

# Report

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>22 January 2018</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Subject:	<b>Allotments and Management Rules Update</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:

- ◆ provide an update on the development of further food growing opportunities, including allotment provision across South Lanarkshire
- ◆ provide an update on revised rules and regulations and charges

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):

- (1) that the development of further food growing opportunities, including allotment provision, across South Lanarkshire be noted;
- (2) that the revised rules and regulations, set out in Appendix 1, be approved; and
- (3) that the proposed allotment charges, set out in Appendix 2, be approved.

## 3. Background

3.1. The Community Empowerment (Scotland) Act 2015 has been introduced and brings new rights, duties and responsibilities regarding the provision of allotments and food growing opportunities. Part 9 of the Act governing the provision of allotments and food growing was enabled on 1 April 2018 and Councils have two years to publish information on how they intend to meet their legislative obligations via a Food Growing Strategy.

3.2 Part 9 of the Act places the following statutory obligations on local authorities:

- Offer to lease allotment plots of 250sqm, or lower on request
- Duty to maintain waiting list for allotments
- Duty to provide allotments:
  - Maximum waiting list must not exceed 50% of number of plots available
  - Person on list does not wait more than 5 years for an allotment
  - Allotments to be within 3 mile radius or within 30 minute journey from where people on the waiting list reside
- Access to allotments and allotment sites (disability compliant)
- Allotment site regulations must be developed in consultation and contain core information
- Duty to prepare Food growing strategy which includes consultation and requirement for annual report on food growing activity on Council land
- Legislative obligation to publish a food growing strategy by 1 April 2020
- Duty to review Food growing strategy

- Delegation of management of allotment sites
- Promotion and use of allotments

- 3.3 It was anticipated that detailed government guidance covering Part 9 would be published in 2016. However, further consultation was carried out in August 2018 and whilst final guidance has been issued on the requirements for the Food Growing Strategy, detailed guidance on how the Council manage its waiting list and sites is still awaited. Nonetheless, the Resource continues to bring forward food growing proposals that are consistent with the draft guidance.
- 3.4 Currently, the Council has 123 plot holders accommodated at the two existing sites in East Kilbride and Rutherglen and there are a further 426 applicants on the waiting list as at December 2018.
- 3.5 As well as having a need to increase the number of formal allotment sites, the Council is legally required to identify sites for alternative food growing opportunities such as individual plots, raised beds or community gardens. Amenity Services are working with Estates Services to create a list of potential sites and are in discussion with other Resources including Education and Social Work Resources regarding various ongoing/proposed food growing pilots e.g. eco schools
- 3.6 The delivery of the obligations within Part 9 of the Act will be included within the actions of the proposed Food Strategy for the Council which is subject to a separate report to this Committee.

#### **4. Allotment Update**

- 4.1 As part of the ongoing review by Amenity Services to identify opportunities to expand allotment and food growing opportunities within the Council area, a number of projects are currently progressing as outlined below.

##### Former Blairbeth Golf Course (Cambuslang)

- 4.2 Through local consultation undertaken by Planning and Economic Development Services on the redevelopment of the former Blairbeth Golf Course, an opportunity was identified to provide local food growing facilities as part of the redevelopment.
- 4.3 The agreed design included a fully serviced area for food growing and work is currently underway to create 50 x 100m<sup>2</sup> plots, some of which may be divided into 50m<sup>2</sup> plots depending on individual requirements and the provision of raised beds to accommodate disabled users. This development will allow the Council to offer up to 100 applicants on the waiting list access to a plot.

##### Murray Recreation (East Kilbride)

- 4.4 Work is also ongoing to develop a raised bed site at Murray Recreation area in East Kilbride, with the site programmed to be available by Spring 2019. This development will allow the Council to offer up to 70 applicants on the waiting list access to a raised bed.

##### Allers (East Kilbride)

- 4.5 The Council currently operates a fully serviced allotment site at Allers in East Kilbride and work is underway to extend the site to create up to 69 additional plots plus 12 raised beds. Timescale for completion has still to be confirmed as discussions are ongoing with SEPA in terms of any additional compliance works required, e.g. ground conditions, but it is envisaged that this site would be available by Summer 2019. This development will allow the Council to offer up to 81 applicants on the waiting list access to an allotment or raised bed.

