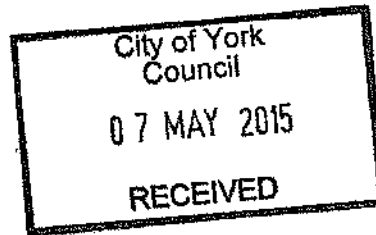


07 MAY 2015



21 Lindley Street
York YO24 4JG

Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

05/05/2015

To whom it may concern

RE: Holgate Allotments Nomination for Asset of Community Value submitted by email 01/05/2015

In my email regarding the above nomination I indicated that a signed hard-copy of the application was to follow.

Please find attached:

1. Signed Nomination Form
2. Copy of Supporting information and Boundary of Property
3. Copy of Constitution of Holgate Allotments Association

Regards

A handwritten signature in black ink, appearing to read "J. Vickers".

Julie-Ann Vickers



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website shown below or alternatively call 01904 553360

www.york.gov.uk/assetsofcommunityvalue

Section 1

About the property to be nominated

Name of Property:	HOLGATE ALLOTMENTS
Address of Property:	ASHTON LANE, HOLGATE ROAD, YORK
Postcode:	YO24 4LX

Property Owner's Name:	YORK CITY COUNCIL
Address:	WEST OFFICES, STATION RISE, YORK,
Postcode:	YO1 6GA
Telephone Number:	01904 551550
Current Occupier's Name:	Allotment tenants

Section 2

About your community organisation

Name of Organisation:	HOLGATE ALLOTMENTS ASSOCIATION
Title:	MR
First Name:	PAUL
Surname:	GRAHAM
Position in Organisation:	SITE SECRETARY AND CHAIR OF ALLOTMENTS ASSOCIATION
Email Address:	paulsue33@hotmail.com
Address:	32 MALVERN AVENUE BOROUGHBRIDGE ROAD, YORK
Postcode:	YO26 5SG
Telephone Number:	01904 782400

Organisation type:

Click in field for options

UNINCORPORATED COMMUNITY GROUP

Organisation size

How many members do you have?

35

Section 3
Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

SEE STATEMENT ATTACHED

Section 4
Boundary of Property

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

Holgate Allotments is accessed via Ashton Lane directly opposite The Fox on Holgate Road. The site is bounded to the east by Holgate Beck, to the west by the Railway Institute Bowling Club and residential housing, and to the south by Our Lady Queen of Martyrs RC Primary School. A carpark, which is part of the site, lies to the north and is bounded by residential housing situated between the site and Holgate Road.

SEE ATTACHED MAP AND SITE PLAN

Section 5
Attachment checklist

- Copy of group constitution (if you are a constituted group)
 Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
 Site boundary plan (if possible)

Section 6
Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed:

P. Graham

Dated:

25.4.15

Please e-mail your completed form to property.services@york.gov.uk or post to:
 Asset and Property Management
 City of York Council
 West Offices
 Station Rise
 York
 YO1 6GA

