

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



PROPERTY AND SERVICES COMMITTEE AGENDA

To: Committee members:

Councillor Mark Binns

Councillor Richard Craig

Councillor Caz Davies

Councillor Doug Owles (C)

Councillor Richard Thompson

Councillor Nicholas Coxon

Councillor Dennis Dannatt

Councillor Paul Key

Councillor James Plastow

Councillor Paul Hooton (sub)

NOTICE IS HEREBY GIVEN and Members are summoned to attend a meeting of the Property and Services Committee of the Council to be held on **Tuesday 12 May 2026** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ at which the under mentioned business will be transacted.

Prior to the commencement of the meeting there will be a Public Forum, during which members of the public may speak on any item set out on the agenda. A maximum of two individuals may address the Committee for a maximum of three minutes each.

AGENDA

PS27/001 Apologies for Absence

To note apologies for absence.

PS27/002 Vice Chair

To appoint Vice Chair for this committee.

PS27/003 Declarations of Interest

To receive any declarations of interest in accordance with the requirements of the Localism Act 2011.

PS27/004 Dispensation Requests

To consider any dispensation requests received by the Town Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.

PS27/005 Items for Exclusion of Public and Press

To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960, section 1 (2), and to resolve accordingly.

PS27/006 Minutes of the Previous Meeting

To receive and resolve to sign as a true and accurate record the minutes of the Property and Services Committee held on Tuesday 10 March 2026.

Paper A (pages 4 to 8)

PS27/007 Town Centre Events

To consider the Council's financial contributions to the GO Festival, Christmas Lights Festival and Illuminate events for the 2026/27 financial year.

Paper B (pages 9 to 10)

PS27/008 Ransomes Mower

To consider future of the Ransomes mower and cricket outfield maintenance.

Paper C (pages 11 to 15)

PS27/009 Pocket Park at Spital Terrace

To consider whether the Town Council should undertake ongoing low-maintenance management of the Pocket Park at Spital Terrace.

Paper D (pages 16 to 18)

PS27/010 Love Lane Allotment Electric Gate

To consider request from plot holder for the installation of an electric gate and determine whether to instruct Officers to investigate further.

Paper E (pages 19 to 21)

PS27/011 Request for Animals on Allotments

To consider requests have house rabbits and quails on allotments.

Paper F (pages 22 to 25)

PS27/012 Allotment Tenancy Breaches

To consider and approve termination of tenancies under the Allotment Tenancy Agreement Breach, Re-entry and Notice to Quit Policy.

Exclusion of Public and Press recommended due to personal nature of discussion.

Paper G (pages 26 to 32)

PS27/013 Allotment Breach Appeals

To consider appeals of breaches served and determine whether to overturn the decision or to uphold it.

Exclusion of Public and Press recommended due to personal nature of discussion.

Paper H (pages 33 to 73)

PS27/014 North Warren Cemetery Gates

To consider quotation received to repair cemetery entrance gates at North Warren Cemetery,

Exclusion of public and press recommended due to commercially sensitive information.

Paper I (pages 74 to 76)

PS27/015 Christmas Lights Infrastructure Overhaul

To consider quotations received for the replacement and upgrade of the existing Christmas lights infrastructure, including catenary wires, fixings, and load testing across the town centre Christmas lighting display locations

Exclusion of public and press recommended due to commercially sensitive information.

Paper J (pages 77 to 79)

PS27/016 Items for Notification

To receive any items for notification to be included on a future agenda (for information only)

- i. Richmond Park Potting Shed Demolition - June
- ii. Richmond Park Garden Wall Repointing - June
- iii. Love Lane Allotment Access Road - June
- iv. Richmond House & Park Condition Report - June
- v. Richmond House & Park Feasibility Study
- vi. Richmond Park Outbuilding Repair Quotes
- vii. General Cemetery Chapel
- viii. Fire Risk Assessment Remedials - Marshalls Main Pavilion
- ix. Fire Risk Assessment Remedials - Marshalls Bowls Pavilion
- x. Volunteer Recognition

PS27/016 Time and Date of Next Meeting

To note the next Property and Services Committee meeting is an extraordinary meeting scheduled for Tuesday 9 June 2026 at 6:30pm.

