

Haringey Council

Agenda item:

[No.]

Overview and Scrutiny

On 10th January 2008

Report Title: Allotments Scrutiny Review Update

Report of: Don Lawson, Head of Park Services

Wards(s) affected: All

Report for: Non Key

1. Purpose

1.1 To provide Overview and Scrutiny with an implementation update on Executive recommendations resulting from the 2005/6 Scrutiny Review on Allotments.

2. Recommendations

- 2.1 To continue to deliver on Executive Recommendations.
- 2.2 To continue to work and engage with the Allotments Forum.
- 2.3 To seek capital funding for infrastructure improvements across all sites.

Report Authorised by: John Morris, Assistant Director Recreation

pp Am Keeble. Andrea Keeble: Acting Head of Sport + Leisure.

Contact Officer: Don Lawson, Head of Park Services

3. Director of Finance Comments

3.1 The financial implications arising from the Executive's response to the Scrutiny recommendations must be managed within the Recreation Services approved capital and revenue budgets for the current and future financial years. Any unmet resource implications for 2007/08 onwards will need to be considered by members as part of the Council's budget setting process for that year.

4. Head of Legal Services Comments

4.1 The Head of Legal Services has been consulted and comments that the legal duty on the Council is to provide a sufficient number of allotments and to let such allotments to persons resident in the Borough. The duty does not apply to Inner London Boroughs, and this is reflected in the low number of allotments in Islington. Accordingly the issue of differential charging should be considered in the light of the priority nature of the duty to let to residents of the Borough. In a case in 1982, a steep increase in allotment rents in Reigate and Banstead was quashed in the High Court as unreasonable and unjustifiable on the ground

that it was out of line with the general rise in charges for other recreational activities.

- 4.2 Allotment authorities may acquire land by agreement or compulsorily inside or outside its area for the purpose of providing allotments. Given that Enfield and Barnet have vacancies, some consideration should be given to liaising with those Boroughs and ascertaining which tenants in Haringey reside in those Boroughs and do not reside in Haringey. It may be that negotiation could take place on securing use of some plots in those Boroughs for a period, given the perceived demand in Haringey in the next 10 years.
- 4.3 An analysis of the land holding powers of Haringey's allotment is highly desirable for the Strategy Action Plan for the future years. Some allotments are on land held under housing powers, and do not have the statutory protection of allotments held under the Allotments Act. Where a local authority holds land under the Allotments Act 1922 for use as allotments, it may not sell, appropriate, use or dispose of it for any other purpose without the consent of the Secretary of State.
- 4.4 The Assistant Director Planning Environmental Policy and Performance should advise on the policy justification for any proposed use of Section 106 powers. The Companion Guide to PPG 17 suggests that a policy for allotments provision should be based on population standards and accessibility standards.

5. Local Government (Access to Information) Act 1985

5.1 Overview and Scrutiny Report, January 2006

5.2 Executive Report March 2006

6. Strategic Implications

- 6.1 The Council are currently consulting on a draft Open Space and Recreational Standards Supplementary Planning Document and a supporting Sustainable Appraisal report. Allotments are a feature of the draft and associated consultation which is currently running and scheduled to be completed by 17th January 2008 (see appendix 15.1 Open Space & Recreational Standards – Allotments)
- 6.2 The purpose of the SPD is to provide local open space and recreational provision standards for the borough and guide future provision supply and investment needs.

7. Financial Implications

- 7.1 A thorough Allotment Asset Survey (AAS) has been completed across all 26 allotment sites. Appendix 15.2 Current status of Asset Survey Work provides a summary of the works and what has been completed to date. This exercise has produced projected costs, priorities, volumes and the level of condition on each site. The total identified improvement cost estimate is £450k. This formed the basis of a Capital Bid in 2006 as part of the Pre-Business Plan Review (PBPR). The Capital Bid was not successful thus Recreation Services have only implemented £50k within in the last and current financial year for improvements via existing mainstream revenue/capital maintenance budgets (see appendix 15.2 Current status of asset survey work).
- 7.2 A further £450k Capital Bid has been made in the current Business Planning/ Budget Setting round, to be funded from either corporate resources or prudential borrowing.

