



Walsall Council

You are hereby summoned to attend an **extra-ordinary** meeting of the Council of the Metropolitan Borough of Walsall to be held on **MONDAY the 18TH day of JANUARY 2021 at 6.00 p.m.** in Microsoft Teams

Public access via: <https://youtu.be/QRnI1QxjDyg>

Dated this 8th day of January, 2021.

Yours sincerely,

Chief Executive.

The business to be transacted is as follows:

1. To elect a person to preside if the Mayor and Deputy Mayor are not present.
2. Apologies.
3. To approve as a correct record and sign the minutes of the meeting of the Council held on 14th September 2020.
4. Declarations of interest.
5. **Local Government (Access to Information) Act, 1985 (as amended):**
To agree that the public be excluded from the private session during consideration of the agenda items indicated for the reasons shown on the agenda.
6. Mayor's announcements.

7. To receive any petitions.
8. **Mayoralty 2021/22.** Pursuant to Council Procedure Rule 2(vi) to name the Mayor-Elect and Deputy Mayor-Elect for 2021/22 in accordance with the powers contained in Sections 3 and 5 of the Local Government Act, 1972.
9. To confirm the following recommendations of **Cabinet**:
 - (a) Treasury Management midyear position statement 2020/21
 - (1) That Council considers and notes (and in line with the requirements of the Treasury Management Code of Practice (2017)), the mid-year position statement for treasury management activities 2020/21 including prudential and local indicators (Appendix A); and
 - (2) That Council consider and approves the use of Link Asset Services to provide a Treasury Management training session via Microsoft Teams for all Members (Appendix A).

(Note: Report to Cabinet on 9th December reproduced in the booklet)

- (b) Walsall Allotments Boundary Review

That Council approves an amendment to the Capital Programme of £260k to fund the allotment boundary improvement works.

(Note: Report to Cabinet on 9th December reproduced in the booklet)



Walsall Council

Minutes of the **MEETING** of the Council of the Walsall Metropolitan Borough held on **Monday 14th September at 6.00 p.m. Virtual meeting via Microsoft Teams.**

Held in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020; and conducted according to the Council's Standing Orders for Remote Meetings and those set out in the Council's Constitution.

Present

Councillor P. Bott (Mayor) in the Chair

Councillor R. Burley (Deputy Mayor)

" G. Ali
" B. Allen
" A.J.A. Andrew
" D.J. Barker
" H. Bashir
" M.A. Bird
" C. Bott
" O. Butler
" B. Chattha
" A.G. Clarke
" S.J. Cooper
" D. Coughlan
" S.P. Coughlan
" S.R. Craddock
" C.U. Creaney
" S.K. Ditta
" B.A. Douglas-Maul
" K. Ferguson
" J. Fitzpatrick
" M. Follows
" N.Z. Gultasib
" A.D. Harris
" L.A. Harrison
" A.J. Hicken
" K. Hussain
" D. James
" L.D. Jeavons
" S. Johal

Councillor T.J. Jukes

" P. Kaur
" M. Longhi
" Mrs. R.A. Martin
" F. Mazhar
" J. Murray
" S. Nasreen
" A.A. Nawaz
" M. Nazir
" A.S. Nazir
" G. Perry
" W. Rasab
" L.J. Rattigan
" I.C. Robertson
" S. Samra
" H.S. Sarohi
" K. Sears
" I. Shires
" G. Singh Sohal
" C.A. Statham
" M.A. Statham
" C.D.D. Towe
" A. Underhill
" S. Wade
" M. Ward
" V.J. Waters
" T.S. Wilson
" R.V. Worrall
" A. Young

95. **Welcome**

At this point, the Mayor opened the meeting by welcoming everyone to the first virtual meeting of the Council.

The rules of procedure and legal context in which the meeting was being held was explained and members of the public viewing the meeting were directed to the papers which could be found on the Council's Committee Management Information system (CMIS) webpage.

All members confirmed that they could see and hear the proceedings.

96. **Apology**

An apology for non-attendance was submitted on behalf of Councillor Neville.

97. **Minutes**

The Mayor moved approval of the minutes of the meeting on 27th February 2020, subject to the inclusion of Councillor Samra in the list of apologies which was seconded by Councillor Bird. The motion was put to the vote by way of a roll-call, declared carried and it was:

Resolved

That the minutes of the meeting held on 27th February 2020 copies having been sent to each member of the Council, be approved as a correct record and signed, subject to the inclusion of Councillor Samra in the list of apologies.

98. **Declarations of interest**

There were no declarations of interest.

99. **Local Government (Access to Information) Act, 1985 (as amended)**

Resolved (by assent)

That the public be excluded from the meeting during consideration of the items set out in the private part of the agenda for the reasons set out therein and Section 100A of the Local Government Act, 1972.

100. **Mayor's announcements**

The Mayor referred to the deaths of four former Councillors since the last meeting of the Council - Malcolm Barton, Rick Gamble, Stephanie Peart and Brian Powell.

Several members paid tribute to the former Councillors including Councillors Bird, S. Coughlan, Jeavons, Martin, Nawaz, Sears and Shires following which it was **moved** by the Mayor, duly seconded and:

Resolved

That this Council have heard with deep regret of the deaths of:

- Mr. M.T. Barton a member of Walsall County Borough Council from 1972 to 1974, a member of Walsall Metropolitan Borough Council from 1974 to 2003 and Mayor in 1990/91
- Mr. R. Gamble a member of Walsall Metropolitan Borough Council from 1976 to 1995
- Ms. S. Peart a member of Walsall Metropolitan Borough Council from 1995 to 1999
- Mr. B.S. Powell, a member of Walsall County Borough Council from 1962 to 1965 and 1971 to 1974, a member of Walsall Metropolitan Borough Council from 1974 to 1978, 1979 to 1988 and 1995 to 1999 and Mayor in 1987/88

and places on record their appreciation of their services to the borough over a period of many years and expresses its condolences to their families at this sad time.

The meeting observed a minutes silence as a mark of respect.

101. Petitions

Councillor Rasab submitted a petition relating to a one-way traffic system in Chuckery

102. Petition: “Save Radleys Wood”

A report was submitted.

Councillor Worrall introduced Mrs. Julie Copley, Head Teacher of Radleys Primary School who presented the petition.

Mrs Copley explained that the woodland, adjacent to the school, suffered from anti-social behaviour and neglect. She emphasised that should the woodland be gifted to Radley’s Primary School they could create a Forest School facility. This would provide outstanding learning opportunities to promote both curriculum learning and health and wellbeing by connecting children with the natural world on a daily basis.

The Leader agreed to consider the matter at a future meeting of Cabinet.

Resolved

That the petition and representations be noted.

103. Urgent decisions

In accordance with Part 4.5 of the Constitution, paragraph 17.02 reports relating to the following urgent decisions taken by the Leader of the Council were submitted:

- (a) Occupancy of Hollybank House by Walsall Healthcare Trust
- (b) Purchase of Personal Protective Equipment – Covid-19
- (c) Adult Social Care Infection Control Ring-fenced Grant 2020

Councillor Bird presented the reports and answered questions from members thereon.