Rachel Allbones
Town Clerk & RFO
Richmond House
Gainsborough

Thursday, 07 May 2026

PAPER A

Gainsborough Town Council

Richmond House, Richmond Park, Morton Terrace

Gainsborough, Lincolnshire, DN21 2RJ

Tel: 01427 811573

Website: gainsborough-tc.gov.uk



DRAFT PROPERTY AND SERVICES COMMITTEE MINUTES

Minutes of the Property and Services Committee meeting held on **Tuesday 10 March 2026** at **6:30pm** in the meeting room, Richmond House, Richmond Park, Morton Terrace, Gainsborough, DN21 2RJ.

Councillors Present: Councillor Dennis Dannatt (Chair)

Councillor Sheila Bibb

Councillor Nicholas Coxon

Councillor Caz Davies

Councillor Kenneth Woolley

Councillor Richard Thompson (sub)

Councillor Nigel Bowler

Councillor Richard Craig

Councillor Paul Key

In Attendance:

Rachel Allbones

Amanda Clarke

Town Clerk

Communities Officer

Also Present: Seven Members of the public

PS26/076 Apologies for Absence

Apologies were received from Councillor Hooton and the Operations Manager.

PS26/077 Declarations of Interest

No declarations of interest were received.

PS26/078 Dispensation Requests

No dispensation requests were received.

PS26/079 Items for Exclusion of Public and Press

RESOLVED: To exclude the public and press from item PS26/081 in accordance with the Public Bodies (Admissions to Meetings) Act 1960 1(2), due to the confidential nature of the business to be discussed.

PS26/080 Minutes of the Previous Meeting (Paper A)

RESOLVED: That the minutes of the Property and Services Committee meeting held on Tuesday 13 January 2026 be approved as a true and accurate record and signed by the Chair.

Note: Councillor Bowler abstained from voting on the above resolution.

RESOLVED: Under Standing Order 10.1f the order of business was changed to take item PS26/088 next.

PS26/088 Armed Forces Day 2026 (Paper I)

RESOLVED: To approve a contribution of £1,000 from the 2026/27 budget (code 10020) to the Armed Forces and Veterans Breakfast Club (AFVBC) in support of Armed Forces Day 2026.

This funding will help facilitate local events recognizing the service of Armed Forces personnel and veterans, with the remaining budget available for other community initiatives.

Note: Seven Members of the public left the meeting.

PS26/081 Foxby Hill Allotment Entrance Gates (Paper B)

RESOLVED: To **RECOMMEND to the Planning Committee** that £5,594.00 of Community Infrastructure Levy (CIL) funds be used to appoint Moulds Fencing to remove the existing gates and supply and install new gates and fencing at Foxby Hill Allotments.

Should this recommendation not be supported by the Planning Committee and subsequently Full Council, the works will instead be funded from budget line 8000/8 – Foxby Hill Allotments (Gate Reset).

Note: Councillor Coxon voted against the above resolution.

PS26/082 Aisby Walk TNLCF (Paper C)

Members considered the progression of the Aisby Walk project to Stage Two of The National Lottery Community Fund (TNLCF) Reaching Communities programme.

As quotations had not yet been received to appoint a suitably qualified Project Manager (Lead Building Professional) to support the development of the Stage Two submission and subsequent procurement process, it was proposed and seconded that, in principle, the Council support progression to Stage Two, subject to a report with full costings being presented to the next meeting of Full Council for consideration.

A recorded vote was requested by Councillor Key, with votes cast as follows:

For: Councillors Bibb, Bowler, Coxon, Craig, Dannatt, Davies, Thompson, Woolley (8)

Against: Councillor Key (1)

With 8 votes in favour and 1 against, the motion was CARRIED and as such it was:

RESOLVED: That the Council, in principle, support the progression of the Aisby Walk project to Stage Two of The National Lottery Community Fund (TNLCF) Reaching Communities Programme, subject to a report with full costings being presented to the next meeting of Full Council for consideration.

Note: The Communities Officer left the meeting at 6:57pm.

PS26/083 Christmas Lights Festival 2025 & 2026 (Paper D)

RESOLVED: To

- i. Note the contents of the report and the 2025 event expenditure.
- ii. Agree mitigation measures regarding the funfair and car park management.
- iii. Request WLDC to factor in a formal countdown and structured switch-on moment for 2026 led by the Mayor, the Chairman of WLDC and the Citizen of the Year.

