

**Minutes of the meeting of the  
Playing Fields, Allotments and Amenities Committee  
held on Tuesday 29<sup>th</sup> November 2022 7pm at Diamond Jubilee Lodge**

**Present:** Cllr B. Johnson (Chairman)  
Cllr K. Avenell  
Cllr L. Douglass  
Cllr U. Franklin  
Cllr D. King

**Also in Attendance:**  
Mrs F LeBon (Clerk), Mr K Sage (Facilities Manager) and 2 members of the public

The Chairman welcomed all to the meeting and read out the transparency rules to facilitate the recording of the meeting.

**1. Apologies and acceptance for absence**

Apologies were received from Cllr G. Diffey.

**2. Declarations of Interest and Dispensations**

Cllr Johnson declared an interest in matters relating to Hellesdon Bowls Club, as a member of the club.

**3. To Approve the Minutes of the Meeting 30<sup>th</sup> August 2022**

The Minutes had been circulated from the meeting of 30<sup>th</sup> August 2022. These were **AGREED**.

**4. Public Participation**

A member of the public was concerned that a response had not been received from the council regarding queries he had sent, particularly regarding the new allotment rules, application of pesticides and pest control. The Clerk confirmed that a written response had been sent on 9<sup>th</sup> August 2022 and quoted from the letter. The Facilities Manager advised the process for applying pesticides and the level of qualification required for the strength of pesticides used by the parish council.

A member of the public reported that an animal had been digging along the fence line at the allotment site. That member of the public is to provide more detail of the location and the Facilities Manager will attend site to investigate further.

**5. Allotments**

**a. To Consider Correspondence relating to Donations of Allotment Produce to Food Banks.**

A query had been received by Parish Council as follows.

*'I am personally trying to put together something to encourage plot holders to donate to food banks , is this acceptable ?'*

The Clerk advised that there is a restriction under the Parish Council's allotment rules that produce cannot be sold, but there was no such restriction on a donation at no charge.

Whilst under the Allotment Act 1922, part of the definition of an allotment is 'wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family', the exceptional economic times were considered. It was **AGREED** that the Parish Council would not intervene if donations of excess produce from allotment plots were made to support the community, as long as there was no commercial benefit.

**b. To Consider Correspondence relating to the Placement of a Shed on Plot 56**

Correspondence had been received from HAHA about allowing them to place a shed on plot 56. Plot 56 houses a stop cock so it is not on the Parish Council's list to be let. It was **AGREED** that HAHA be permitted to install a shed on plot 56, under the following conditions:

- 1) That the shed be installed in the location as agreed with the Facilities Manager
- 2) The shed should not impede access to, or maintenance for, the stopcock.
- 3) That the shed complies with all prevailing shed rules.
- 4) The shed be removed if such instance occurs that the Parish Council requires the plot to be vacated.
- 5) Only the one shed is to be placed on this plot and nothing else.

**c. To Consider Correspondence relating to HAHA Representation of Allotment Holders**

The Clerk provided a report on the request from HAHA to represent allotment holders. A request had been made by the council in July for a copy of HAHA's constitution, but to date this had not been received.

There had never been any queries with HAHA bringing generic queries to the Parish Council, particularly those that had been discussed in democratic meetings of HAHA, however the request suggests that HAHA wished to represent allotment holders on individual issues, including those involving contractual matters. It was stressed that the tenancy agreement is between each individual tenant and the Parish Council, and that information under these agreements should not be divulged to HAHA under Data Protection Legislation.

It was **AGREED** to note the correspondence from HAHA but not engage with queries of an individual nature relating to the contracts between the individual tenant and the Parish Council.

**d. To Receive Report on Number of Paid / Unpaid Tenancy Renewals**

The Clerk reported that there was now only one unpaid tenancy and this was being actively chased to find out whether the tenant wishes to retain their plot.

**6. Tennis Courts**

**a. To Receive Update on Tennis Court Project**

The Clerk reported that the agreement with National Tennis has been signed and an open day was held on Saturday 8th October. This was well attended and the children's class has grown by word of mouth. The adult classes have not proved as popular, but it is anticipated that these will grow when tennis is in season.