Section 3 - Supporting information for nomination

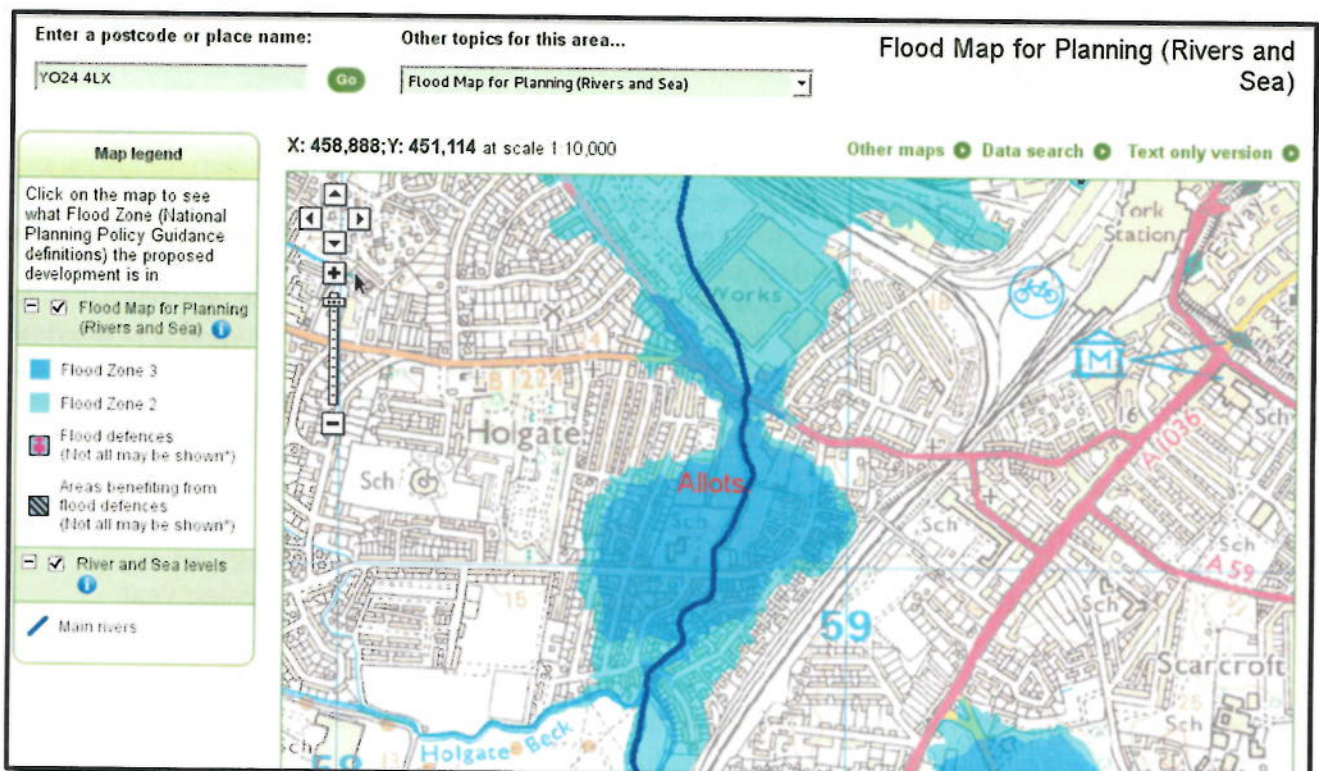
Attachments (see pages 5-6):

1. Biodiversity statement from Dr Toni Bunnell, Wildlife Biologist
2. Impact statement from Dan Brittan, Self Help and Activity Group Manager for York Mind
3. Impact statement from Richard Knowles, Head teacher St Paul's C of E Primary School
4. Impact statement from Mark Hunter, Activities Coordinator for Lollipop, a charity providing activities for children and young people with any degree of hearing loss.

General introduction and history of the site

Introduction

The Holgate Allotments site is located on former farmland and accessed via Ashton Lane off Holgate Road. It is bounded to the east by Holgate Beck, to the west by the Railway Institute Bowling Club and residential housing, and to the south by Our Lady Queen of Martyrs RC Primary School. The site provides an essential green space for Holgate Ward where 42.6% of the housing is terraced, a figure which is significantly higher than the overall figure for York of 24.5%. According to the Environment Agency Flood Map for Planning Risk, the allotments occupy land designated as Flood Zone 3, and therefore have a relatively high probability of flooding.



Environment Agency Flood Map for Planning showing Holgate Allotments

Occupying a total area of 17414 sq. metres, the site comprises 57 traditional full-sized plots, 24 of which have been divided in two and one of which has been divided in three (see attached Site Plan Section 4, page 8). There is also a carpark for tenants near the entrance to the site. As of March

2015 these plots are worked by 80 official tenants. However this figure does not reflect the large number of friends, partners and relatives who help official tenants to cultivate their plots and who thereby also enjoy the benefits the site offers to local residents.