- 4.6 These projects will provide an additional 250 opportunities to applicants on the waiting list to participate in food growing within South Lanarkshire and contribute to the Council to move towards compliance with Part 9 of the Act.
- 4.7 Amenity Services has also highlighted that investment in food growing will be required over the next few years and this was highlighted in the recent Future Capital Investment Strategy report approved at the Executive Committee on 21 November 2018.

## **5. Rules and Regulations including Charges**

- 5.1 Part 9 of the Act highlights the requirement for allotment site regulations to be developed in consultation and contain core information. During the summer of 2018, Amenity Services issued a questionnaire to the existing plot holders and applicants on the waiting list. This questionnaire asked current plot holders to provide additional information to ensure the Council held the “core Information” outlined in the Act, including confirming contact details, size/type of plots they would consider, distance willing to travel and included specific questions on the rules and regulations and how charges should be developed.
- 5.2 Following the introduction of the Community Empowerment (Scotland) Act 2015, revised rules and regulations were developed in conjunction with Legal Services to meet the requirements of the guidance issued in relation to Part 9 of the Act. These were circulated to existing plot holders for comment and subsequently amended to reflect feedback. A copy of the amended rules and regulations are attached as Appendix 1. The main changes included as a result of the Act guidance were:
- If an existing applicant/tenant wishes to change the size of their plot, they must re-apply and be added to the end of the waiting list
  - Formally recognises joint applications
  - Formally recognises that if primary applicant withdraws, secondary applicant can remain on the list
- 5.3 In addition the Council, based on concerns raised by existing plot holders, streamlined the warning system which deals with persistent offenders who do not comply with the rules and regulations. The main change is to deal with warnings on a 12 month rolling period, taking account of previous issues.
- 5.4 If approved, these Rules and Regulations will be implemented from January 2019 to existing and any new allotment sites.
- 5.5 Given that there will now be the option for applicants to request a variety of different plot sizes, up to 250sqm and also to request alternative growing spaces such as a raised bed, the service requires to review the existing charges. Historically, allotment charges have been based on 50 and 100sqm plots increased by Retail Price Index each year. As a result, there is some disparity between the two current sites as one was formerly under Glasgow District Council and the other East Kilbride District Council as set out below:

<b>DESCRIPTION</b>	<b>per annum</b>
Allers Allotment East Kilbride (full plot)	£27.35
Allers Allotment East Kilbride (full plot concession)	£17.70
Allers Allotment East Kilbride (half plot)	£14.00
Allers Allotment East Kilbride (half plot concession)	£8.70
Richmond Allotments Rutherglen (full plot, no concessions)	£8.40

- 5.6 As part of the questionnaire, plot holders and applicants on the waiting list were asked to comment on the most appropriate way for future charges to be structured. 88.5% of respondents agreed that a m2 rate was fairer rather than based on plot, particularly now that applicants can request any size of plot up to 250m2.
- 5.7 The proposed charging structure is based on the Council recovering the recurring estimated revenue costs for operating these facilities and these are identified in Appendix 2. A concession scheme for applicants who qualify for benefits has also been included.
- 5.8 Charges based on m2 would be applied with immediate effect to any new sites, e.g. Blairbeth but charges for existing plot holders at Allers and Richmond, would only be subject to a 3% rise for 2019/2020 as agreed as part of the Council Charging Policy and Proposals report to the Executive Committee on 21 November 2018. The proposal to align all allotment charges to the new charging structure will be considered as part of the 2020/2021 annual charges review process.
- 6. Employee Implications**
- 6.1 There are no employee implications at this time, however, as the number of sites expands through increased uptake in food growing across the Council area, the resources required to deal with applications, plot allocations, inspections, disciplinary issues will require to be reviewed.
- 7. Financial Implications**
- 7.1 The expansion of allotments and food growing as outlined in section 4 is being funded from within existing budgets but further capital investment is identified as outlined in the Future Capital Investment Strategy report to the Executive Committee on 21 November 2018.
- 7.2 The proposal to align all allotment charges to the new charging structure will be considered as part of the 2020/2021 annual charges review process
- 8. Other Implications**
- 8.1 There is a risk that even with the development of the three identified sites, the Council may still not meet the legislative requirements outlined in the Community Empowerment (Scotland) Act 2015 as demand could again increase once new sites are publicised and waiting times reduce. To mitigate this risk, the service continues to work with Estates Services to identify further options to promote food growing activities within South Lanarkshire.
- 9. Equality Impact Assessment and Consultation Arrangements**
- 9.1 An equality impact assessment relating to rules and regulations and revised charges has been prepared and based on consultation feedback, there is no evidence that these will have a negative impact on specific equality groups.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