PS26/084 Christmas Lights Scheme for 2026 onwards (Paper E)

RESOLVED: To

- i. Note the update regarding structural certification of existing Council-owned lighting and the risks associated with re-using ageing lighting stock, including structural liability and replacement part availability.
- ii. Agree to not use the old Imagination lighting.
- iii. Await receipt of Blachere's uncosted proposals before determining the preferred scope of a future scheme.
- iv. Defer the discussion regarding the old lighting to a future meeting.

PS26/085 North Warren Cemetery (Paper F)

RESOLVED: To

- i. Formally ask WLDC to consider issuing a PSPO for North Warren Cemetery under the Anti-Social Behaviour, Crime and Policing Act 2014, requiring dogs to be kept on leads and granting enforcement powers to authorised officers.
- ii. Support complementary measures while the PSPO is being considered by closing gates (but leaving them unlocked) and maintaining fencing to prevent loose dogs from entering.

PS26/086 Endless Summer' Silver Street Memorial Sculpture (Paper G)

RESOLVED: To NOTE the update that T Bland Welding are repairing the recent damage to the *Endless Summer* sculpture on Silver Street.

PS26/087 Utility Charge Review (Paper H)

RESOLVED: To NOTE the review of utility charges for Richmond House & Park, Marshalls, Levellings and the General Cemetery.

PS26/089 Items for Notification

RESOLVED: to **NOTE** the items for notification to be included on a future agendas:

- i. Love Lane Access Road
- ii. Richmond House & Park Condition Report
- iii. Richmond House & Park Feasibility Study
- iv. Richmond Park Outbuilding Demolition Quotes
- v. Richmond Park Outbuilding Repair Quotes
- vi. General Cemetery Chapel
- vii. Fire Risk Assessment Remedials - Marshalls Main Pavilion
- viii. Fire Risk Assessment Remedials - Marshalls Bowls Pavilion
- ix. Volunteer Recognition

PS26/090 Time and Date of Next Meeting

RESOLVED: To **NOTE** the next Property and Services Committee is scheduled for Tuesday 12 May 2026 at 6:30pm at Richmond House, Morton Terrace.

The meeting closed at 7:44pm.

Signed as a true record of the Meeting: _____ Dated _____
Presiding Chair of approving meeting

DRAFT

PAPER B

Officer Report to the Property & Services Committee

Report Author: Rachel Allbones

Report Date: 22 April 2026



Gainsborough
TOWN COUNCIL

Subject: Town Centre Events

1. Summary

To consider the Council's financial contributions to the GO Festival, Christmas Lights Switch-On and Illuminate events for the 2026/27 financial year.

2. Background

The Council has supported a range of town centre events over a number of years, recognising their contribution to community engagement, town centre vitality, and cultural activity.

- The Council has contributed **£1,000 per annum** to the Illuminate event since its inception in 2015 (originally linked to the Mayflower commemorations).
- The Council has contributed **£3,000 per annum** to the GO Festival since its introduction in 2024.
- The Council has supported the Christmas Lights Switch-On event since 2014, initially delivered by Marshalls Yard. Since West Lindsey District Council assumed responsibility for delivery in 2023, the Council has contributed **£5,000 per annum**, with a budget allocation of **£8,000** proposed for future years.
- In addition, over the past three years, the Council has purchased approximately 200 selection boxes annually for children performing at the Christmas Lights Switch-On event, at a cost of approximately **£300–£400 per annum**.

Event delivery costs have continued to rise year-on-year, particularly in relation to the GO Festival, where increased costs are being experienced across community workshops and artists' fees. This reflects wider inflationary pressures affecting cultural and community events nationally.

These events continue to play an important role in supporting community participation, enhancing the town centre offer, and contributing to local pride and economic footfall.

3. 2026/27 Budget

Budget Code	Event	2026/27 Budget
10010	Illuminate Events	£1,000
10050	GO Festival	£3,000
11000	Christmas Lights Switch-On Event	£8,000

4. Recommendation

- To approve a contribution of £3,000 to GO Festival 2026
- To approve a contribution of £7,500 to Christmas Lights Festival 2026
- To approve a contribution of £1,000 to Illuminate 2027

PAPER C

Officer Report to the Property and Services Committee

Report Author: Rachel Allbones & Sean Alcock

Report Date: 7 May 2026



Gainsborough
TOWN COUNCIL

Subject: Ransomes Mower

1. Purpose of Report

The purpose of this report is to review the condition, reliability, and ongoing costs associated with the Ransomes 2250 Parkway Plus mower, and to consider options for ensuring that appropriate standards are maintained at Marshalls Sports Ground, particularly for cricket outfield maintenance.