History

In 2006 Holgate Allotments celebrated its centenary making it the oldest council-run allotment in York. The first tenants commenced cultivation on the site in 1906 following a petition to the town clerk from 41 local residents. The majority of these petitioners occupied terraced housing in four streets off Acomb Road (Murray Street, Lindley Street, Park Lane and Falconer Street). Although other privately run allotments existed in York at the time, this was the first request received by York Corporation since the introduction of the Allotments Act of 1887. One of the original tenants on the site was John Edward Graham, the great-grandfather of Paul Graham, who is the current Site Secretary. Plot No. 20 continues to be worked by Paul's father and has therefore been cultivated by the same family for over 100 years. Many of the original tenants were employees of the Railway Carriage Works, which lie directly north of the site. Further evidence of this historical link with the Carriage Works can be found in two old railway carriages which have been put to use as allotment sheds. In the middle of last century one of these carriages was also used as an allotment shop, but this was wound up in 1968.

Throughout its history the site has continued to be well-tenanted but, like many other sites around the country, demand significantly increased in the early 2000's – primarily as a result of the 'grow your own movement'. Waiting lists of 10 plus people are now the norm, and to help meet this demand a significant proportion of the full-sized plots are being divided in two as they become available to re-let. These plots are now worked by couples, groups, friends or families and include individuals of all ages from a diverse range of backgrounds. There are currently 3 community plots rented by York Mind, St Paul's C of E Primary School, and Lollipop– a charity for children and young people with hearing loss (see attached Impact statements from these groups, pages 5-6).

In late 2014 the Holgate Allotments Association was established, with the inaugural meeting held on 15 January 2015. The Association was formed in order to achieve the following objectives: improve site security, encourage a cooperative effort to improve site facilities, maximise use of the plots, and build links with the local community (also see attached Group Constitution for full list of aims and objectives). Following its inaugural meeting, the group have already held two working parties to clear rubbish and vegetation from one of the old railway carriages on site. By utilising the professional expertise of the allotment tenants, the Association aims to research the history of the carriage, carry out an archaeological survey and embark on a restoration project, which will include the installation of a ramp for wheelchair access. The principal objective of this project is to prevent further deterioration of the carriage and to ensure that this link to the industrial history of Holgate is preserved not only for tenants but for the local community. The carriage will also provide a much needed communal and event space where tenants and members of the local community can interact.

A number of other potential initiatives have been identified (e.g. allotment toilet, developing starter plots for new members, raised beds for wheelchair users) and these will be prioritised and developed as part of the work of the Holgate Allotments Association over the coming year.

Why Holgate Allotments furthers the social interest and social wellbeing of the local community.

Provision of growing/green space for people who would otherwise not have access to outdoor space

Holgate Allotments were originally established to provide growing space for people occupying the high-density terraced housing in the nearby area. The allotments continue to fulfill this function with a significant number of ploholders occupying the terraced housing in streets off Acomb Road and in the St Paul's Terrace area adjacent to the railway line (see attached map in Section 4). St Paul's

CE Primary School is located in the latter area and their plot provides the only green space available for their pupils. Demand for plots from the local community continues to be high. The site secretary has responded to this demand by dividing plots, and thereby enabling an even greater number of local residents to enjoy the allotments.

Benefits to physical and mental wellbeing

The positive impact of allotments on physical and mental health is well-documented. Plotholders are able to increase activity levels; access a peaceful outdoor environment; meet and socialise with other plotholders; engage in an activity which is a recognised form of stress relief; and reap the health benefits of eating a range of seasonal fresh fruit and vegetables. These benefits are increasingly important for young people, the elderly, and time-stretched families and professionals. The Holgate Allotments Association is in the process of restoring one of the railway carriages on site, which will provide an attractive community space for tenants and facilitate social interaction. There is also a healthy mix of long and short term tenants, which ensures that those new to the area or with a new interest in allotmenting have a reasonable chance to get a plot.

An educational resource for children and adults of all abilities

The allotment site is an important educational and recreational resource for groups such as St Paul's CE Primary School, York Mind and Lollipop. More generally, the site enables all plotholders to learn new skills and allows experienced allotmenters to share knowledge and expertise with other tenants. The newly formed Holgate Allotments Association means there is now the opportunity to provide more formal sessions for acquiring or improving skills, such as pruning courses and soft fruit growing courses.