Resolved (by assent)

That the urgent decisions be noted.

104. Recommendations of Cabinet

- (a) **Dissolution of VIEW (Visionary Investment Enhancing Walsall) Programme, Board and Company and the allocation of funds**

The report to Cabinet on 18th March 2020 was submitted.

Councillor Bird moved the approval of the recommendation which was seconded by Councillor Andrew.

The motion was put to the vote by way of a roll-call of members and subsequently declared carried and it was:

Resolved

That Council delegates authority to the Executive Director Economy and Environment to negotiate and agree the final terms of the Deed of Variation, to the 15th and 16th Schedules of the Stock Transfer Agreement (2003), to be entered into with WHG to record the changes set out in recommendations (3) and (4) above.

- (b) **Surveillance and access to communications data**

The report to Cabinet on 15th July 2020 was submitted.

Councillor Bird moved the approval of the recommendation which was seconded by Councillor Andrew.

The motion was put to the vote by way of a roll-call of members and subsequently declared carried and it was:

Resolved

- (a) That the draft Corporate Policy and Procedures on the Regulation of Investigatory Powers Act 2000 be approved.
- (b) That the draft Corporate Policy and Procedures on the Investigatory Powers Act 2016 on the Acquisition of Communications Data be approved.

(c) **Treasury Management annual report 2019/20**

The report to Cabinet on 12 August 2020 was submitted.

Councillor Bird moved the approval of the recommendation which was seconded by Councillor Andrew.

The motion was put to the vote by way of a roll-call of members and subsequently declared carried and it was:

Resolved

That Council note (in line with the requirements of the Treasury Management Code of Practice (2017)), the annual position statement for treasury management activities 2019/20 including prudential and local indicators (Appendix A).

105. **Annual report of Audit Committee 2019/20**

The report of Audit Committee on 27th July 2020 was submitted.

Councillor Rasab, Vice-Chair of Audit Committee presented the annual report and took the opportunity to thank officers and members of the Committee for the work undertaken over the last year.

Resolved (by assent)

That the annual report of the Audit Committee 2019/20 be noted.

106. **Membership of Standards Committee**

Resolved

- (1) (by assent) - That the Council note that Councillor Rasab had replaced Councillor Waters for the remainder of the municipal year; and
- (2) (by roll call) - That the Council confirm the appointment of Councillor Rasab as Vice-Chair of the Committee.

107. **Private session**

Exclusion of public

Resolved (by assent)

That during consideration of the remaining item on the agenda, the Cabinet considers that the item for consideration is exempt information by virtue of the appropriate paragraph(s) of Part I of Schedule 12A of the Local Government Act, 1972, and accordingly resolves to consider the item in private.

108. **Recommendation of Cabinet – Acquisition of property to support waste management strategies – amendment of capital programme**

The report to Cabinet on 19th May 2020 was submitted.

Councillor Bird moved the approval of the recommendation which was seconded by Councillor Andrew.

The motion was put to the vote by way of a roll-call of members and subsequently declared carried and it was:

Resolved

That Council agree to an amendment of the Capital Programme of £20,440,626 to cover costs of the Preferred Option, profiled as follows: £8,545,500 (2020/21), £8,890,338 (2021/22) and £3,004,788 (2022/23).

The meeting terminated at 8.00 p.m.

Cabinet – 9 December 2020

Treasury Management Mid Year Position Statement 2020/21

Portfolio: Councillor Bird, Leader of the Council

Related portfolios: N/A

Service: Finance

Wards: All

Key decision: No

Forward plan: Yes

1. Aim

- 1.1 The council is required through regulations issued under the Local Government Act 2003 to produce a mid year position statement reviewing treasury management activities and prudential and treasury indicator performance. The Treasury Management mid year position statement at Appendix A provides Cabinet with these details, and meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

2. Summary

- 2.1. This report sets out the council's 2020/21 mid year position statement for treasury management activities (Appendix A) and a summary of performance against set targets (Appendix B).
- 2.2. Despite difficult market conditions with low interest rates the net position for capital financing is expected to match the 2020/21 budget. There are currently assumptions that pressures for dividend income, temporary interest costs in relation to pension payments and an element of Minimum Revenue Provision (MRP) costs are funded by reserves.

3. Recommendations

- 3.1 To note and forward to Council, for consideration and noting (and in line with the requirements of the Treasury Management Code of Practice (2017)), the mid-year position statement for treasury management activities 2020/21 including prudential and local indicators (Appendix A).

- 3.2 That Cabinet note and forward to Council, for consideration and approval to utilise Link Asset Services to provide a Treasury Management training session via Microsoft Teams for all Members (Appendix A).

4. Report detail - know

Context

- 4.1 Each year the Council operates a balanced budget, which broadly means cash raised during the year will meet its expenditure. Part of the treasury management service is to ensure this cash flow is adequately planned, with surplus monies being invested in line with the Treasury Management Policy Statement – approved by Council in February 2020.

Another function of the treasury management service is the funding of the Council's capital programme. This function highlights any potential borrowing requirement which may involve arranging long or short term loans, or using longer term cash flow surpluses.

The following key points of interest have been extracted from the report at Appendix A:

- The mid year position statement meets the requirement of both the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities.
- The banking environment has continued to be one of low interest returns with some improved confidence in counter party risk. The base rate remained static at 0.10% for the period 1 April until 30 September 2020.
- Despite this situation the authority has continued to identify appropriate new areas of investment opportunity that has led to a significant impact on average investment performance which has decreased from 1.50% in 2019/20 to 1.08% in 2020/21. An underachievement of investment income is expected to be approximately £400k as a result of the average rate achieved across all investments being lower than budgeted for in the 2020/21 budget setting exercise.
- Savings are forecast to be made on interest payable costs totalling approximately £400k to offset the pressures identified above for investment income. These savings are as a result of utilising the Council's cash balances rather than borrow as budgeted for capital expenditure, given the historical low base rate.

Council Corporate Plan priorities

- 4.2 Sound financial management of the council's cash balances supports the delivery of council priorities within council's available resources.

Risk management

- 4.3 Treasury management activity takes place within a robust risk management environment, which enables the council to effectively maximise investment income and minimise interest payments without undue or inappropriate exposure to financial

risk. It is recognised that the management of risk is as important as maximisation of performance and it is essential that the council has the right balance of risk and reward when making investment decisions. This is supported by treasury management policies which seek to manage the risk of adverse fluctuations in interest rates and safeguard the financial interests of the council.

- 4.4 Brexit continues to provide uncertainty for interest rates and within the financial markets and is expected to continue for the foreseeable future. The Council has responded to this risk by reviewing counterparties for investments to minimise the risk to any one counter party or class of counter party, and entering into fixed term investment deposits where possible that mature after the transitional period in January 2021 to minimise interest rate risk.
- 4.5 The impact of Covid-19 on the Council's cashflow is being managed by keeping cash in at call and notice accounts rather than longer fixed term investments, enabling the Council to ensure there is sufficient levels of cash available at all times to meet demand. As set out in section 4.1 above by holding cash in more liquid forms and the reduction in interest rates has had a corresponding impact on investment returns.

