Minutes of the CAAGA AGM, Tuesday 2nd December 2025, 7.30pm, The Hutch

Present: Martin Copeland (chair) Barry, Back, Steve Bardsley, Nadine Davies , Jenny Dixon, Charles Egarr, Jenny Gavin-Allen, Mark Harland, Kat Hobdell, Graham Jacob, Sue Johnson, Columbus McCormack, Dennis Noble, Alyssa Powell, Mike Powell, John Ryder, Karen Sayer, Lucy Smickersgill, Maria Spellacy, Phil Steele, Gary Watt.

Apologies: Evelyn Hazzard, Sam Alderson

Minutes of 2024 AGM Were agreed as an accurate record. Proposed Karen Sayer, Seconded Gary Watt.

Matters arising from the minutes. There were no matters arising from the 2024 minutes.

Secretary's report

This year's report picks out some of the highlights of the committee's year.
We began the year, deciding to dedicate a quarter plot by the main path as a memorial area, to commemorate Maggi and others. Massive thanks to everyone who's helped, most particularly Gary, who has very quietly put in a lot of work on this plot.

We've had a couple of headaches concerning the site. The steps down to the lower part of the allotment. At the start of the year, Groundwork Trust had been to repair these, and they did a really bad job. (For which we've withheld payment). We've struggled to find a builder to take on the job, but we hope we might now have a solution.

Then there was the fence backing on to the houses in Northbrook Street. This has been in poor repair in places, and householders were complaining about allotment debris and vegetation invading their gardens. We've been dealing with the council on this. They don't have money to put in a substantial new fence. But they have agreed to do repairs, have already been to clear and make good the worst affected spots, and have now started work elsewhere on the fence.

We've debated what to do about shredding. Leaving everything by the DC was messy and encouraged rubbish to accumulate. It's been difficult to set up a regular shredding rota. We've most recently decided that next year we'll set up two official shredding days, and get a commercial shredder to come in and do the work. And we're selling the CAAGA shredder.

We discussed whether to allow ponds on site, and discovered that Leeds City Council rules have changed, and ponds are now allowed (with rules about size and construction). So we changed our rules to match theirs.

We've had some well attended trips out – Harlow Carr, Cliff Bank Nursery and most recently the Springwell Brewery. We had an Indian cookery demonstration in the Hutch. Nadine organised two excellent shows. Thank you Nadine.

We had some great social occasions -an Open Day -we just about got away with the weather. And we had a barbecue. And our annual bonfire.

We took part in the Gledhow Valley Wood Green Day, and made lots of money selling tea and cakes. Lisa's Chubby Scoundrels were a sensation. As have been Lisa's baked goods throughout the year, thank you Lisa. And later in the year we had our regular stall at Chapel Allerton Arts Festival. Thank you to everyone who helped out on those stalls.

And finally – one thing that's come up at every committee meeting this year – we need to update the committee photos on the wall.

No questions on Secretary's report, but Karen proposed a Vote of thanks to Gary for work on memorial garden. Thanks also to John Welling, who's put a lot of work into the plot over the last few months..

Letting Secretary's report

We have had another busy year with lettings. This year we have let 43 plots, and carried out 48 viewings. We have carried out 4 plot inspections, resulting in 39 uncultivated plot letters. Three of these plots were issued a termination letter. Both of these half the amount we had to issue last year.
Due to the demand we have continued reducing a number of plots to ¼ to help ease the waiting list. This was working well. However the waiting list currently stands at 94, compared to 32 at this time last year. We have a waiting time of around 2 years. This year the council has changed the way they deal with letting enquiries, they now advertise our details so all enquiries come directly to us. This might explain the large waiting list.

We currently have 299 plots made up of:-
128 (84) x ¼
3 x 1/3
149 (156) x ½
19 (24) x full
(3 of these plots still unlet)

Last year the Committee took over a ¼ plot at the bottom of the track; this plot has now been transformed into a remembrance area with a bench for Maggi. Thank you to everyone who has managed to spare a bit of time during the summer to water. Also a big thank you to John Wellings who has spent a lot of time maintaining the area over the last 4 months.

I would like to thank Alyssa for her help during the last 12 months, and thank you to Nadine who stepped in to help, as Gary and Alyssa have both had extra family commitments this year.

Treasurer's report.

(see accounts)

We are in a strong financial position this year, thanks to no major expenditure, and both fundraising and income generation being remarkably successful. The shop has had a 50% increase in sales. Tea and Coffee sales are up over 60%. Fundraising at outdoor events showed a 60% increase in income generation. Money from membership fees has gone up, as more people have

signed up as non-plot holder members. The end result is, year on year we have£8k more in our account, 25% increase on last year. This is a remarkable achievement for a small organisation.

The financial report and accounts were accepted. Proposed by Dennis. Seconded by Charles.

Auditors Report

The accounts have been audited by Paul Riley, Leeds Building Society, who endorses the accounts as accurate.

Membership fees for 2025/2026

Membership fees are currently £7 for plot holders and £5 for non plot holders. We are proposing to change this from October 2026, and make both the same.
Discussion re options:- make both the same at £6 each. Or £7 each.

15 people voted for the £6 option, 3 voted for the £7 option, so we will change to £6 per year for both plotholders and CAAGA members.

Discussion re whether CAAGA non plotholder members can be members of LAF. Graham to write a paper for next committee meeting.

Officials' honoraria 2025

Last year £2500 was made available for this.

Nadine proposed and Jenny seconded, that the amount should go up by a small percentage to account for inflation.

Barry proposed, and Dennis seconded, that it goes up to £2600, to be shared out at the same percentage as last year.

Secretary	16%
Show Secretary	11%
Lettings Secretary	16%
Asst Lettings Secretary	9%
Treasurer	16%
Store manager	11%
Storekeeper	11%
Chair's allowance	10%

All in favour.

Election of Officers and Committee

Dennis has decided he would like to step down from the committee, after many years of service. There was a massive round of applause for Dennis, and thanks for his work over these years.

Officers were elected as follows:-

Martin Copeland – chair
Lucy Smickersgill – secretary
Graham Jacob – treasurer
Nadine Davies – show secretary
Gary Watt – letting secretary
Alyssa Powell – assistant letting secretary
Store manager – Mark Harland
Phil Steele – assistant store manager.

General members of the committee. The following are to continue as members:-
Charles Egarr
Evelyn Hazzard
John Duffy
John Ryder
Sue Johnson
Maria Spellacy

New committee members were proposed as follows:-
Steve Bardsley. Proposed by Lucy, seconded John.
Karen Sayer – Proposed by Maria, seconded by Alyssa.

All in favour.

Amendment to constitution.

This concerns our trustees. We have 3 trustees, Martin, Jenny and Barry. They are in the contract with the council over the allotment site lease. The current constitution has no mechanism by which we can remove trustees, if necessary. Decision made to vote trustees in at the AGM each year. That gives us the mechanism to do this.

All in favour. The annual vote for trustees will be introduced from next year.

To agree a Programme of Events for 2026.

This is usually done at the first committee meeting of the year.
We agreed that events next year will include:- Two shows, Spring and Autumn. Bonfire Night Summer Barbecue, the Gledhow Valley Road Green Day, a site Open Day, a Cookery demo, pruning workshop and seed swap. visits to Harlow Carr, and another garden visit. Also a board games club for allotment members is hoping to set up in the new year.
Short discussion re use of The Hutch. In theory the building can be hired out.

Jenny suggested we run learning sessions for new plotholders, possibly in the spring. This could be run by other experienced plotholders. All in favour.

Items of which members have given written notice to the Secretary

None