A place of social inclusion

Holgate Allotments provide a cheap and healthy recreational activity that can be accessed by residents regardless of income, ability, education or ethnic background. The site also provides a place for local residents of different backgrounds to interact and in so doing contributes to social cohesion in the local area. The site is currently accessible for those using mobility scooters and the Site Secretary and Association are always willing to help accommodate tenants of differing abilities.

Enhancing community pride and community involvement

The allotments add to the overall attractiveness of the area and complements other local community spaces and projects such as the Friends of West Bank Park, the Holgate Windmill, the Poppy Rd Poppy Project and the Holgate Community Garden. The recently formed Holgate Allotments Association now offers the opportunity to collaborate more formally with these other community groups. Projects such as these help to maintain the appearance of the area, reduce crime and foster feelings of social responsibility and community pride. The Association also hopes to increase community involvement in the site through open days, apple days, fêtes and other activities. In June of this year the Association will have a stall at the West Bank Park Fair to raise community awareness of the site.

Contributing to biodiversity and benefitting the environment

Holgate Allotments is a green area contiguous to Holgate Beck which together form a significant wildlife corridor in a heavily urbanised area (see attached Biodiversity Report from Dr Toni Bunnell, page 5). The site not only supports biodiversity and at risk species, but also offers tenants of all ages the opportunity to experience wildlife in an urban area.

The site also helps individuals and families reduce their carbon footprint in a number of ways:

- it provides tenants with a place to compost thereby reducing the amount of rubbish that goes to landfill
- it enables tenants to reduce packaging that results from supermarket bought fruit and vegetables

- it helps tenants reduce 'food miles'
- it offers a local form of recreation and exercise which most allotment holders can access on foot, bicycle or public transport.

Fulfilling the aims of York Council's 'A community vision for Holgate'

Following a consultation with residents, York Council identified three key priorities in its vision for Holgate:

- Increase community involvement
- Increase access to healthy lifestyle choices
- Help to make your money go further

Holgate Allotments provides an important means of fulfilling these aims and further promoting this community vision. The allotment site encourages and enables local food growing; gives residents the opportunity to come together to work towards a common goal; increases access to fresh air and exercise; and provides a source of cheap locally produced fruit and vegetables.

Attachments

Biodiversity Report for Holgate Allotments by Dr Toni Bunnell, Wildlife Biologist and allotment plot holder at Holgate Allotments March 2015

Holgate allotments form a crucial part of the green areas that network across the City of York. These areas serve as wildlife corridors, allowing small mammals and insects to move from one place to another in search of food and nesting sites.

Holgate allotments, in particular, are home to a wealth of wildlife including the hedgehog, short-tailed vole, newt, frog, Pipistrelle bat, Lesser-spotted woodpecker and numerous varieties of butterflies and moths such as the Mullein moth. Many of these species are registered on the Red List of Conservation as being under threat, the hedgehog being most notable in this respect.

Holgate allotments provide protection and an ideal habitat for all wildlife species that inhabit them, this being of high importance in a small country such as Britain where habitat loss is the main reason for the rapid decline of species such as the hedgehog.

A more detailed species list has been prepared and is available on request.

Impact statement from Dan Brittan, Self Help and Activity Group Manager for York Mind

'York Mind has rented a plot at Holgate allotment since late 2010. The plot has benefitted our clients in many different ways. It has helped them to improve their self esteem, confidence, social skills and both mental and physical health. It has also helped them to learn new gardening skills and knowledge. Working on the plot has helped to give 12 clients the confidence to move into conservation volunteering.

The clients have gained satisfaction from growing their own vegetables. They also particularly enjoy the social side of the group where they make new friends and contacts. The clients really appreciate that the allotment is a quiet and secluded space where they can enjoy nature and gentle exercise.'