Financial implications

- 4.6 Treasury management activity forms part of the council's financial framework and supports delivery of the medium term financial strategy. The review of treasury management performance and activity is reviewed through both the treasury management annual report and the mid-year performance review report.

The proposed treasury management training session detailed within the report would incur a small one-off fee of £1,500, if supported, and this can be contained within the overall existing Treasury Management budget.

Legal implications

- 4.7 The council is required to have regard to the Prudential Code under the duties outlined by the Local Government Act 2003. One requirement of the Prudential Code is that the council should comply with the CIPFA Code of Practice for Treasury Management. The council adopted the original treasury management code in 1992 and further revisions to the Code in 2002, 2010 and 2017.

Procurement Implications/Social Value

- 4.8 None directly relating to this report.

Property implications

- 4.9 None directly relating to this report.

Health and wellbeing implications

- 4.10 None directly relating to this report.

Staffing implications

- 4.11 None directly relating to this report.

Reducing Inequalities

- 4.12 None directly relating to this report.

Consultation

- 4.13 The report has been approved by the finance treasury management panel, an internal governance arrangement comprising the S151 Officer, Head of Finance (Deputy S151 Officer) and Deputy Head of Finance (Corporate).

5. Decide

- 5.1 In line with the Treasury Management Code of Practice (2017) there are a number of reports that are required to be produced and reported publicly each year. The Treasury Management Mid Year Position Statement forms one of these requirements and as such is being reported to Cabinet for noting and forwarding onto Council for consideration.

6. Respond

- 6.1 This report is not seeking approval of a decision, in line with the Treasury Management Code of Practice (2017) it is required to be reported for noting and forwarding to Council for consideration.

7. Review

- 7.1 In line with Treasury Management Code of Practice (2017) this is a backward looking document looking at performance over the first six months of the current financial year and a further report on performance will be provided each year in line with the requirements of the Code.

Background papers

Various financial working papers

Corporate Budget Plan and Treasury Management and Investment Strategy 2020/21 (including Treasury Management Policy Statement) – Council 27/02/20

Author

Richard Walley
Finance Manager – Technical Accounting and Treasury Management
☎ 650708
✉ richard.walley@walsall.gov.uk



Deborah Hindson
Interim Executive Director

09 December 2020



Councillor Bird
Leader of the Council

09 December 2020

Treasury Management Mid Year Review

Table 1 shows borrowing and investments held at 31 March 2020 and 30 September 2020. The table shows that net borrowing during this period have remained the same.

The forecast borrowing position for the year end shows an approximate £14m reduction in overall borrowing levels linked predominantly due to the repayment of loan maturities for loans taken out to meet the cash flow requirements for the upfront pension payment made in April 2020.

The investment balance for the period to 30 September 2020 has increased by approximately £36m; this is in line with the budgeted assumptions for the year which included a plan to ensure that cash balances were maintained at an appropriate and robust level in line with expected cashflows projected for the year. This is also linked to the cashflow profile for local authorities where a large proportion of income is normally received at the start of the year (with upfront payment of grants / council tax / business rates etc), with corresponding expenditure normally being spread across the year.

The forecast investment position for the year end shows that investment balances are expected to decrease as we approach 31 March 2021 and payments on capital schemes are made and less income is profiled to be raised, and therefore collected, during the period.

Table 1

Borrowing	31-Mar-20	30-Sep-20	Change in year	Forecast Position 31-Mar-21	Forecast Change 31-Mar-20 to 31-Mar-21
	£m	£m	£m	£m	£m
PWLB	195.571	195.571	0.000	195.571	0.000
Private Loans	95.000	95.000	0.000	95.000	0.000
Other Loans	71.040	71.040	0.000	56.731	(14.309)
Total Borrowing	361.611	361.611	0.000	347.302	(14.309)

Investments	31-Mar-20	30-Sep-20	Change in year	Forecast Position 31-Mar-21	Forecast Change 31-Mar-20 to 31-Mar-21
	£m	£m	£m	£m	£m
At-call	46.485	55.725	9.240	33.840	(12.645)
Short term	124.000	158.000	34.000	117.500	(6.500)
Long term	14.000	7.000	(7.000)	12.000	(2.000)
Property funds	30.000	30.000	0.000	30.000	0.000
Total Investments	214.485	250.725	36.240	193.340	(21.145)

Net Position (Borrowing less Investment)	147.126	110.886	(36.240)	153.962	6.836
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Capital Financing

Table 2 below shows the midyear revenue outturn forecast for treasury management capital financing. The net forecast overspend of £5.723m has currently been assumed to be funded from reserves. This is in the main attributable to the non delivery of investment income as a result of the impact low interest rates and Covid-19 and in line with a review of the Minimum Revenue Provision (MRP) that was undertaken during 2015/16 the charge for 2020/21 is £2.181m over budget with corresponding releases from reserves.

Other notable variances include an underachievement of investment income following a number of changes to the Bank of England base rate during 2020 and the associated difficulties in the financial markets following Covid-19, offset by a transfer from reserves for interest costs incurred as a result of temporary borrowing to finance the upfront payment to the West Midlands Pension Fund. This payment was made to secure budgetary savings over three years commencing 2020/21.

Table 2

Service Description	Full Year Forecast	Annual Budget	Forecast Variance	Transfer (from) / to reserves	Net Forecast Variance
	£m	£m	£m	£m	£m
Interest Payable	11.643	11.568	0.075	(0.493)	(0.418)
Investment Returns	(2.424)	(5.876)	3.452	(3.049)	0.403
Allocation of interest on internal balances	0.122	0.122	0.000	0.000	0.000
Other Local Authority Debt	2.164	2.164	0.000	0.000	0.000
Treasury Management costs	0.035	0.020	0.015	0.000	0.015
Bank charges	0.086	0.086	0.000	0.000	0.000
Minimum Revenue Provision	11.802	9.621	2.181	(2.181)	0.000
Total	23.428	17.705	5.723	(5.723)	0.000

Economics update provided by the Council's external Treasury Management Partner as at September 2020

As expected, the Bank of England's Monetary Policy Committee (MPC) kept Bank Rate unchanged on 6th August. It also kept unchanged the level of quantitative easing at £745bn. Its forecasts were optimistic in terms of three areas:

The fall in GDP in the first half of 2020 was revised from 28% to 23%. This is still one of the largest falls in output of any developed nation. However, it is only to be expected as the UK

economy is heavily skewed towards consumer-facing services – an area which was particularly vulnerable to being damaged by lockdown.