27 December 2018

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Make communities safer, stronger and sustainable

**Previous References**

- ◆ Community and Enterprise Resources Committee 21 August 2018 - Consultation on part 9 Community Empowerment (Scotland) Act 2015- Allotment and Food Growing Opportunities
- ◆ Community and Enterprise Resources Committee 12 December 2017 - Consultation on part 9 Community Empowerment (Scotland) Act 2015- Allotment and Food Growing Opportunities

**List of Background Papers**

- ◆ Community and Enterprise Resources Committee Report – Redevelopment of Former Blairbeth Golf Course Site

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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## **RULES AND REGULATIONS FOR ALLOTMENT PLOTS ON COUNCIL MANAGED LAND 2019**

South Lanarkshire Council ("the Council") has a statutory duty to provide allotments in terms of Part 9 of the Community Empowerment (Scotland) Act 2015 ("the 2015 Act"). These rules are made in support of this statutory function and to support those leasing allotment plots ("tenants") understand their responsibilities. Where there is a contradiction between these rules and the 2015 Act the terms of the 2015 Act including any regulations ("Regulations") shall apply. These rules will be subject to review once Part 9 of the 2015 Act has been fully enabled.

### **1 Allotment Plot Letting**

- (a) For allotment plots on Council owned land, an allotment plot application form must be completed and submitted in writing either via the Council's website or send to the Landscape Support Officer, Community & Enterprise Resources, 18 Forrest Street, Blantyre, G72 0JP or such other address as is publicised by the Council.
- (b) The Council will maintain a waiting list and will offer available plots to the first person on the list based on what has been requested or the next available size. Applicants may remain on the list until the prescribed size of plot has been offered however, if a valid offer is refused due to personal circumstances, applicants will be moved to the end of the waiting list if the five year time limit prescribed by the Community Empowerment (Scotland) Act 2015 will or has been exceeded.
- (c) Allotment tenancies will only be granted to residents, 18 years or over who reside within the South Lanarkshire Council area. Individuals who live outside or move outwith South Lanarkshire shall not be entitled to retain an allotment tenancy and South Lanarkshire Council or the relevant association shall be entitled to require that any such tenancy be brought to an end in accordance with the termination provisions herein.
- (d) The Council reserves the right to inspect any allotment sites and records without giving prior notice to ensure that allotment plots are being managed in accordance with these rules.
- (e) All tenants are required to sign an agreement in terms of the Allotment Tenancy Agreement annexed hereto annually in advance agreeing to lease an allotment plot for that year and that they shall adhere to these rules and any that may pertain to the particular allotment site and/or any Regulations.
- (f) The tenant shall ensure that any change of address or contact details are notified as soon as reasonably practicable to the Landscape Support Officer at the address specified in 1(a) above. The Council / Association shall not be held responsible for any losses resulting from a failure by a tenant to provide information.
- (g) Should an existing tenant wish to increase the size of his/her allotment plot he/she shall submit a new application form and will be added to the end of the waiting list of applicants wishing to let an allotment tenancy.
- (h) Any applicant who accepts a smaller allotment plot than requested will be removed from the waiting list. Should the tenant wish a larger plot at a later date, a new application must be submitted to join the waiting list.
- (i) Where a person (or joint applicant) who has had an allotment tenancy previously terminated by the Council or Association makes an application for an allotment tenancy it shall be considered taking into account the circumstances of the previous termination and any Regulation that may apply at that time.
- (j) A tenant shall not be sub-let or share occupation of any part of his/her allotment plot with any other person.
- (k) The Council will consider the transfer of an allotment tenancy to a joint applicant, 18 years or over, should the existing tenant be permanently unfit or deceased. If approved, the Council will require written proof to be submitted and a new tenancy agreement shall be signed.
- (l) If an allotment tenancy is terminated, there will be no refund made other than for the refundable key deposit when keys are returned.
- (m) The first named person on joint applications shall be considered the lead applicant. Should the lead applicant withdraw, the second named applicant will remain on the

waiting list unless advised in writing that both wish to withdraw. Further applicants cannot be added and second named applicants will remain on the list as a single applicant.

