

WMPC ALLOTMENT RENT PROPOSAL

Background

Allotment rents were reviewed 13 Feb 2023 taking into account inflation from 2014 to 2022

The bank of England inflation calculator¹ suggests the cost should have been £36.52 in 2022. However, the Parish Council increased rent to £36 which was 1.4% lower than inflation equating to 52p less than inflation.

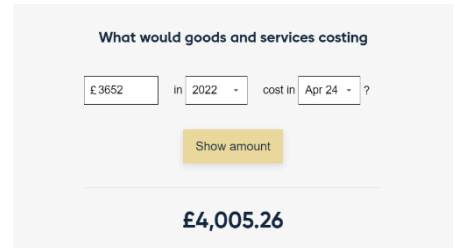
For the period 2014 to 2022 the council lost an estimated £2,160 through not managing its charges effectively against prevailing inflation. (£3 average increase over the previous 8 years based on 90 plots = £2,160)

Current Inflation

Currently the inflation calculator suggests that inflation on £36.52 from 2022 to April 2024 would increase costs to £40.05.

Inflation is predicted to reduce to 2.2% by the end of 2024². This suggests that by the end of 2024 a plot should cost £40.05 plus 2.2% = £40.93.

This means that a rent increase to £42 pa would be 2.6% higher than inflation equating to £1.07pa. However, last year rise was 1.4% lower than inflation equating to 52p less cost



What would goods and services costing

£3652 in 2022 cost in Apr 24 ?

Show amount

£4,005.26

Allotment costs nationally and locally

The average annual rent for a standard 10-rod plot (approximately 250 square meters) ranges from £25 to £125 per year³. East Suffolk do not publish costs for their allotments. However some councils do:

- Ipswich Borough Council £54.50
- Bury St Edmunds £52
- Aldburgh £22 (only accept Aldeburgh council tax payers)
- Leiston £21.50
- Sudbury £50
- Stonham Parva £22
- Felixtowe £85

The Parish Council is required to provide allotments if there is a demand⁴. The recommended number of plots is 20 per 1,000 households⁵. Generally, allotment demand is higher than supply. There are currently just over 1,000 households in Wickham Market so providing 94 plots is well above standards.

Proposal

The proposal is therefore to increase annual plot rental by £6 to £42 which is broadly in line with inflation. This is equivalent to 50p per month (that's less than the price for one courgette in Tesco!)

If we increase plot costs to £42 in October 2024 (which is a figure easily divisible for part plots) the council should undertake not to increase rent in October 2025.



Tesco Courgettes Loose

i The price per item is a guide only. The final charge will be based on product weight, so can vary

Quantity Weight

£0.52 £2.58/kg

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Add

¹ <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

² [office for budget responsibility](#)

³ <https://www.allaboutallotments.co.uk/allotments-cost/>

⁴ [Small Holdings and Allotments Act, 1908](#)

⁵ [The National Society of Allotment and Leisure Gardeners](#)