

SALISBURY CITY COUNCIL

Report

Subject : Fees and Charges - Changes to Grazing Plot Tenancy Fees
Committee : Full Council
Date : 24 June 2024
Author : Thomas Simpkins, Head of Corporate Services

1. Report Summary

- 1.1. This report introduces the proposed charging structure for Grazing Plot Fees for consideration and approval.

2. Background

- 2.1. The City Council rents out 11 Grazing plots across the city, with three at Fisherton Farm and two at Stratford Road.
- 2.2. The Salisbury City Council currently review their Glazing Plot Rental fees on a bi-annual basis. This is conducted bi-annually as part of the annual budget setting process and fees are agreed in January and implemented in April. For the tenancy agreements to commence on the 1st April and cease on the 31st March.
- 2.3. This was last reviewed in March 2022 by the Land Working and Property Group, whereby it was agreed to increase all grazing plot rental fees by 3% in line with the RPI and CPI inflation costs at the time.
- 2.4. As per section 3 of the Glazing Plot tenancy agreement, *"3. That the sum payable in respect of this agreement may be assessed at two yearly intervals, upon such assessment as is agreed in writing between the parties hereto. The next review is due in 2024."* This review did not happen in the early section of 2024, and the new fees were not agreed by Council before the new agreements were due to go out in late March.
- 2.5. In agreement by the Administration Group leaders on the 18 April 2024, it was agreed that these rental fees will be reviewed and taken to the next meeting of Full Council or Finance and Governance Committee (which ever was sooner.) All tenants were informed of this delay and extension of the current agreement until June 2024.

3. Summary of amendments:

- 3.1. In line with the Office for National Statistics CPI rate for the period, inflation is running at 2.3%, whilst on average RPI inflation is running at 3.3%. This proposal suggests an increase of 50% of the inflationary rates. The proposal is to uplift by 2.8%.

4. Recommendation:

It is recommended that Full Council:

- 4.1. Consider the proposed changes and approve the new Grazing Plots tenancy fees.

5. Wards Affected: All

6. Background papers:

6.1. Appendix A Fees and Charges for each plot 2024-2026

7. Implications:

- 7.1. **Financial:** As shown in this report and related papers.
- 7.2. **Legal:** None in relation to this report.
- 7.3. **Personnel:** None in relation to this report.
- 7.4. **Environmental Impact:** None in relation to this report.
- 7.5. **Equalities Impact Statement:** None in relation to this report.

APPENDIX A

Location	Proposed Grazing Plot Tenancy Fees 2024 - 2025			
	2022 – 2024 tenancy fee	Current 2024 CPI inflation price	Inflation increases since March 2022	Final agreed fee including half of the inflation increase.
Fisherton Farm Plot 2	£2015.71	£2211.01	£195.30	£2113.36
Fisherton Farm Plot 3	£1748.36	£1917.10	£168.74	£1832.73
Fisherton Farm Plot 4	£1220.04	£1338.01	£117.97	£1279.02
Stratford Road Plot A	£634.54	£696.42	£61.88	£664.48
Stratford Road Plot B	£583.50	£640.49	£56.99	£611.99