## **2 Charges**

- (a) For Council managed allotment sites the annual subscription of the allotments will be due on 1 April each year. The annual subscription shall be set by the Council at its sole discretion.
- (b) The Council shall consider any subscription not paid in full within 30 days of the invoice date as an indication that the tenant of that allotment plot wishes to give up the allotment tenancy. Following a defined timescale, the Council shall be entitled to enter upon the allotment plot and remove all items and building or erections and make the allotment plot available for re-letting to another person
- (c) Changes to circumstances that affect your ability to pay, must be advised in writing to the Landscape Support Officer. The Council will review specific circumstances and offer support and guidance.
- (d) Annual subscriptions and any other charges that may be payable are subject to annual review and Tenants will be notified of any increase in advance. To cover costs, charges will be based on a rate per m2 and what services are provided which may vary from site to site.
- (e) When an allotment plot is allocated in a secure site, a key will be issued to the tenant upon payment of a refundable deposit.
- (f) A tenant shall notify the Landscape Development Officer of any lost/stolen keys. Replacement keys are chargeable and shall not be issued to a tenant until paid in full.
- (g) Concessions (where available) are only applicable to the lead applicant. Lead applicants shall only be changed where written proof is provided that the lead applicant is deceased or permanently infirm.

## **3 Allotment Plot Management**

- (a) All tenants shall be responsible for keeping their allotment plots in a clean and tidy condition at all times of year to the standard outlined in the rules and regulations at the Council's sole discretion. Allotment sites will be regularly inspected by the Council and/or Association.
- (b) An allotment plot must be used for the sole purpose of growing vegetables, fruit and other produce and tenants may sell such produce grown (other than with a view to making a profit). At least 50% of individual allotment plots should be used for growing purposes.
- (c) All tenants shall be responsible for ensuring that weed growth is controlled and their allotment plots are cultivated by the end of April prior to the growing season all to a standard outlined in the rules and regulations at the Council's sole discretion, e.g. the allotment plot should either be: well underway in the process of being prepared for crops; in readiness for growing; or be well stocked with growing produce and seed heads should be removed before they set and pernicious weeds such as couch grass, ground elder, brambles or mares tail must be controlled.
- (d) A tenant shall be responsible for keeping the boundaries and paths adjacent to his/her allotment plot in a clean and tidy condition. Where a path is adjacent to two allotment plots, the respective tenants shall come to an agreement as to how it is to be kept clear of weeds and any obstructions failing which the Council or Association shall direct the tenants as to how this is to be done.
- (e) The prior written consent of the Council or Association shall be obtained by a tenant regarding the location and size of any buildings to be erected within his/her allotment plot, which consent will not be unreasonably withheld if the proposals do not unduly shade adjacent allotment plots or take up more than 25% of the said plot. The Council or Association will be entitled to ask for whatever information it considers necessary in order to reach a decision as to whether such consent is to be given.
- (f) A tenant shall not allow trees on the allotment plot, with the exception of fruit trees which must be maintained within the allotment plot and which shall not grow into or cause shade to be cast on neighbouring allotment plots. Fruit bushes are permitted to be grown.

- (g) A tenant shall be responsible for ensuring that appropriate pest and disease control is carried out on the allotment plot.
- (h) A tenant must not allow his/her allotment plot to be used for the storage of glass, timber, refuse or any other material deemed unsuitable by the Council.
- (i) A tenant shall not do anything to adversely affect other allotment plots, including, but not limited to, spray damage, fertiliser run off, spreading/seeding weeds or any other activity that may cause damage and/or nuisance.
- (j) Crops, structures, etc on individual allotment plots are the responsibility of the tenant and the Council and/or Association shall not be liable for any incidents that take place and/or damage occurring to said items save where such incidents and/or damage are as a result of the actions of their employees or authorised representatives.
- (k) Tenants are encouraged to practice good housekeeping and sustainable practices, e.g. composting green waste on the allotment plot, the use of water butts for collecting water and responsible disposal of waste material.
- (l) Where waste disposal facilities are provided, this is strictly for recyclable green garden waste only. Tenants are responsible for the removal of all other waste lawfully from their allotment plot by the following methods:
  - Suitable vegetable/green waste shall be composted within the allotment plot.
  - Other green waste should be disposed in green waste magazine (if provided).
  - If waste magazine is not provided, waste must be removed from allotment site by the tenant.
  - All non-compostable waste material must be removed from allotment site by the tenant.
  - Any breach of these conditions may be deemed as fly tipping and will result in the termination of a tenant's allotment tenancy.
- (m) Small scale burning using a closed vessel such as a chimenea is permitted however must be controlled and must not compromise adjacent allotment plots.
- (n) To increase sustainability and keep charges manageable, tenants are encouraged to harvest water within their allotment plots to supplement mains water provision where provided. It is not permitted to install additional water taps.
- (o) Where no mains water is provided, plot holders must harvest water within their allotment plot.