As per the license agreement, National Tennis will be invoiced quarterly in arrears. This means the Parish Council will receive funding for the tennis courts out of season, which it hasn't done historically. All the funding forms for the SMARTgate have been received and are ready to be sent back to the LTA. There has been a delay as a result of a problem with the electrical feed and the distance from the gate location and the power board that feeds the floodlights. An alternative solution has been sought utilising the router from the community centre and a 4G SIM, which is awaiting contractor sign off.

**7. Parks**

**a. To Alternative Signage for Parks in Relation to Dog Control**

The Clerk reported that at the last meeting, a discussion occurred about the signage on the recreation ground about dogs being on leads.

This is something that the Parish Council cannot enforce without a Public Space Protection Order. There is already a Public Spaces Protection Order on the recreation ground, as taken out by Broadland Council, but this only covers dog fouling. A change to Broadland Council’s Public Spaces Protection Order would have to be requested, and this would have to be consulted upon, which could lead to tension with dog owners who use the area.

If the Parish Council wishes for dogs to be kept on leads for the purpose of keeping dogs under control, there is already legislation in place for this purpose under The Dangerous Dogs Act 1991 (as amended by the Anti-social Behaviour, Crime and Policing Act 2014).

Alternative signage was put forward to emphasise the responsibilities of dog owners. Cllrs Avenell and King put forward additional wording which was **AGREED** should be worked into the proposed signs. It was **AGREED** that prices should be obtained for signs for all of the parish owned open spaces and this should be added to the 2023/2024 budget.

**8. Budget**

**a. To Receive Prices for Verge Cutting in 2023/2024**

The Clerk reported that prices had been requested from contractors for ten cuts per year (the Norfolk County Council standard is 4 cuts) with an option for more cuts if requested. The specification has requested strimming around street furniture and signs, rather than weedkilling which had been the source of numerous complaints this season.

The specification had been sent to local contractors and also been placed on Contracts Finder for maximum exposure.

Prices received were:

|                                      | <b>Contractor 1</b>                                                                      | <b>Contractor 2</b>                     |
|--------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Price for 10 cuts</b>             | £11,913.00                                                                               | £8,910.95                               |
| <b>Price for each additional cut</b> | £1,191.00                                                                                | £731.15                                 |
| <b>Other Information</b>             | Will not provide a strimming service but will weedkill around street furniture and signs | Will incorporate strimming in the price |

It was **AGREED** to recommend that the award of contract be to contractor 2, based on value for money and being in line with the specification.

**b. To Consider Committee Budget for 2023/2024**

All areas of the committee budget were considered:

**Allotments:** To review allotment uptake. If there are allotments that haven’t been taken up by Hellesdon residents, should these be offered to non-residents to maximise income? Also investigate projects where earmarked reserves could be used rather than precepted for, and options for the apiary.

**Bowling Green:** A meeting is to be held with the bowls club to discuss options for the cost of maintaining the green.

**CCTV/Notice Boards:** The Clerk reported on the recent problems with the CCTV. This is to be escalated to PP&R. Also, to see if earmarked reserves could be used for the final noticeboard replacement.

**Playing Fields:** The cost of verge cutting was discussed under item 8a. The condition of the floodlights was also discussed. A full professional report was required of the floodlights, then a business case put together and budgeted for.

**Hard Courts:** The replacement of metal signposts on the driveway is to be incorporated into the 2022/23 property maintenance budget where possible and reduce the amount precepted for in 2023/2024. The driveway lighting should be looked into at the same time as the flood lighting. It should also be considered whether the surfacing of the hard courts should be replaced with match funding.

**Machinery and Vehicles:** Discussions occurred as to the age of the gang mower and of the van. Further information is to be presented to PP&R with options such as trade in and HP, for further consideration.

**War Memorial and Rose Garden:** As much of the 2022/2023 budget should be used as possible on the war memorial, and the proposed budget for 2023/2024 should be reduced. The budget for roses in 2023/2024 should be reduced, but it should be ensured that there is a memorial rose for Her Late Majesty.