2. Background

The Ransomes 2250 Parkway Plus mower is now approximately 22 years old and was purchased by the Town Council in 2010.

A report presented to the Management and Finance Committee in July 2018 highlighted ongoing reliability issues with the machine, supported by the following repair history:

23/06/17	Fineturf - Repair of Ransomes Parkway mower	160.00
19/07/17	Lyons of Gainsborough Ltd - Ransomes repairs	1,068.23
28/09/17	Lyons of Gainsborough Ltd - Ransomes repair	332.15
12/10/17	Fineturf - Labour to carry out required works on Ransomes Parkway	243
31/10/17	Lyons of Gainsborough Ltd - Repair of Ransomes Parkway mower	93.92
31/10/17	Lyons of Gainsborough Ltd - Repair of Ransomes Parkway mower	1164.67
16/03/18	Lyons of Gainsborough Ltd - New battery for Ransomes	48.35
30/04/18	Lyons of Gainsborough Ltd - Ransomes repair	105.10
14/05/18	Lyons of Gainsborough Ltd - Ransomes repair	542.91
26/06/18	Lyons of Gainsborough Ltd - Ransomes parkway repair	364.68
18/06/18	Dexel Tyre Co Ltd (Gainsborough) - 2 new tyres for Ransomes	120.00
09/07/18	Lyons of Gainsborough Ltd - Back lapping paste for Ransomes	49.96
19/07/18	Lyons of Gainsborough Ltd - Repairs to Ransomes	227.28
28/09/18	Lyons of Gainsborough Ltd - Repairs to Ransomes	24.00
16/10/18	Platts Harris - Ransome Repairs	1,901.60

At Full Council on 2 October 2018, it was **RESOLVED** to purchase one new Toro LT-F3000 Flail Mower from Fineturf at a cost of £37,495.

Following this purchase, the Ransomes mower was retained solely for cutting the cricket boundary at Marshalls Sports Ground.

Despite reduced usage, the mower has continued to incur maintenance and repair costs, including significant expenditure in recent years:

03/08/21	Chantry Agricultural Engineers - Repairs to Ransomes parkway	257.50
01/08/23	Chantry Agricultural Engineers - Service to Ransomes parkway	345.25
09/09/24	Chantry Agricultural Engineers - Ransomes parkway repairs	1,687.74
09/09/24	Chantry Agricultural Engineers - Ransomes parkway service	318.92
07/10/24	Chantry Agricultural Engineers - Repairs to roller on Ransomes Parkway	442.98

It should be noted that despite investment in servicing and repairs during 2024, the mower has now been decommissioned due to ongoing faults and reliability concerns.

3. Factors to Consider

Gainsborough Cricket Club have had an extremely cricket pitch in recent years and have raised the below concerns:

The outfield at that length was unfortunately very slow, which did result in a low scoring game. I appreciate, due to faults with the mower used for cutting the cricket outfield, that it has been decommissioned, but we need to know what steps the council are taking to address this - could a mower be hired for the cricket season?

Ultimately, without this mower the standards that have been delivered year on, year out, are significantly reduced for cricket. I know this will be frustrating for you and the council, and it's an issue that is hard and costly to resolve, however as a user and paying customer at what is first and foremost a multi-use sports facility, we truly believe that the council needs to find a solution to be able to meet the minimum standards of providing an adequate cricket facility.

- **Age and Reliability of Ransomes**

The mower is beyond its operational lifespan and has now been decommissioned due to ongoing cutting and engine faults.

- **Alternative Equipment Availability**

The Council owns a Toro LT-F3000 Flail Mower, which is currently being used to cut the cricket outfield. However, due to its specification (flail mower rather than cylinder mower), it cannot cut grass as short as the Ransomes cylinder mower.

- The ECB suggests that an acceptable length for the grass on the cricket outfield when playing at a local level is 20mm. The Toro LT-F3000 Flail Mower will cut at 20mm when cutting beds are fully adjusted according to the machine technical data.

- **Impact on Playing Standards**

Use of the Toro will likely result in:

- A longer and less refined cut of the cricket outfield
- Slower outfield conditions
- Reduced overall playing quality

- **User Feedback**

Gainsborough Cricket Club have already raised concerns regarding the slower outfield and reduced standards, which they suggest are directly linked to the absence of the Ransomes mower.

- **Cost vs Standard Trade-off**

The Council must balance maintaining good-quality sports provision against the financial implications of replacing or supplementing equipment.

