



1. Welcome
2. Minutes of the AGM held on 19<sup>th</sup> January 2020
3. Tamworth Farm - a self-managed site. Project 2020 and looking to 2021
4. Presentation of the annual accounts (Jo Rodgers)
5. Election of President and Management Committee
6. Chair's closing remarks

**Attending:**

Jo Rodgers, Robert Rudolf, Steffi Backhouse, Julie Mallett, Tony Redpath, Katy Wilson, Hazel Norman, Rebecca Ewens, Julie Meireles, Vedrana Males & Alarik Rudolf, Zenobia Cowen-Davies, Gillian Samett, Maxine Rhodes, Barbara Adolph, David Winters

**1. Welcome**

Jo Rodgers thanked everyone for joining and for tackling technology to meet online. There is a plan for a physical EGM when safer to meet in 2021.

**2. Minutes from previous AGM**

Minutes unanimously agreed and approved

**3. Tamworth Farm – a self-managed site. Project 2020 and looking to 2021**

Steffi Backhouse spoke about the key items voted on at the last AGM illustrating this with the poster. The biggest vote was for toilets on the site however it was noted this is a major works project which requires a sub-committee to run and with COVID restrictions and lack of opportunities to approach ploholders to help this project is still pending but most definitely not off the list. As soon as it can be fired into life a team will be set up to look at grant funding, project management and construction.

Despite the restrictions placed up on the site this year with the pandemic a lot of great work has been done by a small group of dedicated members and for that we are extremely grateful. A major work to repair, improve and extend water pipes on the Horseshoe was started at the beginning of the first lockdown with an excellent contractor whom we hope to work with again when the next phase of the Water Project begins on The Farm, hopefully in the spring.

In addition to large works a number of smaller projects and tasks were successfully completed as follows:-

- Communal Shed guttering and water butt fitted, clearance of adjacent land and nearby storage shed built.

- Locks across the site changed to one system
- Pizza oven for events purchased
- Hedge and planting along perimeters to encourage wildlife and prevent general public entering. Also creating visual barrier along foot path into Rose Avenue.
- New tools for Rose Avenue shed including wheelbarrows – all labelled for security
- Yearly Calendar of events now confirmed
- TFAS graphics developed for correspondence and social media
- Instagram and Twitter presence
- Website now under review and reworking with a modern interpretation
- TFAS documentation developed including (a) Code of conduct, (b) Complaints procedure, (c) full review of our Garden Membership Scheme. We are also working on a proper site handbook due out in 2021
- Looking forward to 2021 we aim to continue working through the items listed at the last AGM as soon as COVID restriction ease and to continue with seed swaps, seedling sales, workshop days, building new green waste bays and much more.

#### 4. Presentation of accounts

Jo Rodgers presented the accounts highlighting key points:-

1. Debtors - from 2019 to 2020 these had increased for a variety of reasons but as we are in a healthy position financially, we are not concerned as these are being managed. 7no debts for collection came in to the 2020 accounts mostly related to lack of, or change of, contact details or financial hardship due to the pandemic.
2. Cash in the bank will be ring fenced for future investment in the next phase of the water project
3. Creditors include Merton for rent and Castle Water for the water rates.
4. Plot rentals are down due to COVID restrictions and 10no plots have now come available for the next rental period.
5. Water rates are currently charged the same way Merton charge for water, that is a flat rate per rod which is added to the annual rent for the Farm and Horseshoe. Rose Avenue is on a different billing structure with the cost for water making up a smaller part of their rent, because plot holders have to water by hand from water tanks and cannot use hosepipes. In early 2021 we will review how we charge for water to make sure future bills fairly represent the actual water bill for our site. We are aware that there are a number of plots holders who break the no sprinkler rule in their contracts and we will be enforcing this in 2021.
6. Kings Seeds catalogues do not generate any income nowadays as we have a healthy balance and the small remuneration we receive from orders is not worth the huge time and effort needed to co-ordinate and dispatch seeds and plants. Catalogues are in the sheds for those who wish to order online.
7. Rent paid to Merton as a percentage of our rental fees
8. Manure deliveries – down this year due to the pandemic.
9. Tools & maintenance – new hand tools for Rose Avenue as well as strimmer and grass cutter for handyman. Locks and keys kept for emergency back-up.
10. Professional fees – translations of legal documents
11. Subscriptions to NALGS, ICO (data control), Site Insurance – looking to update and increase cover in 2021
12. Bookkeeping organised by a fully qualified and registered bookkeeper who invoices out and keeps our books in good shape.
13. Planting & fruit trees - works to ensure perimeter security includes planting new trees and hedges.

