

Minutes from Poverest Allotments Limited Committee meeting Saturday 21 February 2026, 2pm held at the Community

AI Meeting Summary:

- **Site Maintenance & Infrastructure:** Plot maintenance walks are becoming routine, with a focus on identifying specific issues. Plans were approved for clearing scrubland rubbish, installing a new waterproof post box, and a collapsible post to prevent vehicle access during floods. Road repairs, including trailing plastic mesh, were discussed. Metal removal is complete, and other waste (plasterboard, wood) is being managed. Fox den activity on Plot 20A is being monitored.
- **Financials & Future Planning:** The committee discussed the 2026 budget, aiming to build a stronger financial foundation with a focus on essential maintenance (e.g., water tank lids, roads). A significant proposal to pursue a full Lottery grant for toilet block upgrades and water pipe installation was raised for future discussion. Bank balances were reviewed, and rent collection is nearly complete.
- **Membership & Communication:** There are currently several vacant plots, with a renewed effort to fill them from the waiting list. A new, colour-coded map will be created to highlight vacant plots. The new padlock number will be communicated and implemented soon.
- **Activities & Engagement:** Upcoming plot maintenance walks and a work party (focused on rubbish collection and garage organisation) were scheduled. Ideas for a 'Plot Holder of the Year' award and a borehole project to save water costs were introduced for further development. The Biodiversity Group provided an update on their progress with Plot 87B and future plans.

Actions from the Meeting:

Bob Vine (BV):

- (Joint with AK) Check the scrubland area again and make notes of what needs clearing for the work party.
- Email the insurance company to confirm cover for cars on site or if owners are at their own risk.
- When roads have dried out, get a quote from John Townsend for planar, digger, and driver to spread material for road repair work party.
- Set up a wildlife camera on Plot 20A for a further week and check for fox footprints.
- Send out an email w/c 23rd February with details of the new padlock number.
- Post new padlock information on Facebook, and change the padlock number on the evening of Sunday 28th February – send a text to Paul 'manure man' and Alan 'woodchip' man to advise.
- Add discussion about the Lottery grant application (for toilet blocks/water pipes) to the next meeting's agenda.
- Print a new map with orange colour depicting vacant plots.

- Add work party jobs (Rubbish collection, Clean garage, Check machines, Buy petrol, Mix 2-stroke) to March's Newsletter.
- Add the Council/BALGL tour to March & June's Newsletter when a firm date is confirmed.

Ester Krausova (EK):

- Find an appropriate waterproof post box and let BV know the cost with the invoice for payment.
- (Joint with NH) Provide a list of days celebrated (e.g., Eastern European days of respect) for inclusivity.
- Come up with a system for the 'Plot Holder of the Year' award (e.g., email nomination/paper nomination forms).

Rob Winkley (RW):

- (Joint with AT) Look into the cost and install the collapsible post by the manure bay when the weather improves to allow concrete foundation to set.

Arun Thomas (AT):

- (Joint with RW) Look into the cost and install the collapsible post by the manure bay when the weather improves to allow concrete foundation to set.
- Look into the cost of a cider press.

Natalia Heritage (NH):

- Send a link to BV for the plastic mesh to be trailed in road repairs.
- Present the Borehole idea to save on water bills at the next meeting.
- (Joint with EK) Provide a list of days celebrated (e.g., Eastern European days of respect) for inclusivity.

All Committee Members:

- Bring a list of items to be added to the budget spend for the next month's meeting.

Minutes from Poverest Allotments Limited Committee meeting Saturday 21 February 2026, 2pm held at the Community Hub

Attendees: Rob Winkley, Chairman (RW), Bob Vine, Secretary (BV), Ester Krausova (EK), Rachel Hinkins (RH), Arun Thomas (AT), Natalia Heritage (NH).

Apologies: Graham Garnett, Lesley Adnett

1. Minutes from last meeting on 17th January were approved by all

2. **Matters arising from minutes not on the agenda:**

General discussion around the plot walks. All agreed that it's not necessary to do detailed checks all the time but as you become aware of your 'row' you know which plots need to be kept an eye on and reported back for action. These winter months have been a good 'practice run' to get into a habit of doing them and keeping an eye on things. NH reported that the rubbish spotted up the middle road is in the scrubland and has been there for some time – the plot holders were given the option to clear the scrubland to grow on but they haven't needed to so all agreed this would be added to the next work party to clear.

ACTION: BV/AK check the area again and make notes of what needs clearing for work party.

EK discussed options for new waterproof post box with RW giving go ahead for spend. EK to let BV know cost with invoice so he can organise payment.

ACTION EK: Find appropriate post box

3. **Chairman's report (RW):**

RW congratulated BV on sorting out removal of asbestos on plot 87B by previous plot owner meaning a considerable cost saving.

RW then discussed the idea of installing a collapsible post with lock and key to help prevent cars coming onto the site when the roads are badly flooded. All agreed good idea and install by manure bay away from main gates to allow deliveries to made.

ACTION RW/AK: Look into cost and install post when weather has improved to allow for concrete foundation to set.

4. **Site report (in absence of GG, BV reported):**

General discussion around roads and repair. NH suggested trying a plastic mesh in the worse places to hold any hard-core/planar/large stones.

ACTION NH: Send a link to BV so one can be bought and trialed.

All agreed we need to be better at stopping cars on site when the roads get totally flooded. See previous notes on RW and AT sorting out collapsible post.