- **Reputational Considerations**

While a usable solution exists, continued reduced standards may still lead to dissatisfaction from clubs and users.

4. Options

Option 1: Use Existing Toro LT-F3000 (No Additional Cost)

- Utilise the Toro mower for the cricket outfield.
- No additional expenditure required.

- Possible reduced quality of cut compared to previous standard.
- Likely to result in continued negative feedback from users regarding playing conditions.

Option 2: Hire a Cylinder Mower for Cricket Season

- Provides improved finish closer to previous standards.
- Seasonal and flexible approach.
- Additional revenue cost each year.

Option 3: Purchase a Replacement Cylinder Mower

- Restores previous high standard of outfield maintenance.
- Significant capital cost.
- Long-term solution.

Option 4: Continue Attempting Repairs to Ransomes

- Not recommended due to age and reliability issues.
- Poor value for money.

Option 5: Outsource Cricket Outfield Maintenance

- Professional grade finish achievable.
- Ongoing contract cost.
- Less direct control over operations.

5. Financial Implications

- **Existing Position**
The Ransomes mower has incurred significant historical repair costs and is no longer considered economically viable. Continued expenditure on this machine is not recommended.
- **Use of Existing Equipment (Toro LT-F3000)**
The Toro LT-F3000 Flail Mower can be used to maintain the cricket outfield at **no additional capital cost**.
 - Only routine operational and maintenance costs will apply (fuel, servicing, staff time).
 - However, this option delivers only a reduced **quality of finish**, which may impact user satisfaction and facility standards.
- **Seasonal Hire of Cylinder Mower**
 - Would introduce an **annual revenue cost** (subject to quotations).
 - Provides flexibility without long-term commitment.
 - Likely to deliver a higher standard of finish closer to previous levels.
- **Purchase of Replacement Cylinder Mower**
 - Would require **significant capital investment** (estimated in the region of £25,000–£40,000 depending on specification).
 - Ongoing maintenance and servicing costs would also apply.
 - Provides a long-term solution and restores previous standards.
- **Outsourcing Grounds Maintenance (Cricket Outfield)**
 - Would result in a **recurring revenue cost** via a service contract.
 - Costs would need to be established through a procurement process or quotations.
 - May reduce internal maintenance burden but removes some operational flexibility.
- **Budget Considerations**
 - No provision is currently identified for capital replacement within existing budgets.
 - Any decision involving hire, purchase, or outsourcing will require either:
 - Reallocation of existing budgets, or
 - Inclusion in future budget setting processes.

6. Recommendation

It is recommended that:

- The Ransomes mower is formally disposed of, as it is no longer economically viable to repair.
- The Toro LT-F3000 Flail Mower is used as an interim solution to maintain the cricket outfield, recognising that the quality will not match previous standards.
- Officers engage with Gainsborough Cricket Club to manage expectations regarding outfield performance.
- Quotes are obtained for the seasonal hire of a suitable cylinder mower, to be considered if maintaining higher standards is deemed a priority.
- A longer-term decision is made regarding whether to invest in replacement equipment or continue operating with the Toro.

PAPER D

**Officer Report to the
Property and Services Committee**

Report Author: Rachel Allbones

Report Date: 6 May 2026



Gainsborough
TOWN COUNCIL

Subject: Pocket Park – Spital Terrace

1. Purpose of Report

To consider whether the Town Council should undertake ongoing low-maintenance management of the Pocket Park at Spital Terrace.

2. Background

In 2025, while working with Gainsborough in Bloom (GiB), the Council was approached regarding support for the maintenance of the Pocket Park on Spital Terrace. At that time, GiB confirmed that landowner permission and access arrangements were already in place.

Following this, The Conservation Volunteers (TCV) carried out limited maintenance sessions both prior to and following GiB activities. These sessions were intended to carry out light, wildlife-sensitive clearance works to improve the appearance of the site while retaining its ecological value.

No further sessions are currently planned. The TCV has indicated that it would be willing to support future conservation work should funding be made available by the landowner.

Although the site may appear unmanaged, it has notable ecological value. It supports a range of biodiversity, including wildflowers that attract pollinators such as butterflies and bees. During previous visits, Goldcrests were also observed nesting in the Buddleia.