#### **4 Structures/Property**

- (a) No greenhouse, polytunnel, shed or storage hut shall be erected on an allotment plot or in an allotment site by a tenant without the prior written consent from the Council who will advise of a suitable location to minimise or eradicate shading to other allotment plots. Caravans are not permitted on any allotment site.
- (b) Prior to the erection of a greenhouse, shed or other building / structure, the tenant shall provide construction details to the Council or Association for approval. Details shall include: type of structure; size of structure; height of structure; building materials; location on allotment plot (in order that it shall not result in any adverse affect on neighbouring allotment plots) and any other information considered necessary
- (c) Tenants are solely responsible for the safety and maintenance of any structure as well as boundary fences on their allotment plots. Tenants are not permitted to plant boundary hedges.
- (d) When any structure is to be demolished the tenant shall ensure that all waste materials are removed from the allotment plot and allotment site and disposed of lawfully.
- (e) No more than 25% of an allotment plot shall be used for non growing structures such as sheds, seating, storage.
- (f) The Plot Holder shall indemnify the Council against all claims and liabilities which may be made against the Council arising directly or indirectly from any breach or non-performance by the Plotholder of his obligations under the Allotment Agreement or from any act, omission or negligence of the Plotholder or any person acting expressly or implied with the authority of the Plotholder in relation to the Plot or so arising from the presence of any of the Plotholder's property and from the expenses of proceedings arising therefrom.



- (g) South Lanarkshire Council and its employees cannot accept responsibility for any claims, loss or damage which may arise from using this facility, except so far as provided by statute.
- (h) Plotholders are responsible for the removal of any structures as requested by the Council following the end of a lease. Failure to do so, may result in charges being levied to cover the cost of any costs incurred by the Council.

## **5 Livestock**

- (a) Dogs are allowed on allotment sites. The tenant shall be responsible for keeping or, if not the owner, ensuring that the dogs are kept under control at all times and that they are kept on a lead.
- (b) Tenants who bring their dogs on to or permit a visitor to bring dogs on to an allotment site are responsible for the safe disposal of any dog waste and for any damage that be caused by said dogs.
- (c) Tenants shall not kennel animals/poultry overnight nor permit the same on any part of an allotment site.
- (d) No livestock shall be permitted on an allotment site without the written consent of the Council whose decision shall be final.

## **6 Security/Maintenance**

- (a) All Tenants share responsibility for the security of an allotment site at all times and shall enter and leave the allotment site only through the authorised boundary gates. Children must be supervised by an appropriate adult at all times.
- (b) Each of the boundary gates of an allotment shall be padlocked and tenants shall lock these at all times on entering and leaving. Each tenant shall ensure that keys are retained securely.
- (c) The key to the allotment site remains the property of the Council and/or Association and is issued to a tenant strictly for the purposes of access to and egress from an allotment site and is not transferable to any other person.
- (d) Each tenant shall be required to pay a deposit of £20.00 (or such other sum as set by the Council or Association) for the key to the allotment site which is refundable to the tenant on the termination of the allotment tenancy and return of the key.
- (e) A tenant is responsible for the security of any greenhouse, shed, property etc, on his/her allotment plot.
- (f) Each tenant shall not enter an un-let allotment plot or one let to another person or remove any item or materials from said allotment plots.
- (g) Issues relating to general site maintenance on Council managed allotments must be reported to the Landscape Support Officer or via the Association where appropriate.