**Play Areas:** The budget for play equipment repairs in 2023/2024 should be increased as the equipment is aging. Inspections should be made in 2022/2023 to ensure that the 2022/2023 budget is utilised where appropriate.

**Stores:** Agreed as per officer recommendation.

**Tractor Shed:** Agreed as per officer recommendation.

**Highways:** The SAM2 budget should be adjusted for the additional batteries required and chargers, and not for a contractor to move the signs.

**Trees:** Ensure that the works required for 2022/2023 are instructed for tree work required on the Recreation Ground.

The 2023/2024 recommendations will be put forward to PP&R for further consideration and then to full council for final agreement.

**9. Exchange of Information**

None raised.

**10. To confirm the date, time and venue of the next meeting**

To be agreed in the New Year.

**MEETING CLOSED AT 9.30pm**

## Meeting of the Playing Fields, Allotments and Amenities Committee

Tuesday 4<sup>th</sup> April 2023

### Item 5 - Allotments

#### a) To Consider External Socket to allotment building for use by HAHA

Further to decisions that prevent the Allotment Association from burning waste vegetation onsite, a request has been received from HAHA for an external socket on the allotment toilet building to allow for an electricity supply to power a garden shredder.

The socket would be weather proof and lockable, with keys only available to nominated members of HAHA.

There is also the option to meter the supply so that the charge for any electricity supplied can be levied to HAHA, as opposed to having the cost placed on the electricity supply and going on the general precept.

A quote has been received for the installation, as follows:

*The cost for a lockable waterproof socket will be £300.00 plus VAT*

*The cost to meter this supply would be an additional £195.00 plus VAT*

Having discussed this further with the electricians, there is an opportunity to have this cost reduced in exchange for adjustment works to the pendoc profiling in the community centre being done by the caretakers.

#### **Recommendation**

***That Hellesdon Parish Council arranges for the installation of a lockable waterproof socket and, subject to HAHA agreement, the associated meter attached to the allotment building.***

***That the arrangements for key distribution to HAHA be delegated to the Clerk and Facilities Manager***

#### b) To Consider request from HAHA for Commemorating Coronation of King Charles III

HAHA has been working with a local business in the form of a donation to help commemorate the Coronation of King Charles III. They were hoping to plant a tree, along with maybe a bench near the Orchard and tying the bench and Orchard in together and naming them Coronation Orchard.

#### **Recommendation**

***That HAHA be permitted to plant a tree, subject to variety and siting being agreed with the Clerk and Facilities Manager.***

***That HAHA be permitted to install a bench, subject to design and siting being agreed with the Clerk and Facilities Manager. If the bench is to be installed on a weekday, then to allow grounds staff to assist in the installation.***

***That any proposed changes in name be put forward as a recommendation to Full Council.***

**c) To Consider HAHA request for storage area of regular manure deliveries**

Correspondence has been received from HAHA as follows:

*'We have the chance of regular manure from 2 possibly 3 sources and what we would like to put forward is that there is one area to pile it up. That way we can then try and ensure it is kept tidy.*

*Our suggestion is plot 57 where we have erected our shed.'*

The following queries have been made by the Parish Council to the proposal:

How often is the pile likely to be cleared down?

Would it create anti-social smells which could impact local residents?

And could it attract rats?

If so, what would we need to put in place to prevent these matters?

HAHA has responded positively advising that manure is generally cleared from the delivery site and transferred to plots very quickly. The Association has offered to construct a pallet housing area and would turnover the manure regularly to prevent rat infestation.

**Recommendation**

***Subject to there being no adverse impact on local residents and plot holders, HAHA be permitted to have regular manure deliveries and storage be permitted on plot 57.***

**d) To Consider Liaison with HAHA over allotment produce and the Community Fridge**

With all funding now being in place for the Community Fridge, the Clerk is now in a position to order the equipment and begin liaison with FARESHARE and other external suppliers. There was talk a while back of excess allotment produce being donated to foodbanks, so this may appeal to the allotment holders.

