



TAMWORTH FARM ALLOTMENT SOCIETY COMMITTEE MEETING MINUTES 7.00pm, 7 April 2026

Attendees: Steffi Backhouse (SB), Anthony Redpath (AR), Katy Willison (KW), Kathleen Stephens (KS), Rob Rudolf (RR), Jo Rodgers (JR), Elisabetta Costantini (EC), Julie Mallett (JM) and Bev Stansfield (BS).

Apologies

1. Apologies were received from Craig Sisterson.

Minutes and Actions

2. Minutes from March meeting were agreed. The waiting list is now open, website has been updated. Lottery grant for south end has been applied for, we are awaiting a decision. Compost scheme has been delivered by KS / RR with huge success. AR apologised for not progressing the security consultation, he has had to focus on the legal position and will return to this shortly.

Site safety and maintenance report

3. RR updated the Committee on site safety and maintenance. One of the padlocks on Rose Avenue has broken and been replaced. Planting has taken place with spiky plants outside the perimeter, thanks to Phil for growing them. We will ask for a waste bay clearance once Merton have invoiced us for our rent. Water is now on, no major leaks so far. We went for a low key approach deliberately, this has gone well.
4. AR and RR updated the Committee on plans for the open space in front of the Horseshoe shed. The decking has been removed and the wood all recycled or removed. The long term plan is to lay a patio, but this cannot be done before the plant sale on 9 May. AR and RR propose a short term solution of a temporary patio for the plant sale, with the full works been completed afterwards. The Committee agreed this was the best way forward.

Receipt of legal letter from resident

5. AR presented a paper on the letter received from solicitors acting for a local resident. He drew the Committee's attention to the letter and the report of the correspondence we have had with the resident over the last three years. The letter threatens the Society with Court proceedings seeking an injunction and seeks assurances that there will be no further parties on site. AR noted that giving such assurances was problematic as we would not wish to ban all social gatherings and it would be difficult for a Committee member to halt a party in progress.
6. AR said that although the likelihood of an injunction being granted was probably low, it was not impossible if a very noisy, very late party was held and led to anti-social behaviour. TFAS would be at financial risk as soon as a court order was sought, as the Society would need to seek legal advice and could also be required to pay some of the resident's legal costs, even if an injunction was not granted. If an injunction was granted and then breached, the financial

penalties could be very significant. After a lengthy discussion the Committee accepted the actions recommended in the paper and agreed specifically that:

- The message to all plot holders should include a reminder of the clause in their tenancy agreement not to disturb neighbours.
 - The aim of the proposed discussion with the plot holders most likely to hold another party should be to dissuade them from doing so at all. The plot holders should be told of the difficult choices the Committee would face if they did hold a party which became noisy and went on late. In these circumstances the Committee would have to give primacy to the interests of the Society as a whole and seek to avoid getting embroiled in any legal proceedings. The only realistic ways of doing for the Committee to do this would be either:
 - to end the tenancies of those responsible for the party; or
 - to seek to redirect the target of the court order so that the legal and financial risks were borne by the individual plot holders rather than by the Society.
7. It was agreed that the solicitor's letter and our response should be shared with London Borough of Merton so that they are aware.

Action SB/AR

TFAS Plant Sale

8. KW said excellent progress has been made on the plant sale. We have large numbers of vegetable and flower seeds germinating in the polytunnel. We anticipate having a good range of plants available to sell. RR will contribute some fruit bushes and trees for sale, KS roses from a plot holder.
9. The date has been confirmed as 9 May. Cat has prepared a tile for circulation to all plot holders. Agreed we will also send it to externals, including Mitcham and Furzedown groups. Also share with other local allotments and all those on the waiting list. **Action: KW will share the tile by email for distribution.**

AOB

10. Next community day in the diary for 19 April and focus on getting the common ready for the plant sale. Agreed that we will book the spring 12 yard skip for the same weekend. Jo can let them in on 17th, SB can do pick up on 20th. **Action: KW to book skip**
11. Agreed to put updated simple maps in the noticeboard. **Action SB**

COMMUNICATIONS ACTION FOR APRIL

To:	Format of communication:	Topic/Issue:	Action:	By:
All	Email	Plant Sale Community Day Gate closing	KW	Mid April

ACTIONS IN APRIL

Item	Action	Name	Target date/ Completed
April 2025	Look at work needed to Horseshoe shed. Demolish rotting timber deck, clear area for new patio and mobility access. Source further pavers and plan out other required materials as needed.	AR/ RR	
May 2025	Prepare list of 15 minute jobs to do across the site to encourage plot holders on communal activities.	SB/ JM	
10 Nov 2025	Try and get Instagram account working	JR/ KS	
2 March	Site Maintenance contract; continuation of past contract to be discussed/ agreed with Gary.	JM/ RR	
2 March	Committee to commit broad, open consultation with plot holders about thoughts on site security and any issues/ concerns.	AR/ JM	
2 March	Develop tree trunk on perimeter into bug hotel	KS	
7 April	Respond to legal letter, communicate with all plot holder and a targeted group	AR/ SB	
7 April	Put copies of site maps in the noticeboard	SB	