

ALLOTMENTS PROVISION IN HILLINGDON

Committee name	Residents' Services Select Committee
Officer reporting	Jamie Bell/Anthony White – Place Directorate
Papers with report	Appendix 1 – Price Banding Appendix 2 – Number of Sites, Plots and Waiting List Appendix 3 - Terms and Conditions Appendix 4 - Tenancy agreement
Ward	All

HEADLINES

This report provides follow-up update to the Committee on allotments, which are a vital community asset, offering residents opportunities for physical activity, mental wellbeing, sustainable food production, and social connection. Hillingdon currently manages 27 allotment sites across the borough, comprising approximately 1,300 plots. These sites are in high demand, with over 500 residents on the waiting list.

RECOMMENDATIONS

That the Select Committee:

- 1. Notes the information contained within the report and asks clarification questions as appropriate.**

SUPPORTING INFORMATION

The recent appointment of a dedicated Allotment and Fisheries Officer has significantly improved the Council's ability to manage and enhance these spaces.

The Officer is conducting a full assessment of all 27 sites (see Appendix 2), evaluating the condition of each of the 1,300 plots, identifying vacant plots, and addressing issues such as unauthorised encroachment, non-cultivation, rubbish dumping, sub-letting, and absentee tenants. These issues have to be addressed before moving to subsequent sites, so in response, updated tenancy agreements and a comprehensive set of terms and conditions have been issued to tenants.

Since the Officers' appointment, 245 plots have been successfully allocated—compared to just 91 in the previous 35 months. The review has also enabled the identification of larger plots that could be subdivided to accommodate more residents. However, the waiting list process remains time-consuming. For each batch of available plots, the first 10 people on the list are contacted and given 48 hours to respond. If they decline or fail to respond, the process repeats with the next group.

Once a prospective tenant expresses interest, a site visit is arranged. Many applicants withdraw after seeing the plot and understanding the commitment involved, restarting the process. If they

proceed, ID verification is required, followed by the issuance of tenancy documents and keys, and notification to Finance for invoicing.

The engagement work outlined above has helped to streamline processes and significantly increased plot turnover and occupancy.

PERFORMANCE DATA

Appendix 2 sets out the current status of all allotments, their occupation, vacancy and waiting list data.

RESIDENT BENEFIT

Allotments offer a wide range of benefits to residents, both individually and as a community. Here are some of the key advantages:

Health and Wellbeing

- Physical activity: Gardening is a great form of low-impact exercise.
- Mental health: Spending time outdoors and nurturing plants can reduce stress, anxiety, and depression.
- Healthy eating: Growing your own fruits and vegetables encourages a healthier diet.

Community and Social Benefits

- Community building: Allotments foster social interaction and a sense of belonging among residents.
- Intergenerational learning: They provide opportunities for knowledge sharing between older and younger generations.
- Cultural exchange: Allotments often reflect the diversity of a community, with people growing crops from different cultures.

Environmental Impact

- Biodiversity: Allotments support local wildlife, including bees, birds, and beneficial insects.
- Sustainability: Growing food locally reduces the carbon footprint associated with transportation and packaging.
- Composting: Many allotment holders compost organic waste, reducing landfill use.

Economic Benefits

- Cost savings: Growing your own produce can significantly reduce grocery bills.
- Skill development: Residents can learn valuable skills in gardening, sustainability, and even small-scale entrepreneurship.

Educational Opportunities

- Learning through doing: Allotments are great for teaching children about nature, food cycles, and responsibility.

FINANCIAL INFORMATION

- Total income generated from allotment plot rentals is: £8149.70
- Current charges for renting a plot, including any variations by size or site (See appendix 1)
- Any discounts or financial assistance available for those on low incomes (See appendix 1)
- Annual Budget £21,200
- Spend last year £42k

LEGAL IMPLICATIONS

Local authorities are legally required to consider requests for allotments when six or more registered electors make a formal request. Failure to act may result in legal challenge or intervention by the Secretary of State.

Allotment tenants must sign a tenancy agreement that outlines permitted uses (e.g. growing food, keeping hens or rabbits) and prohibited activities (e.g. subletting, erecting permanent structures). Allotments must be used primarily for personal cultivation of fruit, vegetables, and flowers—not for commercial purposes unless explicitly allowed.

Under the Allotments Act 1950, tenants may keep hens or rabbits (but not cockerels), provided they do not cause nuisance or health issues.

Statutory allotments are protected from sale or redevelopment. Any disposal requires Secretary of State consent and evidence that the land is no longer needed or that suitable alternatives are provided.

As of March 2025, allotment associations must comply with new waste separation laws, ensuring recyclables and food waste are separated from general waste.

BACKGROUND PAPERS

Small Holdings and Allotments Act 1908, the Allotments Act 1922, the Allotments Act 1925, and the Allotments Act 1950.

Appendix 1 – pricing schedule

Cost Chart*

AREA BAND	1	2	3	4	5
Area in square metres	Up to 100	101 - 175	176 - 225	226 - 275	276+
A) NO FACILITY	£16.81	£19.68	£24.19	£28.80	£33.31
B) WATER ONLY	£19.68	£24.29	£31.83	£37.87	£43.92
C) FENCING ONLY	£19.68	£24.29	£31.83	£37.87	£43.92
D) WATER & FENCING	£24.29	£33.31	£41.00	£49.92	£59.04
E) WATER, FENCING & TOILETS	£25.63	£36.49	£43.92	£54.63	£63.55
F) WATER, FENCING & CAR PARK	£25.63	£36.49	£43.92	£54.63	£63.55
G) WATER, FENCING, TOILETS & CAR PARK	£27.52	£38.08	£45.72	£56.32	£65.34

*The Council offers a 50% reduction for those on Benefits or PIP

Age of tenants based on date of birth - as at 01/04/2025	
01/04/1925 to 01/04/1960 = 65 to 100 years	Free
01/04/1965 to 31/03/1961 = 60 to 64 years	Half Price
01/04/2007 to 31/03/1960 = 18 to 59 years	Normal

Appendix 2 – Allotment sites in Hillingdon

Allotment Site	No of Places	Occupied Plots	vacant plots	Waiting list
ASHFORD AVENUE	46	29	17	8
BARNSFIELD PLACE	21	21	0	20
BELMORE	30	26	4	11
BOURNE FARM	103	65	37	24
Chestnut Avenue	47	45	2	16
CHURCH HILL	45	30	4	0
FIELD END ROAD	86	76	1	0
GLEBE	72	71	1	0
GROSVENOR AVENUE	136	70	42	22
HEATHFIELD RISE	39	31	8	14
HIGHFIELD CRESCENT	11	7	4	12
HIGHGROVE	61	48	12	13
HILL END	62	53	9	23
HONEY CROFT HILL	7	7	0	37
ICKENHAM GREEN	45	32	13	4
MOOR LANE	42	42	0	0
PEACHEY LANE	51	48	3	21
PIELD HEATH	25	8	16	52
PINN WAY	9	5	3	30
POORS LAND	37	26	11	12
RODNEY GARDENS	20	11	7	9
STAFFORD ROAD	69	68	1	0
THE FAIRWAY	68	60	8	15
WEST DRAYTON CEMETERY	26	15	10	60
WEST DRAYTON DEPOT	36	33	2	37
WEST END RD	16	16	0	44
WESTERN AVENUE	60	56	2	18
Total	1269	979	225	502