The peak in the unemployment rate was revised down from 9% in Q2 to 7½% by Q4 2020. It forecast that there would be excess demand in the economy by Q3 2022 causing CPI inflation to rise above the 2% target in Q3 2022, (based on market interest rate expectations for a further loosening in policy). Nevertheless, even if the Bank were to leave policy unchanged, inflation was still projected to be above 2% in 2023.

It also squashed any idea of using negative interest rates, at least in the next six months or so. It suggested that while negative rates can work in some circumstances, it would be “less effective as a tool to stimulate the economy” at this time when banks are worried about future loan losses. It also has “other instruments available”, including QE and the use of forward guidance.

The MPC still expects the £300bn of quantitative easing purchases announced between its March and June meetings to continue until the “turn of the year”. This implies that the pace of purchases will slow further to about £4bn a week, down from £14bn a week at the height of the crisis and £7bn more recently.

In conclusion, this would indicate that the Bank can now just *sit on its hands* as the economy is recovering better than expected. However, the MPC acknowledged that the “medium-term projections were a less informative guide than usual” and the minutes had multiple references to downside risks, which were judged to persist both in the short and medium term. One has only to look at the potential for a second wave of the virus to see the dangers. However, rather than a national lockdown, as in March, any spikes in virus infections are now likely to be dealt with by localised measures and this should limit the amount of economic damage caused. In addition, Brexit uncertainties ahead of the year-end deadline are likely to be a drag on recovery. The wind down in the furlough scheme through to the end of October is another development that could cause the Bank to review the need for more support for the economy later in the year. If the Bank felt it did need to provide further support to recovery, then it is likely that the tool of choice would be more QE. Overall, the pace of recovery is not expected to be in the form of a rapid V shape, but a more elongated and prolonged one. There will also be some painful longer term adjustments as e.g. office space and travel by planes, trains and buses may not recover to their previous level of use for several years, or possibly ever. There is also likely to be a reversal of globalisation as this crisis has shown up how vulnerable long-distance supply chains are. On the other hand, digital services is one area that has already seen huge growth.

One key addition to forward guidance was a new phrase in the policy statement, namely that “it does not intend to tighten monetary policy until there is clear evidence that significant progress is being made in eliminating spare capacity and achieving the 2% target sustainably”. That seems designed to say, in effect, that even if inflation rises to 2% in a couple of years’ time, do not expect any action from the MPC to raise Bank Rate – until they can clearly see that level of inflation is going to be persistently above target if it takes no action to raise Bank Rate

The Financial Policy Committee (FPC) report on 6th August revised down their expected credit losses for the banking sector to “somewhat less than £80bn”. It stated that in its assessment “banks have buffers of capital more than sufficient to absorb the losses that are likely to arise under the MPC’s central projection”. The FPC stated that for real stress in the

sector, the economic output would need to be twice as bad as the MPC's projection, with unemployment rising to above 15%.

Overall, it is expected that there has been a strong pickup in economic growth during the back-end of quarter 2 of 2020. However, that pace is likely to fade as the furlough scheme ending in October will lead to many job losses during the second half of the year. Consumers will also probably remain cautious in spending and this will dampen growth. Uncertainty over the outcome of the UK/EU trade negotiations concluding at the end of the year will also be a headwind.

Member Training

Treasury Management policies, strategy, full year and mid year reviews are scrutinised by Cabinet and Council, and members must be trained to better understand and challenge the long-term financial implications of matters reported within the Treasury Management Strategy.

Link Asset Services, the council's treasury advisors, can offer independent Member training which is tailored to the Council's specific needs, using the Council's own strategic documents, financial statements, capital programme, balance sheet position and debt and investment portfolios, as appropriate.

It is therefore proposed that members consider the option for such training to be provided. If supported training would be delivered by the Council's Client Relationship Manager, Richard Bason (Regional Director). Richard has been a treasury management consultant for over 20 years and previously worked in Local Government. He is a Fellow of the Chartered Institute of Public Finance and Accountancy.

The training will allow members to develop an enhanced awareness of their role within the Treasury Management function, understanding the changing regulatory and market environment and the challenges facing officers on a daily basis.

This proposed training provides a sound understanding through interactive discussion on the roles and responsibilities of members and officers relating to treasury management and covers:-

- The overarching strategic and governance frameworks relating to the Capital Strategy and Treasury Management activity
- The Treasury Management and Prudential Codes of Practice (revised December 2017)
- MHCLG Investment Guidance issued February 2018 and with effect from April 2018
- Risk Management
- The Financial Markets
- Interest Rate Forecasts
- Credit Ratings and Creditworthiness
- Investment Management
- Debt Management
- Non-Financial Investments e.g. Investment Property
- Scrutiny Focus – officers and members responsibilities

The training can be delivered via Microsoft Teams. It normally takes two hours to deliver and there is opportunity for interaction and to ask questions. Handouts will be provided if

requested and the slides sent to members for review a week ahead of any training being delivered.

The relevant fee for the training service is a flat £1,500 (plus VAT) regardless of the number of members / officers that attend, therefore this allows the training offer to be extended to all members, if supported, at no extra cost.

Performance

The prudential and local indicators as at 30 September 2020 are shown in **Appendix B**. All indicators are currently being met with the exception of the following:

PRL1 - Capital Expenditure is forecasted to be £46.50m less than target, due to the re profiling of capital schemes from 2020/21 to future years.

PRL10 - Fixed Interest Rate Exposure is currently 98.64% against a target of 95%. This is due to a number of long term Lenders Option Borrowers Option (LOBO) loans changing from variable to fixed exposure. These loans will fluctuate between fixed and variable throughout the term of the loan as a result of call dates. This variance will be within target at year end.

PRL12 – Maturity Structure of Borrowing for debt between 5 and 10 years is not currently falling within range (currently 0.52% of debt compared to a lower limit of 5%) due to delays in undertaking borrowing to support prior year capital programmes, to help offset the reduction in investment returns.

The report also sets out a number of Local Indicators covering performance against targets for interest expense and investment income. There are a number of variances against target in 2020/21 due to the unforeseen impact that Covid-19 has had on interest rates following the base rate cut in March 2020.

L5 – Average interest rate of external debt outstanding excluding OLA. The target for this year includes borrowing for capital expenditure which was budgeted to be taken out at lower rates than our historical borrowing rates, resulting in a lower average rate across all of our borrowing. This borrowing will no longer be undertaken in 2020/21 and will be funded by utilising the Council's cash balances. Therefore whilst the target is not being met there are interest cost savings being made as a result of not borrowing and a reduction in interest rate and counterparty risks.

L9a, L9b, L9d, L10, L11a, L11b - The average interest rates (L10-11b) are currently below target due to the underachievement on At Call investments (L9a). This is due to the unforeseen impact of the Covid-19 crisis which has highly impacted investment rates since the base rate cuts in March 2020.

The targets that these prudential indicators are monitored against have been taken from the Treasury Management and Investment Strategy for 2020/21 Onwards, which was approved by Council in February 2020.