**Recommendation**

***That the Clerk engages with HAHA over the Community Fridge Project. If allotment holders agree to donate excess produce, then efforts should be made to promote this at the site of the Fridge.***

**e) To Consider request for an allotment from a person residing outside of Hellesdon**

A request has been made by a resident from outside the Hellesdon area for an allotment as there are none available in their parish. The allotment rules currently state that they are only for residents of Hellesdon, however we have 14 vacant plots and there is a loss of opportunity for income by not letting these.

The advice on this one (The Law of Allotments – Paul Clayden) is as follows:

**Small Holdings and Allotments Act 1908 S23 (1)**

*If the council of any borough, urban district, or parish are of opinion that there is a demand for allotments in the borough, urban district, or parish, the council shall provide a sufficient number of allotments, and shall let such allotments to persons resident in the borough, district, or parish, and desiring to take the same*

This suggests that the allotment authority are obliged to select only persons resident within their area. Clayden then draws our attention to the following

**Small Holdings and Allotments Act 1908 S27 (5)**

*If at any time an allotment cannot be let in accordance with the provisions of this Act and the rules made thereunder, the same may be let to any person whatever at the best annual rent which can be obtained for the same, without any premium and on such terms as may enable possession thereof to be resumed within a period not exceeding twelve months if it should at any time be required to be let under the provisions aforesaid.*

This then advises that if we cannot let the plot to someone within the rules, this can be let to someone outside of the rules, on the provision that we can take back possession within 12 months.

Clayden then advises that this latter provision is essentially a 'dead letter' because of the following:

**Allotments Act 1922 S1 (1)**

*1 Determination of tenancies of allotment gardens.*

*(1) Where land is let on a tenancy for use by the tenant as an allotment garden or is let to any local authority or association for the purpose of being sub-let for such use the tenancy of the land or any part shall not (except as hereinafter provided) be terminable by the landlord by notice to quit or re-entry, notwithstanding any agreement to the contrary, except by—*

*(a) a six months' or longer notice to quit expiring on or before the sixth day of April or on or after the twenty-ninth day of September in any year; or*

*(b) re-entry, after three months' previous notice in writing to the tenant, under a power of re-entry contained in or affecting the contract of tenancy on account of the land being required for building, mining, or any other industrial purpose or for roads or sewers necessary in connection with any of those purposes; or*

*(c) re-entry under a power in that behalf contained in or affecting the contract of tenancy in the case of land let by a corporation or company being the owners or lessees of a railway, dock, canal, water, or other public undertaking on account of the land being required by the corporation or company, for any purpose (not being the use of the land for agriculture) for which it was acquired or held by the corporation, or company, or has been appropriated under any statutory provision, but so that, except in a case of emergency, three months' notice in writing of the intended re-entry shall be given to the tenant; or*

*(d) re-entry under a power in that behalf contained in or affecting the contract of tenancy, in the case of land let by a local authority (being land which was acquired by the local authority before the passing of this Act under the Housing Acts, 1890 to 1921) on account of the land, after three months' previous notice in writing to the tenant on account of the land being required by the local authority*

*for a purpose (not being the use of land for agriculture) for which it was acquired by the local authority, or has been appropriated under any statutory provision; or*

*(e) re-entry for non-payment of rent or breach of any term or condition of the tenancy or on account of the tenant becoming bankrupt or compounding with his creditors, or where the tenant is an association, on account of its liquidation.*

This later act gives any tenant the same rights, regardless of residency.

Therefore, if the council chooses, they can let to people who do not reside in Hellesdon.

### **Recommendation**

***That the council considers an amendment to the rules to consider letting allotments to non-residents. This would include a cascade system to prioritise residents in the event of a waiting list being required. This would help to maximise income for the council and prioritise residents in the event of the allotment site becoming full.***