Impact statement from Richard Knowles, Head teacher St Paul's C of E Primary School

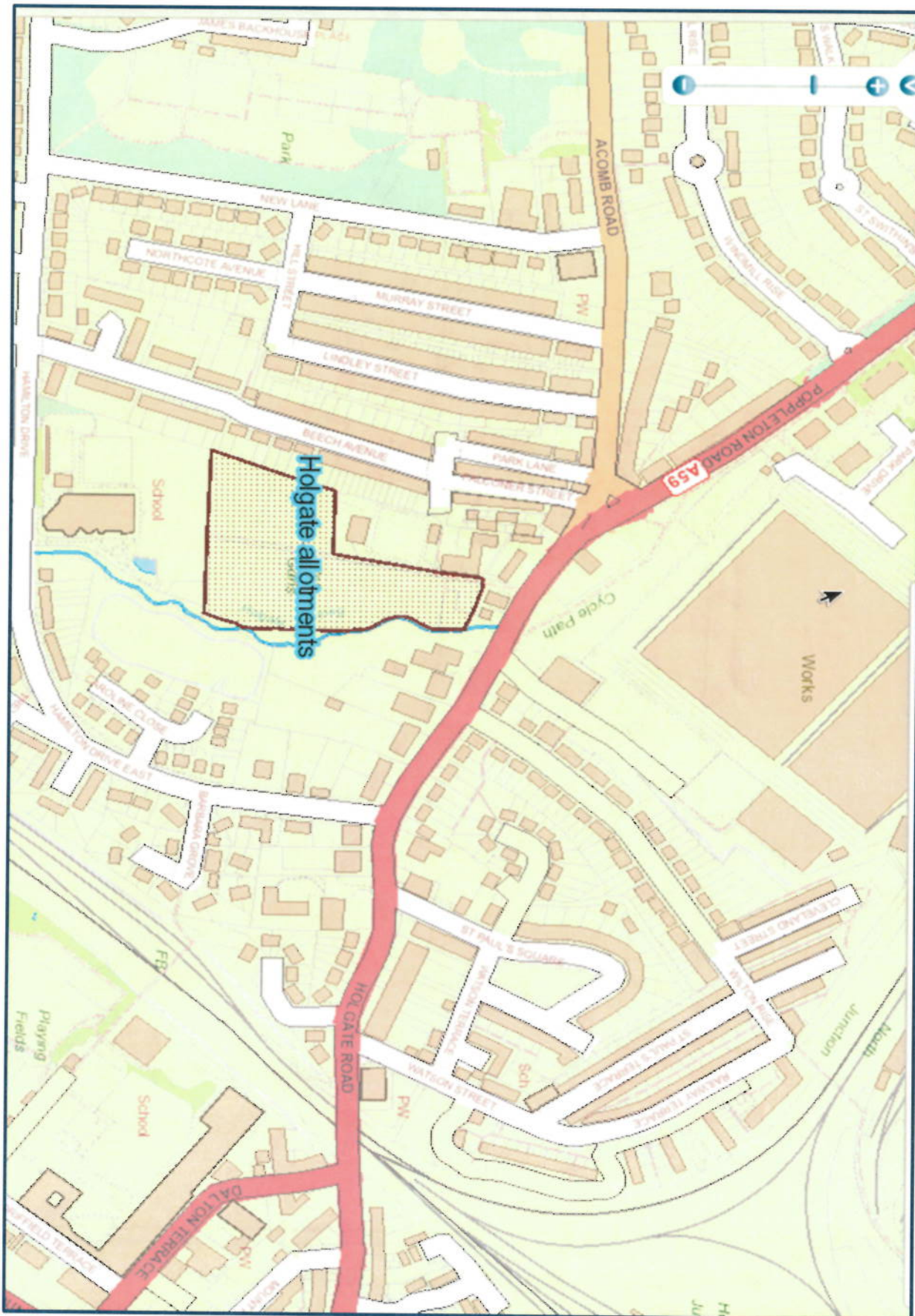
'St Paul's is an inner city school set amongst terraced houses opposite York Station. We have no green area around our school just a concrete yard to the rear. Our allotment was acquired about 4 years ago and has proved to be a fantastic resource for our children. It is used as a resource for much of our Science work (living and growing, mini beasts, conservation etc.). Two years ago we were successful in a bid for a National Lottery Grant and our allotment space was transformed into a community garden for parents and grandparents. Each and every class has a designated space and they plant a variety of fruit and vegetables each year. We have been so successful that for the last two years we have won 1st prize in the York City Council Garden Awards (schools category).