Appendix B

Prudential Indicators as at 30th September 2020

Prudential Indicator		Actual 2019/20 £m	Target 2020/21 £m	Forecast Position at 31-Mar-21 £m	Variance to target	
					Numerical Variance	% Variance
Prl 1	Capital Expenditure	69.780	186.440	139.940	-46.50	-25%
This indicator is required to inform the council of capital spending plans it is the duty of a local authority to determine and keep under review the amount that it can afford to allocate to capital expenditure. Capital expenditure may be funded by grant, capital receipts and borrowing. The forecast variance to target for 2020/21 is due to re profiling of capital schemes.						
Prl 2	Ratio of financing costs to net revenue stream	4.31%	3.78%	3.74%	-0.03%	-1%
Financing costs - Divided by (Interest charged on loans Less Interest earned on investments)		Budget requirement (Revenue Support Grant + NNDR +Council Tax)		The ratio of financing costs to net revenue stream (General Fund) as a %		
Prl 3	Estimates of the incremental impact of new capital investment decisions on Council Tax	£15.36	£28.49	£28.49	0.00	0%
This is a notional amount indicating the amount of council tax band D that is affected by the capital programme in the budget report compared to existing approved commitments and current plans.						
Prl 4	Capital Financing Requirement	381.564	380.886	380.886	0.00	N/A
This represents the underlying level of borrowing needed to finance historic and future capital expenditure. It is updated at end of the financial year.						
Prl 5	Authorised Limit for external debt	458.391	472.173	472.173	0.00	0%
The council may not breach the limit it sets, so it is important to allow prudent room for uncertain cash flow movements and borrowing in advance of future need.						
Prl 6	Operational Limit for external debt	416.719	429.248	429.248	0.00	0%
This has been set at the level of the capital financing requirement less the CFR items relating PFI and finance leases.						
Prl 7	Gross Borrowing exceeds capital	No	No	No		

	financing requirement				
The CFR represents the underlying level of borrowing needed to finance historic capital expenditure. Actual net borrowing should be lower than this because of strong positive cash flow and balances. It would be a cause for concern if net borrowing exceeded CFR.					
Prl 8	Authority has adopted CIPFA Code of Practice for Treasury Management	Yes	Yes	Yes	
To ensure that treasury management activity is carried out within best professional practice.					
Prl 9	Total principle sums invested for longer than 364 days must not exceed	14.0	25.0	7.0	
The council is at risk when lending temporarily surplus cash. The risk is limited by investing surplus cash in specified investments and by applying lending limits and high credit worthiness. These are kept under constant review.					
Prudential Indicator continued		Upper Limit	Lower Limit	Actual 2019/20	Forecast Position at 31-Mar-21
Prl 10	Fixed Interest Rate Exposure	95.00%	40.00%	95.20%	98.64%
Prl 11	Variable Interest Rate Exposure	45.00%	0.00%	4.80%	1.36%
Prl 12	<i>Maturity Structure of Borrowing</i>				
	Under 12 months	25.00%	0.00%	6.51%	9.50%
	12 months and within 24 months	25.00%	0.00%	6.55%	21.17%
	24 months and within 5 years	40.00%	0.00%	31.69%	23.32%
	5 years and within 10 years	50.00%	5.00%	1.89%	0.52%
	10 years and above	85.00%	30.00%	53.36%	45.49%

Local Indicators as at 30th September 2020

Local Indicators		Actual 2019/20	Target 2020/21	Forecast Position as at 31-Mar-21	Variance to target		Met
					Numerical Variance	% Variance	
L1	Full compliance with prudential code	Yes	Yes	Yes	-	-	Y
L2	Average length of debt	19.05	Lower Limit 15 years, Upper limit 25 years	16.16	-	-	Y
This is a maturity measure and ideally should relate to the average lifespan of assets.							
L3a	Financing costs as a % of council tax requirement	6.06%	20.00%	7.19%	-12.81%	-64.06%	Y
L3b	Financing costs as a % of tax revenues	3.78%	12.50%	4.54%	-7.96%	-63.64%	Y
These are a variation to Prl 3 excluding investment income and including MRP (amount set aside to repay debt costs). The target figure of 12.5% represents an upper limit of affordable net borrowing costs as a percentage of tax revenues for the authority. The actual level of net borrowing costs is currently less than the upper limit, which in the main is linked to the work undertaken by the service to seek to secure favorable rates on investments and reduced costs on borrowing, thus reducing the overall net borrowing costs.							
L4	Net actual debt vs. operational debt	73.82%	85.00%	84.24%	-0.76%	-0.89%	Y
This assists the monitoring of the authority's debt position.							
L5	Average interest rate of external debt outstanding excluding OLA	3.74%	3.35%	3.37%	0.02%	0.46%	N
L6	Average interest rate of external debt outstanding including OLA	3.86%	3.53%	3.46%	-0.07%	-2.09%	Y
The measure should be as low as possible. Other Local Authority debt (OLA) is managed on our behalf by Dudley council.							

L7	Gearing effect of 1% increase in interest rate	3.92%	5.00%	3.50%	0.04%	This would increase the average interest rate payable from 3.46% shown in L6 to 3.50%	Y
This relates risk management principles to the monitoring of the TM strategy. It measures the effect of a change in interest rates and the effect it may have on the capital financing costs.							
L8	Average interest rate received on STI vs. At Call rate	n/a	50.00%	526.67%	476.67%	953.33%	Y
The council aims to be gain interest on surplus funds higher than the 7 day LIBID rate. This measures performance in a changing economic context.							
L9a	AT call investments	0.63%	0.60%	0.15%	-0.45%	-75.00%	N
L9b	Short Term Investments	1.24%	1.10%	0.94%	-0.16%	-14.55%	N
L9c	Long Term Investments	1.65%	1.65%	1.68%	0.03%	1.82%	Y
L9d	Property Fund Investments	4.16%	3.90%	3.73%	-0.17%	-4.25%	N
L10	Average interest rate on all ST investments (ST and AT call)	1.11%	1.04%	0.56%	-0.48%	-46.15%	N
L11a	Average rate on all investments (ex. Property fund)	1.20%	1.11%	0.70%	-0.41%	-36.70%	N
L11b	Average rate on all investments (inc. property fund)	1.50%	1.45%	1.08%	-0.37%	-25.52%	N
As L10, but includes investments longer than 364 days. The average interest rates (L10-11b) are currently below target due to the underachievement on At Call investments (L9a). This is due to the unforeseen impact of the Covid-19 crisis which has highly impacted investment rates since the base rate cuts in March 2020. Ongoing negotiations are being undertaken by the service to secure favourable rates when considering investment options, and through the review and identification of new and appropriate opportunities for investment.							
L12	% daily bank balances within target range	100%	99%	100%	1.00%	1.01%	Y

This measures how good our daily cash flow prediction is. A figure of 98% and above indicates a high level of accuracy.