### ***Example Cascade:***

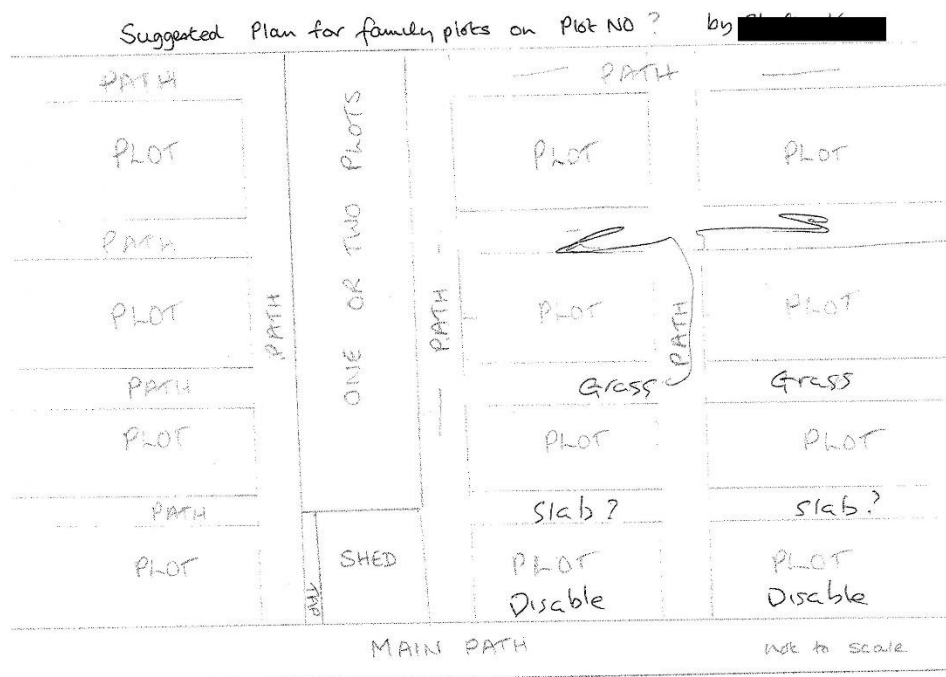
***Should a plot become vacant and there is a waiting list, the following priority cascade shall be used:***

- 1) In the event of the death of a plot holder, priority for the same plot will be given to the partner or family member (in accordance with rule 8.6).***
- 2) Residents of Hellesdon***
- 3) Non residents of Hellesdon***

### **f) To Consider partitioning of plot 19 for smaller plots for better community use**

The Parish Council has agreed that plot 19 should be a community plot. After consultation with a local resident, the following division of the plot has been suggested





The plot would be partitioned into 14 small plots, two of which would be raised to allow for better wheelchair access. If 14 plots can be achieved, then it is recommended that a rental of £10 per year be requested. Whilst this is proportionally greater than one large plot, the cost of administering the area for more people is greater (eg: getting keys cut / invoicing).

### **Recommendation**

***Subject to review by the Facilities Manager on the achievability of the plan, that Plot 19 be subdivided as per the above plan, and rental per plot be £10 per annum. Other costs such as water and pest control will be allocated at a proportionate amount.***

### **g) To Receive Update Report on Planning Application for Parking at Allotment Extension**

Planning application 20221635 was validated in November 2022, to convert plot 97 into a car parking area to service the extension to the allotment site. The plot can accommodate 5 spaces, two of which can be disabled spaces.

Broadland Council has yet to determine the application, despite having time extensions to 11<sup>th</sup> January, 27<sup>th</sup> January and then 28<sup>th</sup> February a decision has yet to be made.

Broadland Council is conflicted between trying to support the needs of allotment holders, particularly those with limited mobility, improving existing facilities and the suggestion that this might fall under the Department for Communities and Local Government's policy on Disposal of Allotments. [Allotment disposal guidance \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

Section 8 of the Allotments Act 1925 states – “Where a local authority has purchased or appropriated land for use as allotments the local authority shall not sell, appropriate, use or dispose of the land for any purpose other than use for allotments without the consent of the Secretary of State”

This guidance was put in place to prevent allotment land being disposed of for housing etc. Our project is the changing of one plot, which at any time can be changed back, to improve the allotment site, particularly those with limited mobility.

#### **h) To Receive Report of Freedom of Information Request**

Members are to be informed that a Freedom of Information request has been made for:

*'Correspondence between Hellesdon Parish Council and Drayton Farms Ltd for the past 5 years.'*

This has been a substantial piece of work involving contacting all councillors and staff to check historical records.