I know the children (and staff) would be bereft if we were to lose our allotment space. Presently we have a wall display dedicated to our allotment and a large number of photos which I would be happy for you to use in your campaign. I'm sure the children would be willing to give their views as well.'

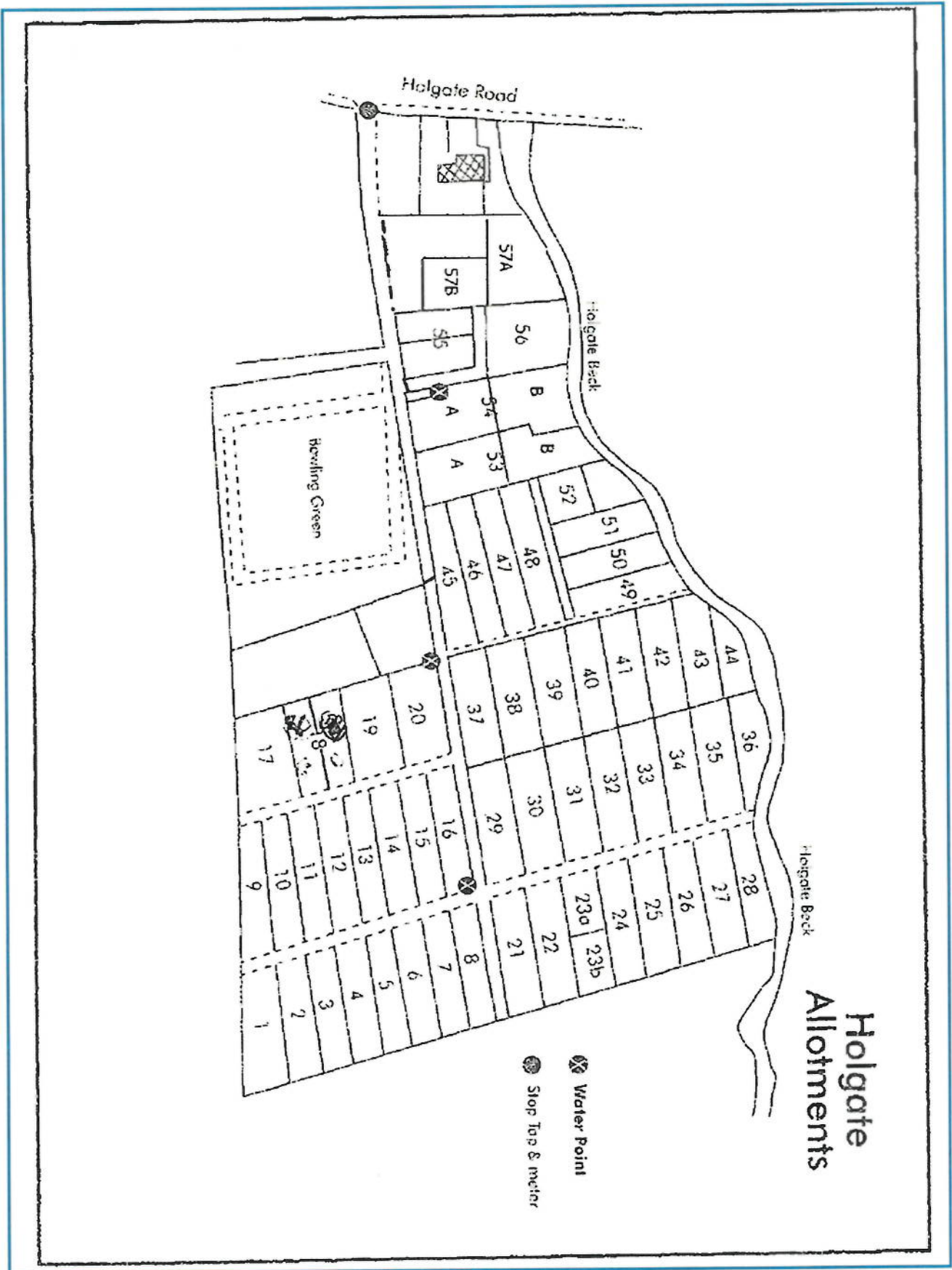
Impact statement from Mark Hunter, Activities Coordinator for Lollipop