Cabinet – 9 December 2020

Walsall Allotments Boundary Review

Portfolio:	Councillor Butler – Clean and Green
Related portfolios:	Councillor Perry – Community, Leisure and Culture Councillor Craddock – Health and Wellbeing
Service:	Economy, Environment and Communities
Wards:	All
Key decision:	Yes
Forward plan:	Yes

1. Aim

- 1.1 Allotments are valuable community spaces that provide people with the opportunity to enjoy regular physical exercise; meet new people in their neighbourhood; and benefit from a healthier diet, regardless of income. They have a positive impact upon both physical and mental wellbeing.
- 1.2 The allotment boundary review provides Members with a current position statement regarding the state of the Council owned allotment gardens across Walsall. Members are asked to consider the allocation of additional one-off funding to secure all sites.

2. Summary

- 2.1 This report follows a request from the Leader of the Council to provide Members with an overview of the security of Walsall allotment gardens.
- 2.2 The Council owns a total of 34 allotment gardens, one of which is derelict which is the subject of a separate report in the private session. A further single site is leased from Rubery Owen. Officers from the Healthy Spaces Team have visited all sites to undertake an assessment of the boundaries.
- 2.3 The detail of the review is provided in **Appendix A – Allotment Boundary Assessment**, in summary:
 - 21 Sites require boundary improvement works to be carried out at an estimated cost of approximately £260k.
- 2.4 A total of 33 sites are currently self-managed by allotment associations, however, only eight have signed a Council lease, giving the association the right to manage the site. One site, Victoria Road, has returned to Council management. The

financial burden associated with taking on boundaries that require investment is one of the reasons associations have cited as to why they will not sign the new lease.

3. Recommendations

- 3.1 That Cabinet approve the £260k improvements to allotment boundaries, as identified in **Appendix A**.
- 3.2 That Cabinet recommend to Council an amendment to the capital programme of £260k to fund the allotment boundary improvement works.

4. Report detail - Know

Background

- 4.1 Walsall Council owns 34 allotment gardens across the borough, of which just one site, Alexandra Road, is derelict and not in cultivation. A further site at Clarkes Lane is leased from Rubery Owen. This lease is currently being re-negotiated for a 10 year period. A total of 1,352 plots are provided across the Borough only 29 of which are currently vacant. Some of these may not be suitable for cultivation as they may have overhanging trees or be subject to flooding. The Covid-19 pandemic has seen a surge in demand for plots. There are currently 252 people on site waiting lists (it should be noted that some of these may be duplicates, where people have registered for more than one site) and this has just exacerbated a known problem. In some areas of the borough, full allotment sites report that people can expect to wait between 5 and 10 years for a plot.

Allotment Leases

- 4.2 In 2015, the Green Spaces Team started a review of allotment leases with Legal and with the support of the Legal and Operations Manager from The National Allotment Society. A significant amount of time was spent creating standardised lease documentation, the product of which is now considered best practice by the National Allotment Society. All sites were issued with Notices to Quit which ended on 31 March 2016.
- 4.3 The Healthy Spaces Team took over the administration of allotment gardens when the team was set up on 1 August 2018. Since this date, officers have continued to work with Legal and the numerous allotment associations to get the new five-year leases, dated from 01 April 2016 until 31 March 2021, signed. Although leased on a peppercorn rent, currently only eight sites have signed a lease. A single site, Victoria Road, has come back into Council Management, leaving 24 that are currently operating on site without a lease in place.
- 4.4 Taking on the lease for an allotment garden requires the association to also take on the repair and maintenance of site structures, including the fencing and access paths throughout the sites. Several allotment associations have expressed concern with taking the lease when work needs to be carried out.

Boundary Review

- 4.5 Concerns were raised to the Council Leader through the Walsall Green Space Forum on the security and quality of allotment boundaries. It should also be noted that during 2020 there have been at least eight break-ins on allotment sites where equipment has been stolen.
- 4.6 A full review of all sites has been undertaken. During the inspections, allotment boundaries have been checked for quality and security. Whilst site visits were taking place, allotment sites were also assessed on quality of access, including gates and access roads, allotment paths and the provision of any additional community areas, such as toilets, etc.
- 4.7 The outcome of the boundary review can be viewed in detail at **Appendix A**. A total of 3,713 metres of fencing needs to be replaced, at an estimated cost of £70 per metre (approximately £260k in total).

Finance

- 4.8 The total budget for allotment maintenance in 2020/21 is £5,500. An additional £9,111 is available to provide grants to allotment associations which are encouraged to identify other sources of funding to support their application. Allotment associations can approach the council for financial support from either of these budgets. As the maintenance budget is extremely limited, works are prioritised and generally only emergency works that will prevent further damage to the site or adjoining properties are carried out. The grant funding is distributed once per annum, with support of the Green Spaces Forum and also focusses on security and access improvements.
- 4.9 Self-managed allotment gardens set their rent level and collect annually from plot holders. This money is used for the day to day running of the site and does not come back to the authority. Few allotment associations have increased rent and are limited in the percentage that they can increase their rent due to allotment regulations. Currently plot rents vary across the borough, but are roughly £60 per year, resulting in a total income across all sites of approximately £80K per annum.
- 4.10 The Healthy Spaces Team has been struggling to get allotment associations to sign their leases. Understandably, many are wary of signing a lease which places repair and maintenance responsibilities with them, when they are not taking on a site that is secure to begin with. As detailed above, once they have a lease, this opens up opportunities for the associations to apply for a wider range of grant funds. It may be that in order to resolve this dilemma, the Healthy Spaces Team has to identify an external charitable organisation that is willing to take on the leases and the management of the Walsall sites. A single site has returned to the management of the team (Victoria Road), and without the support of local volunteers the site will not develop and improve as it could in local management. The Healthy Spaces Team will manage the basics, but it does not have the resources to do more.
- 4.11 It should be noted, that whilst visiting the sites, as well as assessing the boundaries, officers have been made aware of problems with access roads and paths around sites, as well as other site improvement works that are required.

Appendix B provides information on site locations and plot supply versus demand. This is quite different across the borough and has been categorised according to wards. Some wards, such as Palfrey have a very small waiting list but vacant plots within a short distance. Other areas have fewer sites or no allotment sites at all. Wards shown with a bold boundary have over 20 people on their waiting lists.

Council Corporate Plan priorities

4.12 The provision of secure allotment gardens meets the following Corporate Priorities:

People - People have increased independence, improved health and can positively contribute to their communities.

Outcomes for 2020-21

- People live a good quality of life and feel that they belong
- People know what makes them healthy and they are encouraged to get support when they need it

Communities - Communities are prospering and resilient with all housing needs met in safe and healthy places that build a strong sense of belonging and cohesion.

Outcomes for 2020-21

- People are proud of their vibrant town, districts and communities

Risk management

4.13 If investment in securing allotment garden boundaries is not provided, sites will continue to decline and, although there is demand for plots, people will not want one on an insecure site. There are already a number of associations not wanting to sign lease documentation until security issues are resolved and there may, therefore, be an increase in the number of allotment gardens returning to Council operation. This is not in keeping with the Councils inclusive growth agenda, is not good for local communities, and will place further financial burden on the Council.

