

Report No. TC02418 Appendix: M Agenda Item: 17	Full Council 14 th March 2018
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OAKHAM TOWN COUNCIL

Report Author: Allison Greaves	Title: Clerk to the Council
Subject: Allotment Rent Reviews	
Strategic Aim: Maintain and improve OTC land and buildings for the benefit of the community Work with and in partnership with Rutland County Council and other partner groups	

Background

The method of calculating rent reviews is usually stated in the lease and is therefore legally binding. In most instances the new rent amount is calculated by following a particular method based on:

***Current Rent X Latest Retail Price Index (RPI) All Items / RPI figure when last reviewed
(or as otherwise stipulated)***

Please note that the calculation of rents for the two allotment associations that manage allotments on the Town Council's behalf is not stated in their leases but follows the above calculation.

(i) OAKHAM SMALLHOLDER'S ASSOCIATION (OSA)

The rent for OSA was set at £75 in April 2011 and is reviewed every 7 years.

£75 (current rent) X 276 (RPI figure for January 2018) / 229 (RPI figure for April 2011)

= £92

It is therefore recommended that the annual rent for the next 7-year period for the Oakham Smallholder's Association is set at £92 per annum which represents a 22% increase

(iv) OAKHAM HOME GARDENS AND ALLOTMENT SOCIETY (OHGAS)

The rent for OHGAS was set at £268 in April 2011 and is reviewed every 7 years. Using the same method as for OSA:

£268 (current rent) X 276 (RPI figure for January 2018) / 229 (RPI figure for January 2011)

= £327

It is therefore recommended that the annual rent for the next 7 year period for the Oakham Home Gardens and Allotment Society is set at £327 which represents a 22% increase