Henstridge Parish Council Allotment Charges 2026

Approved 6 October 2026

Purpose and recommendation. This paper provides for the allotment charges taking effect from 30 September 2026 and compares them with published local and national information. The basic rents remain modest when set against nearby Somerset councils. The separate annual maintenance and administration charge contribute towards grass cutting on communal paths and shared areas, correspondence, annual inspections, invoicing and tenancy administration. The Council record these recurring services clearly because the charge materially increases the amount paid each year, particularly for half plots.

Charges

- An annual rent of £35.00 for a full plot and £17.50 for a half plot from 30 September 2026.
- A separate annual allotment maintenance and administration charge of £15.00 for each tenancy, covering grass cutting on communal paths and shared areas, correspondence, annual inspections, invoicing and tenancy administration.
- A refundable deposit of £75.00 for every new tenancy to ensure plots are returned ready for the next tenant. The deposit will be returned when the tenancy ends if the plot is weed free, has been turned over and otherwise complies with the agreed handback conditions

New charges

Charge	Current	From 30 September 2026	Change
Full plot rent	£30.00	£35.00	+£5.00 16.7%
Half plot rent	£15.00	£17.50	+£2.50 16.7%
Annual maintenance and administration charge	None stated	£15.00	New charge
New tenant deposit	None stated	£75.00 refundable	New deposit

Effective annual amount payable. When the maintenance and administration charge is included, an existing tenant will pay £50.00 a year for a full plot and £32.50 a year for a half plot including the administration fee.

Amount due from a new tenant. At the start of a new tenancy, the initial payment will be £125.00 for a full plot or £107.50 for a half plot. Of that total, £75.00 is a refundable deposit rather than income, and will be recorded separately in the Council's accounts.

Somerset comparison

Published charges are not perfectly comparable because plot sizes, water provision, facilities, concessions and administration arrangements differ. The table therefore compares advertised annual charges rather than claiming a like for like cost per square metre.

Council	Published full plot	Published half plot	Other relevant charges or notes
Henstridge proposed	£35 rent £50 total	£17.50 rent £32.50 total	£15 annual maintenance and administration charge; £75 refundable deposit for new tenants
Milborne Port 2026	£60	£35	£15 charge to set up a new tenancy; £75 refundable deposit
Wincanton	£50	Not stated on page	Quarter plots from £15; published range up to £50
St Cuthbert Out 2025	£45	£30	Fixed tariff shown on council website
Trull	£35	£20	Rent payable annually from 1 October

Local position. Henstridge's basic rents of £35.00 and £17.50 sit at or below the published Somerset examples. Including the annual maintenance and administration charge, the £50.00 effective full plot cost matches Wincanton's published upper rate and remains below Milborne Port's £60.00 rent. The £32.50 effective half plot cost is above Trull and St Cuthbert Out but below Milborne Port. Milborne Port uses a £15 administration charge only when setting up a new tenancy, whereas Henstridge's annual charge also contributes towards recurring site maintenance and inspections.

National context

There is no single statutory national tariff and no current comprehensive national average that can be applied safely to every site. Charges vary substantially according to plot area, water, facilities, management model and location. The National Allotment Society began a nationwide audit in 2026 and asks councils to report rent per square metre, which is a more reliable method than comparing labels such as full and half plot. As a broad market indicator, published guidance commonly places full plot council rents within a wide range of roughly £25 to £125 a year, while a 2025 to 2026 London benchmarking exercise reported an average site cost of £92. These figures are contextual only and should not be treated as a direct comparator for rural Somerset.

Assessment. The proposed £35 basic full plot rent is towards the lower end of that broad national range. The £50 effective annual charge also remains moderate nationally even with the administrative charge.

Policy and financial considerations

Reasonableness. Section 10 of the Allotments Act 1950 provides for rents that a tenant may reasonably be expected to pay. The Council should therefore minute the evidence considered, the services covered and why the overall charge is proportionate.

Transparency. Invoices and public information should show the rent and maintenance and administration charge separately, followed by the total annual amount. The deposit should be clearly identified as refundable and held separately from ordinary fee income in the accounting records.

Maintenance and administration charge. The proposed description gives a reasonable explanation for a recurring annual charge because it identifies services that arise throughout each tenancy. It should be stated consistently as contributing towards grass cutting on communal paths and shared areas, correspondence, annual inspections, invoicing and maintenance of tenancy records. It does not cover grass cutting, weed clearance or cultivation within an individual tenant's plot.

Deposit terms. The tenancy agreement defines weed free and turned over, sets

a fair inspection process, allows for reasonable seasonal conditions, explains permitted deductions and states when the balance will be repaid. Photographs at the beginning and end of a tenancy will reduce disputes.

Affordability. The Council may wish to consider whether a hardship or staged payment arrangement is needed because the annual maintenance and administration charge more than doubles the total yearly payment for a half plot compared with the present rent.

Notice. Tenants should receive clear written notice before the new charge takes effect, in accordance with the existing tenancy agreement and any applicable notice requirements.

In summary

Fee charges become effect from 30 September 2026:

(1) the annual rent is £35.00 for a full plot and £17.50 for a half plot;

(2) an annual allotment maintenance and administration charge of £15.00 is payable for each tenancy as a contribution towards grass cutting on communal paths and shared areas, correspondence, annual inspections, invoicing and tenancy administration;

(3) every new tenant pays a refundable deposit of £75.00; and (4) the deposit is repaid at the end of the tenancy where the plot is left weed free, turned over and in accordance with the detailed handback provisions in the tenancy agreement. The £15.00 charge does not cover grass cutting, weed clearance or cultivation within an individual plot. The Clerk is authorised to issue notice, revise the tenancy documentation and publish the full annual amounts payable.

Sources reviewed

- Henstridge Parish Council website: https://henstridge-pc.gov.uk/
- Henstridge agenda 5 September 2016: https://henstridge-pc.gov.uk/wp-content/uploads/PDF-2016/Agenda-2016-09-05.pdf
- Henstridge minutes 7 August 2017: https://henstridge-pc.gov.uk/wp-content/uploads/PDF-2017/Minutes-2017-08-07.pdf
- Henstridge minutes 4 June 2024: https://henstridge-pc.gov.uk/wp-content/uploads/2024/06/Minutes-4-June-2024.pdf
- Milborne Port Parish Council allotments: https://milborneport-pc.gov.uk/services/allotments/
- Wincanton Town Council allotments: https://wincantontowncouncil.gov.uk/allotments/
- St Cuthbert Out Parish Council allotments: https://www.stcuthbertout-pc.gov.uk/allotments
- Trull Parish Council allotments: https://trullparishcouncil.org.uk/trull-allotments/
- National Allotment Society survey programme: https://thenas.org.uk/survey-homepage
- Parks for London fees comparison 2025 to 2026: https://parksforlondon.org.uk/resources/allotment-fees-and-charges-2025-26/
- Allotments Act 1950 section 10: https://www.legislation.gov.uk/ukpga/Geo6/14/31/section/10

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