Financial implications

4.14 This scheme is not included in the capital programme, therefore approval of the recommendations in 3.1 would require an amendment to the capital programme.

4.15 If the proposed investment of £260k were to be funded from Council borrowing this would increase the revenue over the estimated life of the asset by £129k.

2021/2022	£2,990
2022/2023	£8,970 and then ongoing for a further 13 years

Total interest payable will therefore be £128,570.

Principal	£ 260,000
Interest (£2,990 + (£8,970 x 14))	£ 128,570
TOTAL	£ 388,570

- 4.16 The Healthy Spaces Team will submit applications to both the Walsall and Bloxwich Town Funds for allotment improvement works. The boundary improvement values for eligible sites is in the region of £160k for the Walsall Fund and £6k for the Bloxwich fund. If successful, this would reduce the financial burden on the council.

Legal implications

- 4.17 Where boundaries are not the responsibility of the Council they may be placed within the Council land. There are no legal implications of putting fencing within Council land unless it affects neighbouring structures or involves excavations or walls under the Party Wall Act 1996.
- 4.18 Allotment Associations have been advised to seek their own legal advice if they have any concerns regarding the content of the lease, including the liabilities therein. Initial legal advice is available from The National Allotment Society for member organisations and individuals.

Procurement Implications / Social Value

- 4.19 Subject to Cabinet approval of funding, a procurement exercise and associated contract award will be conducted in accordance the Public Contracts Regulations 2015, the Public Services (Social Value) Act 2012 and Walsall Council's Social Value Policy and Contract Rules.

Property implications

- 4.20 All sites, except Clarkes Lane Allotment Gardens, are owned by Walsall Council.
- 4.21 The lease from Rubery Owen for Clarkes Lane Allotment Gardens is currently being renewed for a 10 year period, including allowing the removal of trees which are preventing boundary fencing from being installed to secure the site.

Health and wellbeing implications

- 4.22 Allotments are valuable community spaces that provide people with the opportunity to enjoy regular physical exercise; meet new people in their neighbourhood; and benefit from a healthier diet, regardless of income. They have a positive impact upon both physical and mental wellbeing. Studies show that allotment gardeners are less overweight and score significantly better on self-esteem and mood with less depression and fatigue compared to non-allotment gardeners.

Staffing implications

- 4.23 There are no staffing implications arising from this report.

Reducing Inequalities

- 4.24 Allotment gardening enables people on low incomes to produce their own fruit and vegetables at low cost.

- 4.25 Allotment gardening is open to anyone, however, the current interest in growing your own produce has increased demand. Many sites do hold small waiting lists and may restrict plot ownership to people living in the locality. Should money become available, priority for access improvements would be given to sites located in wards with the highest IMD scores and the highest demand.
- 4.26 A number of sites require access improvement to enable those who are less mobile to participate in allotment gardening on Walsall sites.

Consultation

- 4.27 The review has included site visits and where possible discussions have taken place with site association representatives, however, due to the nature of the problem, staff have not officially consulted with allotment associations prior to bringing this matter to Cabinet.

5. Decide

- 5.1 Cabinet is asked to consider the content of the report and its associated appendix and decide if additional funding can be made available as identified in the recommendations at section 3 of the report.

6. Respond

- 6.1 Subject to Cabinet approval of the recommendations, we will:
- a. Put together a detailed specification for the boundary works.
 - b. Subject to the outcome of a, we will put the relevant works out to tender.

7. Review

- 7.1 Progress will be monitored on a quarterly basis through the Healthy Spaces Team performance management meetings.
- 7.2 Allotment budgets will be scrutinised via existing budget monitoring processes.

Background papers

Appendix A – Allotment Boundary Assessment

Appendix B – Allotment Supply versus Demand

Author

Jaki Brunton-Douglas
PHP – Marketing and Funding Manager
☎ 07768 290788
✉ jaki.brunton-douglas@walsall.gov.uk



