,493.82	£44,251.66
2031	£40,417.26	£48,679.32
2032	£42,440.63	£53,544.13

(Figures rounded to 2 decimal places.)

Key Observations

- A **5% annual increase** results in an additional **~£9,200 per annum** by 2032 compared to current income.
- A **10% annual increase** results in an additional **~£20,300 per annum** by 2032 compared to current income.
- The cumulative financial difference between the two approaches becomes significant over time, particularly in later years.
- Increased income would support ongoing maintenance, site improvements, and help offset rising operational costs without requiring disproportionate increases in future years.

Per-Plot Cost Over 4 Years (Average Plot: 126 m²)

Year	5% Option (£)	Increase vs 2027 (£)	10% Option (£)	Increase vs 2027 (£)
2027 (baseline)	£67.08	–	£67.08	–
2028	£70.43	+£3.35	£73.79	+£6.71

2029	£73.96	+£6.88	£81.17	+£14.09
2030	£77.67	+£10.59	£89.28	+£22.20
2031	£81.55	+£14.47	£98.22	+£31.14

Summary

- Under the 5% model, the increase remains gradual, rising to around £14.47 per year after four years.
- Under the 10% model, the increase is more pronounced, reaching £31.14 per year after four years.

This table clearly illustrates the cumulative impact while still showing that annual increases remain relatively modest at an individual tenant level.

6. Considerations

Members may wish to take into account the following factors:

- **Affordability:** Allotments provide important community, health, and environmental benefits, and rents should remain accessible.
- **Cost recovery:** Incremental increases allow costs to be managed sustainably without sudden, significant rises.
- **Transparency and fairness:** Providing clear, long-term projections enables tenants to plan accordingly.
- **Administrative efficiency:** Agreeing a structured increase model reduces the need for frequent review.

7. Recommendation

It is recommended that Full Council:

5. **Approves** the introduction of a 10% annual rent increase from the 2028 rental year, for a period of 4 years, as recommended by the Allotments Committee (minute AC 019/06/26);
6. **Notes** the financial impact and rationale set out in this report;
7. **Authorises officers** to include formal notification of the approved increase within the October 2026 tenant correspondence to ensure compliance with the 12-month notice requirement.

8. Conclusion

Approving the increase recommended by the Allotments Committee will support the long-term sustainability of allotment provision while maintaining fairness and transparency for tenants. Early approval by Full Council is essential to ensure the Council meets its notice obligations and can implement the change effectively.