The cost of the latter would be met from a proposed 76% rental price increase spread over the next 3 years.

- 7.3 The Capital expenditure would enable the Council to implement a comprehensive investment programme to renew/upgrade existing allotments infrastructure, whilst also ensuring revenue spend is kept in the lower quartile as evidenced by Audit Commission Value for Money Returns.

8. Legal Implications

- 8.1 There is a legal duty on the Council (as an outer London borough) to provide a sufficient number of allotments and to let such allotments to persons resident in the Borough.
- 8.2 Some allotments within the borough are on land held under housing powers and do not have the statutory protection of allotments held under the Allotments Act. Where a local authority holds land under the Allotments Act 1922 for use as allotments, it may not sell, appropriate, use or dispose of it for any other purpose without the consent of the Secretary of State.
- 8.3 The redrafting of the Tenancy Agreement has been directly supported by Legal Services.

9. Equalities Implications

- 9.1 The Scrutiny Review of Allotment Service Delivery sought to examine the issue of access to allotment gardening and how this might be improved. However, the key issues to emerge during the course of the Review were more concerned with the overall quantity of allotments available in the Borough and the need for a dedicated Allotment Officer to be recruited to support the allotment holders. Although the latter point was not approved, the current draft Open Space and Recreational Standards Supplementary Planning Document should form the basis for increased allotment provision and influencing future Section 106 contributions.

Equalities information (ethnicity, age and gender) continues to be collected from new tenants which has been the case since 1996.

Figures show an even spread across males and females taken up options to have an allotment at 50%.

Figures for the years 06 (53%) and 07 (63%) show a higher percentage of residents from white backgrounds taking the opportunity to have an allotment. The age figures for 07 show the take up of allotments sites is higher for the age groups 35-49 and 50-64 (appendix 15.6)

10. Consultation

- 10.1 The formation of the Allotments Forum in April 2006, which meets every two months, has enabled clearer lines of communication and the ability for Recreation Services to consult with Allotment Site Secretaries.

11. Background

- 11.1 The Scrutiny Review was carried out in latter half of 2005 and completed in early 2006. The majority of recommendations were endorsed by Executive (see appendix 15.3 Allotments Scrutiny Actions and Responses), with the exception of recruitment of dedicated Allotments Officer,
- 11.2 The 50% price increase (over 2 years) agreed through the 2006 PBPR budget setting as an efficiency was delayed pending review of capital investment needs.

12. Progress

- 12.1 The borough Allotments Forum was established in April 2006 along same lines as Haringey Friends of Parks Forum. The forum meets bi-monthly with Senior Council Officers in attendance. The Cabinet Lead Member for Leisure, Culture and Lifelong Learning has also attended.
- 12.2 A progress report is produced in advance of the meeting and distributed to the Forum's Chair and Secretary.
- 12.3 The Inaugural meeting provided an opportunity to air and hear frustrations, criticisms, ideas and provide explanation and a way forward. As a result there is now a more positive perception of the delivery of Allotment services.
- 12.4 A number of actions highlighted both by the Forum and Council Officers are agreed and responded to at the meetings. In seeking to respond to maintenance funding commitment, we have increased Repairs and Maintenance revenue budget by £12k (allocated from Parks Service overall R&M provision), and ring fenced the total £24k budget provision.
- 12.5 In response to continued desire by the Forum for a dedicated Allotments Officer, the service has highlighted a range of relevant enhanced and existing officer capacity, as evidence of no current need for additional dedicated post (see appendix 15.4 Allotments staffing resource provision)
- 12.6 Performance information is now produced which reports on numbers of tenancy terminations and associated administrative requirements i.e. Area Manager/Officer inspections, Dirty Plot Letters, Notice to Quit, plot re-letting. The following is a summary though further details is supplied in appendix 15.5 Performance Information and Records.
- 213 Dirty Plot Letters (DPL) were issued – 59 increase between September and November forum
 - 42 Notice to Quit (NTQ) letters were issued – 13 increase between September and November forum
 - 101 Terminations – 33 increase between September and November forum
 - 153 New Tenants were registered – 22 increase between September and November forum

12.7 The Better Haringey Awards acknowledged the work being carried out on Haringey's Allotments through a specific award category titled 'Sustainable Allotment Award' won by Elmar Road Allotments.