Simon Neilson
Executive Director

1 December 2020

C. Butler

Councillor Butler
Portfolio holder

1 December 2020

Allotment	Area	Boundary	Plots	Vacant Plots	No. on waiting list	Meters	Estimated Cost (£70/m)
Alexandra Road (between 51 & 53 Alexandra Road)	SOUTH	DERELICT - Other sites in area have land that could be brought back in to use.				Not Required	
Alexander Road	SOUTH	Boundary rope and posts (Average) / Main path from main gates (Average) / Metal mesh fencing along from side of the allotment and along the back (As new) / Mix wooden fencing at left side of allotment from private dwellings / Slabbed pathway where some are broken (Average)	14	0	1	Not Required	
Beechtree Road	EAST	Perimeter fencing metal (Good) Community building located on left after main gates may have asbestos roof. In between plots they maybe using asbestos panels as fencing.	15	2	0	Not required	
Blakenall Lane	NORTH	Chain Link fence (Average) with hedggrow / Footpath leading to the allotment from leamore park (Average)	18	0	1	Not Required	
Broad Lane	NORTH	The perimeter fencing is in good condition, metal pallasade. No issues regarding security or fencing	27	0	2	Not Required	
Clayhanger Lane	EAST	The site has no issues at all regarding boundaries, they are all secure with pallasade fencing.	16	0	10	Not Required	
Delves Green Road 1	SOUTH	Really good allotment, all boundaries are metal or with proper hedggrow to support the boundaries. This allotment is financially secure	49	0	10	Not Required	
Goscote Lane	NORTH	Front gate gets flooded in bad weather. Perimeter is fine, all metal fencing	101	1	1	Not Required	
Greenfields Road	EAST	Fencing and security was in good condition (Pallasade fencing and good locks). Drive needs to be done - there was quote that was done last year	96	0	15	Not needed	
Huntington Road (New Invention)	WEST	Overall site in good condition, the poor boundry that was stated in the PSS report as now been upgraded and is now at a good level, toilet facilities are poor. Site as one access point from a neighbouring house who has a plot on site.	17	0	3	Not Required	
Sneyd Lane (Dudley Fields)	NORTH	Overall site is in good conditon.	20	0	4	Not Required	
Sutton Road	SOUTH	The main path leading up to the allotment gates, and the pathway in the allotment is all pebbly and can cause large puddles when raining. The allotment is in a good condition.	83	0	25	Not Required	
Wimperis Way (Pheasey)	EAST	The perimeter is in good condition, metal pallasade all around the allotment / gravel pathways in the allotment degraded. Gate in good condition	58	0	22	Not needed	
Addenbrooke Street	WEST	Wooden fencing all around, right side of the allotment needs to be rectified as posts are tilting.	28	0	14	108	£7,560
Alfred Street	WEST	New fencing required along the right and back of the site. Front and left, both in good condition - recently replaced.	21	0	0	101	£7,070
Bentley Mill Way Allotments	WEST	This allotment is in very good condition. Main gates are pallasade, the left side of the allotment is high mesh fencing with barbed wire which needs replacing.	14	0	14	129	£9,030
Borneo Street	SOUTH	Allotment is well maintained. The boundary is a mixture of wood, trees, hedggrow, mesh and pallasade fencing. Front gate needs to be replaced due to only being mesh with barbed wire on top, along with the fencing surrounding the front gate. Rightside of from the beginning of the gate is pallasade for approx 2 or 3 meters, then mesh fencing, and the same at the bottom of the fencing, in the middle is mesh fencing which overlooks the main road, - this requires pallasade fencing. The left side of the allotment is half mesh from the front gate, and then turns to pallasade.	40	0	30	134	£9,380
Broadway (between 191 & 193 Broadway)	SOUTH	There are a lot of broken areas of metal wire fence especially around the disused area of the allotments where intruders have gained access in the past.	73	16	0	460	£32,200
Carbridge Lane	EAST	Will require fencing on the right hand side of the car park, everywhere else is pallasade fencing.	28	0	0	86	£6,020
Clarkes Lane	WEST	Leased by Council from Rubery Own - Boundary far right corner (needs a lot of work, full of brambles and bushes) / Left side wooden fence (Needs work) / Overgrown area at right hand corner of site / Pallasade metal fencing rear of the allotment that includes barbed wire	21	0	3	100	£7,000
Delves Green Road 2	SOUTH	One shared border to adjacent houses has gaps in the fencing where residential gardens back onto the allotment. There are gaps in metal fencing at the back of the allotment.	40	0	11	247	£17,290
Dovedale Avenue	WEST	Gate secure, the other gate entering could be replaced, but not essential due to the main gate on the road. Leftside of the allotment is private fencing which is wooden. Right and back of allotment is green high mesh criss cross new fencing.	15	0	25	29	£2,030
Forest Avenue	NORTH	overall site is in good condition, the boundary fence is a 6 feet chainmail fence with concrete posts which is within a good standard apart from to the rear left of the site where the fence has been damaged, this is also where trespassers enter the site and is causing security issues and ASB	20	1	0	83	£5,810
Grenfell Road	NORTH	The perimeter is good, but at main gate may need pallasade fencing as currently mesh with no headgrow at the gate which could be a problematic . The brook on the site needs to be cleared - the pathway is broken and gets flooded constantly, especially near the brook and the car park in the allotment site which can not be used, very uneven pathway. 101 plots however only 80 useable	80	0	11	1	£70
Huckers Road	SOUTH	Left side fencing needs replacing, in disrepair - it has wooden broken fencing and criss cross mesh which is waist high. The back of the allotments fencing is a mixture of trees, hedeggrow, bushes and chain link fencing, which also needs replacing. Right side fencing is chain link, but this is in good condition.	50	0	1	208	£14,560
Ince Road	WEST	Allotment requires fencing on the right hand side of the allotment where there is another gate which needs to be fenced off.	13	0	1	34	£2,380
Lane Avenue / Parkbrook	SOUTH	Gate at the back of the allotment is in poor condition (fencing which can be jumped over even though there is barbed wire on the top). The allotment is prone to flooding due to the channel and the brook that goes through the allotment. Fencing needs installing along canal side	101	0	8	352	£24,640
Lord Street	SOUTH	Pathway leading up to gate between houses 118 & 120, the gates needs to be adjacent to the pavement. The gate is secure with 2 locks. The gate itself is crisscross wired, and have barbed wire on top of the gate, would be desirable to change this gate. The fencing has just been recently done. There are 2 plots which have been fenced off due to the trees with a gate to access it. Fencing border is very good. The fencing by Patriot Close (southern border) needs to be done	75	0	4	116	£8,120
Queens Lea	WEST	All of the fencing needs to be done around the perimeter.	12	0	10	261	£18,270
Slaters Lane	SOUTH	Pallasade front gate in good condition. The front fencing is 7 ft green hardcore mesh in very good condition. The right side overlooks the railway which has trees, hedges and bushes which is mixed in with a few metres of pallasade in places - right side may require fencing as they do occasionally get people jumping over from the railway . Back of allotments again bushes, brambles, trees which is very thick, desirable to have fencing at back, but not essential.	60	4	0	393	£27,510
Trees Road	SOUTH	Fencing required from Delves Road all around the border. Gate is fine, but need fencing around the gate as coming off the hinges and made of wood which is crumbling	13	3	0	340	£23,800
Victoria Road	WEST	Left side has half pallasade from the main road towards the middle, then it turns private fencing which is half wooden. Left side of allotment needs to be improved. Back of allotment needs fencing as conifers are pushing back the posts.	54	0	10	155	£10,850

Winterley Lane	EAST	Wooden fence at rear of car park is privately owned - in need of improvement / Perimeter of the allotment is pallasade metal fencing (Good) / Metal gates double locking (Good)	41	0	11	26	£1,820
Wrexham Avenue	SOUTH	Security issues from front gate, prone to ASB and the plot holders are very wary of them trespassing onto the allotment. The fencing needs to be replaced on the right hand side which is broken and not secure.	39	2	5	350	£24,500
			1352	29	252	3713	£259,910

Allotment Supply v Demand

Allotment Site Information:

Name
No. plots / Vacant / Demand

Bloxwich West Pop 13,965
Broad Lane 27/0/2
Sneyd Lane 20/0/4

Willenhall North Pop 12,616
Huntington Road 17/0/3

Blakenall Pop 16,524
Blakenall lane 18/0/1
Forest Avenue 20/1/0

Short Heath Pop 11,452
Queens Lea 12/0/10
Dovedale Avrenue 15/0/25

Birchills Leamore Pop 16,038

Willenhall South Pop 17,176
Clarkes Lane 21/0/3

Darlaston South Pop 16,642
Ince Road 13/0/1
Addenbrook Street 28/0/14
Alfred Street 21/0/0

Bloxwich East Pop 13,024
Grenfell Road 80/0/11
Goscott Lane 101/1/1

Bentley and Darlaston North Pop 14,292
Alexander Road 14/0/1
Bentley Mill Way 14/0/14
Wrexham Avenue 39/2/5
Victoria Road 54/0/10

Pleck Pop 16,546
Lane Avenue 101/0/8
Huckers Road 50/0/1
Slaters Lane 60/4/0

Palfrey Pop 17,387
Lord Street 75/0/4
Alexandra Road **DERELICT**
Broadway 73/16/0
Delves 1 49/0/10
Delves 2 40/0/11
Trees Road 13/3/0

Brownhills Pop 13,448
Clayhanger Lane 28/0/0

Pelsall Pop 11,447

Aldridge North/ Walsall Wood Pop 13,048
Beechtree Road 15/2/0

Rushall-Shelfield Pop 12,101
Greenfields Road 96/0/15
Winterley lane 41/0/11
Cartbridge Lane 28/0/0

Aldridge Central & South Pop 13,990

St Matthews Pop 17,274
Borneo Street 40/0/30

Streetly Pop 13,684

Pheasey Park Farm Pop 11,396
Wimperis Way 58/0/22

Paddock Pop 13,428
Sutton Road 83/0/25