The request was made on 21<sup>st</sup> February and a response was provided on 20<sup>th</sup> March, within the statutory deadline.

## **Meeting of the Playing Fields, Allotments and Amenities Committee**

**Tuesday 4<sup>th</sup> April 2023**

### **Item 6 - To Receive Update Report on Tennis Court Project**

- The grant for the Smartgate has been received and the gate has now been installed.
- The software is not quite set up, but the gate is operational and the caretakers have the codes to operate. There is still the option to lock the gate, which will override the code lock in the case of the threat of any antisocial behaviour on the courts.
- The QR code has been agreed and the associated signage is being created by the LTA. This will direct hirers to the online booking system.
- National Tennis have been made aware of the netball fixtures and so will ensure that nothing is booked in their place. The netball club is in contact with National Tennis so that they are able to cancel or amend their bookings on the court system.
- It is hoped that the full system will be up and running soon after Easter. We will work with National Tennis to ensure there is PR to promote this, as this is the start of the tennis season.
- There has been an approach by a member of the community to start a Hellesdon Team to enter in the local tennis social leagues.

## **Meeting of the Playing Fields, Allotments and Amenities Committee**

**Tuesday 4<sup>th</sup> April 2023**

### **Item 7 - Parks**

#### **a) To Consider Alternative Signage for Control of Dogs for the Recreation Ground**

At a previous meeting of the committee, it was noted that the signage on the recreation ground about dogs being on leads cannot be enforced without a Public Space Protection Order.

There is already a Public Spaces Protection Order on the recreation ground, as taken out by Broadland Council, but this only covers Dog Fouling.

It is therefore proposed to change the signage to make it more light touch, but still reminding dog owners of their responsibilities. These are:

- Legal responsibilities, such as being in control of a dog under the Dangerous Dogs Act 1991
- Civil responsibilities, such as cleaning up dog waste under Broadland Council's Public Spaces Protection Order
- Responsibilities of just general etiquette, that will enable a pleasant experience on the recreation ground for both dog walkers and non dog walkers alike.

An example of the proposed signage is below.

Five signs would be required for each of the five entrances to the Recreation Ground. A quote has been requested, but an indicative cost (based upon the recent Cottinghams Park signage) is £492 (£98.40 per sign).

If the signs are well received then this can be extended for use in the other parks as well

# WELCOME TO HELLESDON RECREATION GROUND

This area is a shared space for all the community to enjoy.  
Hellesdon Parish Council welcomes dogs but expects their owners  
to act responsibly. Here's how this can be done:

## DOG LAW

- It is against the law for a dog to be out of control in this area. A dog out of control should be reported to the police on 101 (or 999 in an emergency).
- A dog can be deemed as being out of control if they make someone feel that they are in danger – a physical injury need not occur.
- To comply with this, your dog should be on a lead, where appropriate.
- Owners must not allow their dog to approach people or other dogs unless express consent has been given.
- It is an offence to not clean up after your dog. Dog mess is a health hazard and could cause serious illness, especially to children. This area is covered by a Public Spaces Protection Order and you risk being fined if you do not clean up after your dog. Disposal of dog mess should be in the bins provided by the Parish Council, or taken home and disposed of in your normal household waste. Leaving bagged dog mess in any public area is not deemed as clearing up after your dog and leaves you liable to prosecution.

## ETIQUETTE

- If your dog cannot be recalled easily, or it is easily distracted such as by other animals or loud noises, please keep it on a lead.
- Dogs on leads may need extra space for a variety of reasons including but not limited to, being in training, being rehabilitated or being nervous. Please do not allow your dog to run up to a dog on a lead unless you have express permission from the owner.
- Parents/carers should ensure that children in their care do not approach dogs unless under supervision AND with express permission from the dog's owner.