13. Current Action

13.1 The Service has undertaken detailed condition assessment of sites, in conjunction with Site Associations, to inform future works programme and Capital Bids.

13.2 Proposing £22k infrastructure improvement programme this year, funded through combination of revenue and capital programme resources and SSCF.

13.3 The Service has undertaken detailed review of to the current Tenancy Agreement and related processes and procedures, in conjunction with Site Associations with intention of issuing in January 2008.

13.4 Site Associations are also currently working with officers on the preparation of Service Level Agreements between the Council and each site. The SLA's will provide clear guidance on Site Association and Council responsibilities, standards and compliance monitoring / intervention.

13.5 The overgrown/ abandoned site at Salisbury Road, N22 is being brought back into use in conjunction with the Salisbury Rd Allotments Group (SRAG) and Groundwork. The first phase involving major clearance has recently been completed.

14. Conclusion

14.1 The establishment of the Allotments Forum has been successful in establishing a formal environment for constructively discussing borough wide and local issues and to ultimately move forward improved service delivery.

14.2 Although the Allotments Asset Survey provides a sound baseline of need, the investment needed to progress infrastructure improvements on Allotments is significant, and greatly exceeds current provision. Clearly positive consideration of the current Capital Bid would alleviate this position.

14.3 The Open Space and Recreational Standards Supplementary Planning Document and a supporting Sustainable Appraisal report will assist in future provision and supply of new allotments.

14.5 There is scope to involve 'Groundwork' in development, attract external investment, and stimulate new ways of working.

15. Use of Appendices

15.1 Open Space & Recreational Standards – Allotments

15.2 Current status of Asset Survey Work

15.3 Allotments Scrutiny Actions and Responses

15.4 Allotments staffing resource provision

15.5 Performance Information and Records

15.6 Ethnicity and Age Monitoring

Appendix 15.1 Open Space & Recreational Standards – Allotments

The following information, tables and map have been taken from the Draft Open Space Recreational Standards Supplementary Planning Document.

Open Space & Recreation Standards Draft SPD

Table 2.3 – Process for Calculating Open Space, Sport and Recreation Contributions

STEP 1 Determine if the type of development proposed generates a demand for any of the categories of open space, sport and recreation space (See Table 2.4)

If YES

STEP 2 Calculate the relevant open space, sport and recreation requirements

Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built Facilities
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STEP 3 Assess how far demand creates a quantitative deficit or qualitative shortfall, in any of the above forms of open space, sport and recreation space (See Table 2.6)

If YES

STEP 4 Decide whether provision should be made on-site

If NO

If YES

STEP 5 Calculate scale of development contribution (See Table 2.8)

Provide on-site (some provision may be on site whilst others are off site)

STEP 6 Secure maintenance through commuted sum payment where relevant

Table 2.1 Open Space Standards

Allotments	0.24 ha of allotment space per 1,000 All residents should have access to an area of allotment within 800m from home.
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Table 2.4 - Types of Residential Accommodation and Demand for Open Space

	Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built facilities
Open market housing	✓	✓	✓	✓	✓	✓
Affordable housing	✓	✓	✓	✓	✓	✓
Flats	✓	✓	✓	✓	✓	✓
Active elderly	✓	✗	✗	✓	✓	✓
Less active elderly	✓	✗	✗	✓	✗	✗
Commercial Development	✓	✗	✗	✓	✗	✓

Open Space & Recreation Standards Draft SPD

Provision Type	Standard (Sq m per person)	Provision cost (£ per Sq m)*	Contribution cost (£ per person)
Natural and Semi-natural Greenspace	18.2	16.42	298.84
Allotments	2.4	32.26	77.42
Swimming Pools	0.009	6.580	59.22
Sports Halls	0.057	4.304	245.34

Notes:

1 Excludes children's play areas.

2. Cost excludes changing facilities and car parking.

3 Costs exclude children's play areas.

* All Costs exclude site clearance or major earthworks, Contingencies (min 10%), Preliminaries (min 5%).