The landowner has since confirmed agreement for the Town Council to undertake low-maintenance management of the site. This would include strimming out all fence lines and borders, cutting grass on a fortnightly basis, and reducing shrubs to keep them in a more manageable condition. The proposed Council maintenance plan is likely to reduce the ecological benefits of the site and disrupt some of the existing naturally occurring biodiversity.

3. Financial Considerations

Estimated requirement:

Initial Site Clearance

- 3-4 operatives
- 1 full day

Ongoing Maintenance

- 2 operatives
- 1 hour per fortnight

4. Options

- Proceed with a low-maintenance management regime as outlined.
- Do not undertake ongoing maintenance.

5. Recommendation

That Members consider the options available in relation to the future maintenance of the Pocket Park at Spital Terrace and determine whether the Town Council should proceed with a low-maintenance management regime or take no further action.

PAPER E

**Officer Report to the
Property and Services Committee**

Report Author: Rachel Allbones

Report Date: 7 May 2026



Gainsborough
TOWN COUNCIL

Subject: Love Lane Allotment Electric Gate

1. Purpose of Report

To inform Members of a request received from an allotment tenant regarding the installation of electric gates at the Love Lane allotment site, and to seek direction on whether further investigation into the proposal is required.

2. Background

Following correspondence received on 16 April 2026 from an allotment tenant, a request has been made for the installation of electric gates with fob access at the Love Lane allotment site, specifically at the entrance from the top road leading to the site car park.

The request arises from concerns regarding site accessibility following instruction that the allotment gate should remain locked at all times. The tenant has indicated that this may present difficulties for disabled users and has referenced obligations under the Equality Act 2010, suggesting that the Council is required to make reasonable adjustments to avoid discrimination.

Allotment Tenancy Agreement

3.2 *The Allotment Site access gate shall be closed and locked at all times, except in times of extenuating circumstances. For the protection of lone tenants and prevention of unauthorised visitors, the emergency services may be provided with keys. Please ensure that the gate is locked at all times after you enter and after you leave the Allotment Site.*

In response, the Town Council has confirmed that the matter will be presented to the Property and Services Committee on 12 May 2026 for initial consideration. At this stage, the Committee is asked only to determine whether it wishes officers to investigate the feasibility, implications, and costs of such a proposal.

It should be noted that the Love Lane allotment site is not owned by the Town Council but is leased from Thonock and Somerby Estates. Additionally, the site currently has no electrical infrastructure, which would have implications for any electrically operated gate system.

3. Financial Considerations

At this stage, no detailed costings have been undertaken.

However, initial considerations suggest that installation of electric gates would incur significant costs, including:

- Installation of gate infrastructure
- Provision of an electricity supply to the site (which is currently unavailable)
- Ongoing maintenance and servicing
- Potential insurance and liability implications

Should Members wish to progress the matter, a full financial assessment would be required.

4. Legal Considerations

The request references the Equality Act 2010, under which the Council has a duty to consider reasonable adjustments for disabled users.

The Council's solicitor has been consulted verbally and has advised that the duty is limited to what is considered "reasonable" in the circumstances. In this case, it is the solicitor's view that the installation of electric gates would not be considered a reasonable adjustment, taking into account:

- The absence of an electrical supply to the site
- The significant cost and infrastructure required
- The Council's position as a leaseholder rather than the landowner
- The need to obtain landlord consent for any such works

On this basis, the Council is unlikely to be under a legal obligation to install electric gates.

5. Risks and Implications

- **Legal Risk:** While legal advice indicates the request is unlikely to meet the threshold of a "reasonable adjustment," there remains a risk of challenge if the Council is perceived not to have adequately considered accessibility needs.
- **Reputational Risk:** Refusal of the request may lead to dissatisfaction among allotment holders or negative perception if not clearly communicated and justified.
- **Financial Risk:** Progressing the proposal could expose the Council to significant unbudgeted costs, particularly relating to installation of electrical infrastructure.
- **Operational Risk:** Introducing electric gates would create ongoing maintenance, access management, and potential system failure issues.
- **Precedent Risk:** The Council manages multiple allotment sites. Approval of this request could set a precedent, leading to similar requests across other sites, with cumulative financial and operational implications.
- **Landlord Constraints:** As the Council does not own the site, any works would be subject to consent from the landowner, which may not be granted.

6. Recommendation

Members are requested to:

1. Note the contents of the report
2. Consider whether to instruct officers to:
 - Decline the request for installation of electric gates on the grounds that it is not a reasonable adjustment;
 - Alternatively, instruct officers to explore more proportionate and practical accessibility measures;
 - Consider a future review of allotment site rules and conditions if deemed appropriate.