*Thank you for your co-operation*



## **b) To Consider Correspondence About Mountfield Park Trees and Impact on Adjoining Property**

The Parish Council has received complaints about alleged damage to a property on Coronation Road from trees on Mountfield Park. The damage being alleged is the breakage of greenhouse glass by falling pine cones, and the breaking up of paving by the tree roots. The Clerk met with a Tree Surgeon on Wednesday 29<sup>th</sup> March to review the trees in question and associated actions.

We discussed the current situation:

- That the current trees appear healthy (this has also been confirmed in our annual tree report).
- The current trees have already had significant works done to reduce overhang over Coronation Road. As a result the trees are 'lopsided' due to the weight differential. If the trees were to fall, they would fall into the park.
- The root structure is likely to be quite significant due to the age and size of the trees.
- There is no TPO on the trees.
- The trees are likely to continue to grow as will the associated root structure.

We discussed a possible option:

- Remove the two trees. Whilst they are healthy, they will continue to grow and risk being problematic in years to come.
- The main trunk of the trees can be left standing as a habitat for insects. The root structure will not grow any further.
- Chippings can be left onsite for the nutrients to decay back into the ground.
- Discussions can occur with the grounds staff to see if any of the wood can be recycled. If not, it can be removed by the tree surgeon.
- A semi mature tree can be planted as a replacement, further away from the properties. This is more vandal resistant than saplings. This could be an opportunity to purchase a 'Coronation Oak' – as it backs onto Coronation Road?
- The semi-mature tree will need watering by the grounds team until it is established on the site.

A quote for these works is awaited.







## Meeting of the Playing Fields, Allotments and Amenities Committee

Tuesday 4<sup>th</sup> April 2023

### Item 8 - To Consider Method to Distribute Honey from the Community Apiary

The Parish Council has 23no. 8oz jars of honey harvested from the community apiary. The sale of this honey is contentious given the restrictions placed on allotment holders on the growing of produce for sale and reward.

In the spirit of being fair, but with the intent of keeping the apiary cost neutral to the taxpayer, it is suggested that the honey can be given away but for a suggested donation of £5 per jar. This could be done via the café or, when in place, the Community Fridge.

To encourage the donation, we can emphasise what the money is for – for the wellbeing of the bees, which in turn helps the environment. An example is below:

# *Hellesdon Honey*

**From the Community Apiary – Bush Road**


**Suggested Donation - £5 per jar**

What your Donation Pays for:

- Maintenance of Bee Hives
- Feed for the Bees
- Protection from Mites and Parasites

Why Bees are Important to us:

- Help to produce one third of our food supply
- Help provide ½ of the world's fibres, oils, and other raw materials
- Help to create many medicines
- Provide food for wildlife
- Boost the colour and beauty of our countryside



The logo for the Hellesdon Honey Club features a cheerful cartoon bee with large blue wings and a yellow and black striped body. The bee is standing next to a yellow hexagonal sign that contains the text 'Hellesdon Honey Club' in a cursive font.

## Meeting of the Playing Fields, Allotments and Amenities Committee

Tuesday 4<sup>th</sup> April 2023

### Item 9 - To Consider Bowling Green Options for 2024/2025 Budget

As part of the budget discussions for the 2023/2024 budget, it was suggested that an alternative hire proposal be put to the bowling club to enable the club to be cost neutral to the taxpayer.

The proposal would be to hire the bowling green to the bowls club for a peppercorn rent (£1 per annum). However, the maintenance of the bowling green would be the responsibility of the club. The Bowls Club has been investigating this and have asked the following questions:

- Would the bowling club be able to have use of council lawn mowers, scarifier, aerator and spraying equipment? If yes would this be free or would a charge be made?  
*The council would make available any equipment for the maintenance of the green, with the exception of the spraying equipment unless qualification for use of spraying chemicals can be provided.*
- Would the club be responsible for any repairs and maintenance to this equipment?  
*Council would need to consider this in line with the first question. If the council were to levy a charge for hire of machinery, then it would be reasonable for the council to keep them in a good state of repair. If there is no charge, then it would be reasonable to expect the bowls club to be responsible for service and maintenance.*
- Would the council choose to charge us for the use of water?  
*This ought to form part of the maintenance of the green, therefore consideration should be given to the installation of a meter to calculate fair usage.*