EK asked about insurance cover for any cars on site and BV said he would ask insurance company.

ACTION BV: Email insurance company and see if we have any cover or whether cars brought on site are done so at the owners risk.

ACTION BV: When roads have dried out get quote from John Townsend to get planar, digger and driver to load into his lorry and drive around to spread it. A work party can be arranged to follow behind with rakes to level.

BV updated on metal removal. Simon our contact removed last week. Remaining rubbish collected at our last work party has been bagged up and requested help in taking home and leaving out for the dustmen. (all bags taken). Plasterboard from kitchen work last year now cut up and will be taken to Beckenham to be recycled. Remaining wood cut up and will be taken in March. BV asked committee if he can get a quote to remove the larger pieces such as the two windows and old fridge. All agreed.

BV updated group on fox den activity on plot 20A. Wildlife camera hasn't caught any foxes going in or out but a few sniffing around it. Will leave camera up for another week and if it's not used will discuss with Joan Vine who has contacts with the Fox Project to decide next steps. RH asked if the top had been covered as it was a potential risk of plot holders getting their foot caught in it and NH confirmed it has been covered. NH and RH also stated we should check for foot prints.

ACTION BV: Set up camera for a further week and check for foot

prints.

BV to send out email w/c 23rd February with details of new padlock number.

ACTION BV: send out email post on Facebook, and change padlock number evening of Sunday 28th February – send a text to Paul ‘manure man’ and Alan ‘woodchip’ man to advise.

5. Treasurer’s report:

BV advised of bank balances as at 21/6/26:

C/A £5,793.88

Deposit: £8,315.84 (which has a surplus of £935.84 made up of deposits not returned and interest)

BV supplied the group a rough budget for 2026 (attached) and requested all to consider what this year’s focus should be on getting done such as water tank lids, roads. BV stated that this year is all about getting a better financial foundation in place so that we can be better prepared for an unforeseen issue like pipes leaking, fence issues etc.

ACTION ALL: Bring list of items to be added to the budget spend for next months meeting.

BV advised that after discussions with RW, it was best to apply for a full Lottery grant to get the toilet blocks upgraded/rebuilt and water pipes laid so it’s done all in one go as if we did the water pipes first, there would be a good chance it could cause issues with the toilet block as it was not built for 24/7 use especially in the winter months. Will discuss at next meeting to agree who would tackle getting quotes and doing a lottery submission.

ACTION BV: add to next meetings agenda

BV Advise all but one plot holder hasn’t paid – of which she has been chased twice now and waiting to hear.

6. Membership Report (BV):

Vacant plots 8A, 20A,26B, 27B, 76B, 103

97B taken that day.

Plot holder on 45A/B interested in 27B.

BV apologised for not actively offering plots to waiting list due to work commitments and recent chainsaw course. Will start again next week.

AT asked if map can be colour coded so easier to see vacant plots

ACTION BV: Print a new map with orange colour depicting vacant plots.

7. Any other business:

NH asked whether she can give a presentation on a bore hole project at the next meeting – All agreed

ACTION NH: Present Bore hole idea to save on water bill

Our next plot maintenance walk is on w/c 9th March – keep an eye out for rubbish!

The next work party is Sunday 8th March. NH and EK advised of a potential clash with an Eastern European day of respect (to be completed by EK or NH). BV asked if they could supply any dates we should be aware about so we can be more inclusive and perhaps have an event at our hub to celebrate etc

ACTION NH/EK: to provide list of days celebrated etc

Jobs for the work party include: Rubbish collection (main job) clear from scrubland etc. Clean out garage and arrange better, check over machines, buy petrol, mix up for 2 stroke.

ACTION BV: Add to March’s Newsletter

BV advised that we have been selected along with Lower Road for a tour/inspection by

the Council and BALGL Committee members sometime in July. BV requested as many of the committee to be on hand, especially RW, and plot holders as well.

ACTION BV: Add to June's Newsletter when we have firm date.

EK suggested we should set up an 'award' for plot holders to nominate a plot holder for being supportive/helpful. All agreed – with the 'prize' being a years' rent free (half plot only). That can be celebrated/given out at the AGM.

ACTION EK: Come up with a system to allow this to happen – email nomination/paper nomination forms etc with BV to include in Newsletter and Facebook post.

NH reminded the group that at the AGM a cider press was discussed and we should buy one and have events around it.

ACTION AT: to look into cost of cider press – however, **BV** will be meeting up with his brother who has a scheme at their allotment in Halstead, whereby a company comes and takes away the apples and makes it for you and supplies bottles etc which are then sold to repay the cost. This could work out better as, whilst fun to have a press, it will be someone's responsibility to clean and maintain it to appropriate health and safety levels especially as food/drink is involved.

BV then read out an update from the Biodiversity Group:

Boundary fence around pond with secure gate in place in line with Tenancy Agreement.

Asbestos removed including a few bits left behind – BV bagged up and arrange free collection through the Corporation Of London who do 1 free collection per householder.

Vast majority of rubbish taken to Beckenham dump and unwanted items recycled.

Remaining rubbish behind shed to be removed within the next month or so.

Next Group meeting 28 February to agree and plan layout for growing area /pathways etc

Planning a plant sale for fund raising later this year.

8. **Date of next meeting:**

Friday 20th March 6pm at the Community Hub