PAPER F

**Officer Report to the
Property and Services Committee**

Report Author: Amanda Clarke

Report Date: 5 May 2026



Gainsborough
TOWN COUNCIL

Subject: Animals on Allotments

1. Purpose of Report

The purpose of this report is to present and seek a determination on two separate requests relating to the keeping of animals on allotment sites:

- A formal application at Foxby Hill to keep rabbits for food production purposes.
- A pre-application enquiry at Spital Hill regarding the keeping of quail.

2. Background

Foxby Hill

Two tenants, who are in a personal relationship and cultivate multiple adjacent allotment plots, have jointly submitted a request to keep twelve rabbits on their allotment gardens. The proposal equates to a maximum of two rabbits per plot, which aligns with the current Animals on Allotments Policy in terms of numbers.

The tenants have advised that:

- Rabbits will be bred off-site at their home address;
- Rabbits will then be brought to the allotments to be reared ("fattened") prior to humane culling for personal consumption;
- Breeding will not take place on the allotment site.

In addition to this request, the tenants have proposed constructing two shared animal enclosures to serve the plots they occupy. This arrangement is intended to reduce the overall cost of building the enclosures. The tenants have confirmed that animals will be segregated by sex and not allowed to breed on site.

Spital Hill

A tenant has made enquiries into the likelihood of seeking approval for keeping quails on their allotment garden. Initially the Communities Officer advised against this as only chickens and rabbits are permitted as per the current Councils Animals on Allotments Policy.

The tenant has requested that this matter be referred to Committee to seek approval and dispensation from the current Allotment Tenancy Agreement, specifically clause 8.1 of Sch1 below:

Except with the prior written permission of the Council the Tenant shall not keep any animals or livestock on the Allotment Garden, save rabbits and chickens, (no Cockerels) to the extent permitted by Section 12 Allotments Act 1950. Such animals are not to be kept for trade or business purposes and accordingly to be limited in number as the Council may provide in writing. Rabbits and chickens are permitted provided that they are not kept in such conditions that are prejudicial to health or a nuisance and do not affect the operation of any other law e.g., animal welfare legislation.

The tenant advised that quails are a type of poultry, smaller than chickens, and considers it unjustified that they are not currently permitted.

3. Legal Considerations

The Communities Officer sought guidance from the Legal Advisor of the Allotment Society, who advised as follows:

It is reasonable to assume that the original intent of Section 12 of the Allotments Act 1950 (which removed prohibitions on keeping hens and rabbits) was for such animals to be kept for food production rather than as pets. On this basis, approving the request would be appropriate.

4. Options

Foxby Hill – Rabbits

Option A: Approve the application as submitted

- Permit the keeping of up to twelve rabbits across the specified plots, in line with the current policy limits (maximum two per plot).
- Approve the construction of shared enclosures, subject to appropriate animal welfare standards and site management conditions.

Option B: Approve with additional conditions

- As per Option A, but with further conditions, such as:
 - Enclosures must be located within individual plots rather than shared across multiple plots;
 - Regular inspection by the Council or Communities Officer;
 - Clear waste management and hygiene requirements;
 - A review period (e.g. 6–12 months) to assess compliance.

Option C: Refuse the application

- Decline permission on the basis that shared enclosures and multi-plot arrangements may complicate enforcement, tenancy responsibilities, and site management.

Spital Hill – Quail

Option D: Approve the request for quail

- Grant dispensation under the tenancy agreement to allow the keeping of quail, recognising them as a form of poultry similar to chickens.
- Subject to conditions regarding numbers, welfare, noise, and nuisance.

Option E: Approve a pilot scheme

- Allow quail on a trial basis for a defined period (e.g. 6–12 months), with monitoring and review before wider adoption or policy amendment.

Option F: Refuse the request

- Maintain the current policy position that only chickens and rabbits are permitted, ensuring consistency and avoiding incremental policy drift.

5. Financial Considerations

No associated costs.

4. Recommendation

- 1) For the Committee to discuss and resolve the application received for Rabbits to be allowed on site for the consumption of food. If agreed to allow two separate enclosures to allow for six rabbits per enclosure.

- 2) For the Committee to resolve if the pre application enquiry for Quails should be agreed to progress to full application and approval.

PAPER G

PAPER H

PAPER I

PAPER J