14. Repairs and Maintenance repairing and replacing stolen locks and the water project on Horseshoe.

15. Questions:-

- Barbara Adolph asked about water costs and suggested we do education on water harvesting. We should show the actual cost for the water per plot in the invoices. Jo said this is what is planned for the next rental year but we need a system which is fair to those who don't use much water but have large plots. We have several offenders who misuse water on a large scale regularly particularly using sprinklers which are not allowed within the terms of the contract. This will be stopped in 2021.
- Gillian Samett asked about Rose Avenue and the water cisterns. Jo explained water usage is on a smaller scale here as ploholders use watering cans rather than hosepipes so notes above concerning new invoicing is not applicable to this part of the site.

Accounts were passed unanimously

## 5. Election of Officers

Roles for committee members was distributed to the plot holders along with AGM papers.

Tony Redpath and Katy Wilson were the only new ploholders offering to stand for the committee.

- Ordinary members - Bev Stansfield, Joan Henry ( not present) and Maxine Rhodes all standing again. Hazel Norman proposed with Robert Rudolf seconding. All three duly elected.
- Site reps:
  - Rose Avenue – Steffi Backhouse standing. Proposed by Tony Redpath and seconded by Robert Rudolf. Duly elected.
  - Note - No-one standing for The Farm or Horseshoe (*Discussion followed on whether role can be split. Steffi gave a brief description of how her role works on Rose Avenue. It is thought not many people on The Farm and Horseshoe Whatsapp groups. Suggestion to advertise the roles as job sharing to encourage participants*)
- Communications - No-one standing. Role vacant
- Secretary - Steffi Backhouse standing. Proposed by Julie Mallet and seconded by Katy Willison. Duly elected.
- Social Co-ordinator Phil Smith (not present) standing. Proposed by Steffi Backhouse and seconded by Rob Rudolf. Duly elected.
- Membership Secretary – Julie Mallett standing. Proposed by Barbara Adolph and seconded by Hazel Norman. Duly Elected.
- Lettings Officers - Katy Willison and Tony Redpath ( job share role). Proposed by Steffi Backhouse and seconded by Julie Mallett. Both duly elected.
- Treasurer & site management Rob Rudolf standing again. Proposed by Tony Redpath and seconded by Katy Willison. Duly elected.
- Chair Jo Rodgers standing again. ~Proposed by Rob Rudolf and seconded by Tony Redpath. Duly elected.

## 5. Closing Remarks

We hope 2021 brings the possibility of meeting together in person. Encourage and promote use of the Whatsapp groups across the sites for better communication. The committee worked hard in 2020 Rob and team with Richard's guidance, undertaking

the water project ensuring safety of all and a smooth handover. The community area is taking shape well under Rob's supervision too. We hope to run one or two masterclasses in the next year. We also hope to bring back the seed swaps, and regular calendar of events as soon as it is safe to do so.

NALGS is now has a digital newsletter which we hope to use for networking to benefit ploholders.

Tony Redpath thanked Jo for being chair and for her diplomacy and hard work in running the site this year.

Zanobia brought to the committee's attention a tree situation on Rose Avenue. Steffi apologised for the delay in reporting this and promised to give details at the next committee meeting in order to bring it to a swift conclusion.

Jo asked that any queries concerns or otherwise be directed through the official TFAS email – [tamworthfarm@gmail.com](mailto:tamworthfarm@gmail.com) or speak to any committee member directly.

Jo ended the meeting at 3.54pm saying we hope to have a garden party next year to celebrate and bring everyone together.