## **7 Monitoring**

- (a) The Landscape Support Officer and/or where appropriate, members of the Association shall be entitled to carry out general inspections (at their discretion) of all allotment plots. The purpose of these inspections will be to assess whether sufficient progress is being made to reach and maintain the agreed cultivation and maintenance standards, as well as noting any non-conformance of rules and regulations.
- (b) Tenants who fail to meet the required standards will receive a first warning letter advising that issues must be rectified within 21 days. If the issue is not rectified within the specified deadline, the Council or Association shall issue a final warning letter to the tenant giving him/her 14 days to rectify the matter. Failure to rectify the matter to the satisfaction of the Council or Association will result in the allotment tenancy being terminated in accordance with these rules.
- (c) The tenant will be notified in writing to vacate their allotment plot and return their key(s) to the Landscape Support Officer.
- (d) The tenant is responsible for any remediation work or waste disposal and the costs thereof required to be undertaken by the Council and/or Association.
- (e) Any tenant who has been issued with a previous warning in a 12 month rolling period, will immediately be issued with a final warning on the second occasion.

- (f) Any tenant who has been issued with two prior warnings within a 12 month rolling period will automatically have their allotment tenancy terminated on the third occasion.
- (g) Issues relating to a Tenant's gross misconduct such as theft or inappropriate behaviour will be referred to the Landscape Support Officer. In such circumstances the Council reserves the right to terminate the allotment tenancy.
- (h) In the event of any dispute regarding the interpretation of these rules, the matter shall be referred to the Landscape Support Officer. The Council shall have regard to the 2015 Act and any Regulations in arriving at its decision.

### **Notes to Allotment Plot Holders**

These rules are made to help ensure that every tenant gets the best results and enjoyment from his/her allotment plot. It is in the tenant's interests to ensure that these are adhered to.

For information and assistance, tenants are encouraged to join the onsite allotment association where one is provided and seek advice/guidance from other professional gardening bodies where appropriate. Additionally, the Council's Landscape Support Officer within Community & Enterprise Resources and/or the relevant management committee will be pleased to help with any queries you may have.

### **Holidays / illness**

In the event of longer term holidays or illness, please notify the Landscape Support Officer or management committee in advance as there may be someone willing to tend your allotment plot in your absence. If you are unable to cultivate your allotment in accordance with the rules because of illness or personal difficulties, the Council will, where possible take personal situations into account. However, we are obliged to ensure that plots are being managed appropriately for the sake of neighbouring ploholders or those on the waiting list and any action can only be deferred for up to one calendar month to ensure that allotment plots do not fall into a poor state or have a detrimental impact on neighbouring plots. It is a tenant's responsibility to seek assistance to keep an allotment plot in an acceptable condition otherwise there is a risk of having the tenancy agreement terminated.

### **Contact Details**

Telephone 0303 123 1020 or email [ffgs@southlanarkshire.gov.uk](mailto:ffgs@southlanarkshire.gov.uk)

South Lanarkshire Council reserves the right to amend the Rules and Regulations in accordance with the requirements of the Community Empowerment (Scotland) Act 2015.

**Allotments / Raised Bed - Proposed Charges****Proposed Charges (Concessions @ 75%)**

<b>Allotment Type (Full price)</b>	<i>Per m2</i>	50m2	100m2	250m2
Fully Serviced (multiple services e.g. Water + portaloo)	£0.60	£30.00	£60.00	£150.00
Part Serviced (1 service e.g. water)	£0.45	£22.50	£45.00	£112.50
Unserviced	£0.30	£15.00	£30.00	£75.00

<b>Allotment Type (Concession)</b>	<i>Per m2</i>	50m2	100m2	250m2
Fully Serviced (multiple services e.g. Water + portaloo)	£0.45	£22.50	£45.00	£112.50
Part Serviced (1 service e.g. water)	£0.34	£16.88	£33.75	£84.38
Unserviced	£0.23	£11.25	£22.50	£56.25

<b>Raised Bed Type ( full price per annum)</b>	
Fully Serviced (multiple services e.g. Water + portaloo)	£10.00
Part Serviced (1 service e.g. water)	£7.50
Unserviced	£5.00

<b>Raised Bed Type (concession per annum)</b>	
Fully Serviced (multiple services e.g. Water + portaloo)	£7.50
Part Serviced (1 service e.g. water)	£5.62
Unserviced	£3.75