'Lollipop is very pleased to support your efforts to have the Holgate Allotments designated as a community asset. Our allotment (affectionately known as 'Lolliplot') provides us with an accessible, pleasant and safe environment in which groups of children (aged 2-12) with hearing loss and their families can meet in order to enjoy activities, make and build new friendships and share their experiences of deafness. Through such activities as nature discovery, craft and gardening, we encourage members to try something new, express themselves freely and realise their true potential and in doing so build confidence, increase self-esteem and develop self-identity. Lolliplot is an invaluable venue for these sessions and benefits children with hearing loss not only from York, but also from other areas within North Yorkshire.'

Section 4 – Site boundaries



Holgate Allotments boundaries (Source: York LocalView)



*Site Plan (Source: York City Council Allotments Officer)

*Plan does not show all current subdivisions of full-sized plots

HOLGATE ALLOTMENTS ASSOCIATION

CONSTITUTION

AIMS & OBJECTIVES

1. To promote the interests of all members in their allotment gardening activities, including co-operating with other gardening associations in matters of mutual interest.
2. To work with the local authority and other stake holders on all matters relating to the allotments. Including preventing and taking action to protect members and their plots against damage, trespass and theft, to secure the site from vandals, dog fouling and other anti-social activities.
3. To provide and improve the facilities of the site for all members of the Association.
4. To encourage a cooperative effort in improving the site.
5. To seek external funding opportunities to be discussed by the Association.
6. To raise the allotment profile by way of open days, community events, competitions and social media.
7. To build links with the community and in particular food banks.
8. To promote biodiversity and conservation.
9. To encourage a sustainable practice.
10. To maximise the productive use of plots and assist in reducing the waiting list.

MEMBERSHIP & SUBSCRIPTIONS

All individual members and Association Friends (affiliated members) will pay a subscription:

1st Year - £5.00 (per plot – up to 2 members)

2nd Year - £2.50 thereafter

Subscriptions will form a pool of income to qualify for grant sources.

Optional donations may be requested from time to time to subsidise up and coming site projects.

The benefits of membership could include:

- Access to discounted gardening supplies including the bulk buying of seeds and associated gardening sundries – outlets to be investigated.
- Discounts for equipment hire.
- Access to subsidised manure and compost deliveries.
- Members network to share advice and guidance.
- Promotion of Glut sharing.
- Improvements to communication links amongst members vial social media forums.
- Invitations to social functions.
- Invitations to training and social events.
- Participation in building links with schools, universities and other educational bodies.

As the group establishes itself over the years other benefits may well be added.

ASSOCIATIONS COMMITTEE AND OFFICERS

The Committee must be members of the Association and will consist of a Chair, Secretary and Treasurer. Other members may be co-opted to the committee for specific purposes e.g. Fundraising, Publicity etc.

MEETINGS OF THE COMMITTEE

The Committee will meet quarterly or more frequently if required. The Annual General Meeting will be open to all members and take place in January.

FINANCE

Banking:

The Treasurer will open a cheque book account with a bank or building society in the name of the Association. Payments by cheque will require any 2 authorised signatures in line with the bank mandate.

Financial records:

The Treasurer will keep a record of all income and expenditure related to the Association's financial transactions. All expenditure must be supported by a supplier's receipt or appropriate voucher which shows the date of expenditure, the total amount and the purpose for which payment was made. All records must be kept by the Committee for 7 years. Receipts for subscriptions will be given recording the date paid, and the name of the member with Plot number.

A simple Income and Expenditure account and balance sheet will suffice for the purposes of Accounting practices.