

# Vicary's Field Allotment Transition Plan

## Overview

Vicary's Field Allotment is situated on council land and has been informally run by Tenant A, independently from the Newton Abbot & District Co-Operative Allotment Association (NADCAA). There are no tenancy or rental agreements, and the council receives a peppercorn rent of approximately £100 each year in March.

Recently, much of the field has fallen into disrepair through lack of maintenance, with uneven paths, derelict sheds and piles of refuse. The field also suffers anti-social behaviour, in part due to the lack of security, and has never had access to running water. Many of the tenants are elderly and unable to cultivate their plots, meaning that over half of the field is now extremely overgrown and no longer functioning as an allotment.

## Going forward

Following a meeting with Tenant B, who is running the field in place of Tenant A, an informal agreement, actions for the field, and timeline has been established.

### Informal Agreement (26/06/2025)

Tenants were offered the opportunity to join NADCAA, but this was widely rejected. Instead, tenants have agreed to allow the council to take on the running of the field from March 2026. All current tenants will sign new tenancy agreements, face inspections (following cultivation guidelines) and other related processes based on NADCAA's format. Tenants have been given access to draft tenancy agreements, cultivation guidelines, and will be informally inspected this autumn (with feedback given), allowing them adequate time to bring their plots up-to-standard by March 2026; Final documents are in development and will be sent later in the year.

Rent will stay the same in 2026 but will annually rise in line with NADCAA prices/inflation from 2027 onwards. Any new tenants will become part of NADCAA and pay their prices for plots, allowing a gradual transition of the field to full association (NADCAA) and council oversight. It is likely that some current tenants will not meet cultivation guidelines or will choose to give up their plots. Instead, we might offer associate membership or develop a **community/accessible plot** for them to access.

## Documents Needed

- Tenancy Agreements, Cultivation Guidelines, Complaints Policy
- Transition/Management document outlining unique arrangement and processes between Vicary's Field, the Council, and NADCAA.

## Allotment Field Actions

- **Access to water** – temporary water collection facilities could be constructed, but long-term running water must be made available.
- **Improved security** – current fencing is unable to keep out trespassers in the winter months when there is less hedge overgrowth.
- **Overgrown plots and pathways** – most of the field needs opening-up and/or cutting back. Half of the plots are overgrown and need clearing, but it is unlikely that the tenants will be able to do this themselves meaning the council will need to step in.
- **Removal of rubbish** – Much of the site is covered in rubbish or derelict sheds. The council will need to remove this to bring many of the plots up-to-standard.
- **Tree survey** – No issues observed.

## Proposed Timeline

### Summer 2025:

- Documents prepared and sent to Tenant B for review
- Meet with NADCAA
- Discuss potential for accessible community plot - meeting 27/08/2025

### Autumn/Winter 2025

- Inspections to provide feedback
- Formal site assessment to confirm the works needed to be done
  - Clearing
  - Security
  - Waste removal
  - Water access (contacted SWW about this and have been given documents to review). Other short term and less costly solutions might be more appropriate e.g. water collection facilities.
  - Community/accessible plot
- Conduct works in preparation for “takeover”
- Have final document versions ready – Tenancy Agreement, Cultivation Guidelines, Management document.
- Confirm arrangements with NADCAA

### Winter/Spring 2026

- Pre-inspections
- Tenancy agreements
- Rent payment