Engineering testing/checking for lighting, drainage and children's play equipment. All costs assume topsoil has to be imported for all items. Assumes drainage connections to main system are available locally.








Table 2.10 - Maintenance Contribution for Open Space, Sport and Recreation in Haringey

Open Space Type	Standard (Sq.m per person)	Maintenance Contribution (£ per sq. m)	Contribution cost (£ per person)
Metropolitan or District Park	16.5	13.30	219.45
Public Park provision (Local Park)	16.5	11.10	183.15
Public Park provision (Linear or Small Local Park)	16.5	13.48	222.42
Children's Play Space – Doorstep	3	29.40	88.2
Children's Play Space – Local	3	19.60	58.8
Children's Play Space – Neighbourhood	3	33.91	101.73
Playing Pitch Provision	5.7	4.31	24.57
Natural and Semi-natural Greenspace	18.2	1.18	21.48
Allotments	2.4	2.56	6.14

Policy OS12: ALLOTMENTS

The Council will seek to protect allotment space. The value of the allotment space visually and in ecological, biodiversity and historical terms will also be taken into account where there is development pressure on the land. Where allotments become surplus to demand, other open space uses will be considered first before surplus allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

LEGEND

-  Allotment
-  250m Catchment
-  400m Catchment
-  600m Catchment
-  OS Road Features
-  OS Water Features
-  OS Rail Features
-  Ward Boundaries

PROJECT Hamsey Open Space Study

TITLE Figure 8.1 - Allotment Catchment Area

SCALE 1:50,000 at A4

DATE 9th April 2003



Appendix 15.2 Current Status of Asset Survey Work

Allotment Asset Review								Actual	Comment	
Allotment Site Name		Alexandra Park		Site Secretary		Alison Liney				
Neighbourhood Manager		T Healey		Contact		7773235713				
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Wood Panel Fencing Repair panels and reposition (featheredge)	165	1.8	100	C	1	7500			
	Wire Mesh Fencing, remove and replace with new.	30	2	100	C	1	1400			
	Refurbish existing gate and install new pedestrian gate	3	1.8	New	C	2	1500			
	3 new signs required: 2 x Keep Out 1 x Noticeboard	stnd	stnd	New	B	1	150			
Site Total								£10,550		
Allotment Site Name		Shepherds Hill Railway		Site Secretary		Helen Killick				
Neighbourhood Manager		T Healey		Contact		83485706				
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Weld Mesh Fencing – Increase height of existing fence	100	1.5	100	B	1	3000			
	Wire Mesh Fencing – Re-stake and resecure	75	1.8	100	B	2	500			
	Security Gate Required – replace existing	0.8	1.5	100	D	1	1050	£ 1,409.00	Complete	
	Remove old shed Plot 13B	N/A	N/A	Remove	B	3	300			
	2 Signs with directions to Parkland Walk	stnd	stnd		B	3	180			
	Tree survey req'd Alleyway and Parkland Walk	N/A	N/A		100C	3	2000			
	Water Supply x 2	0	0	0	A	5	0			
	Composting Bags/Area						N/A			
	Trim privet Hedge	30lm		2	100B	2	350			
Site Total								£7,380	£ 1,409.00	
Allotment Site Name		Creighton Avenue		Site Secretary		Lindy Berkman				
Neighbourhood Manager		T Healey		Contact		88837061				
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Replace wire mesh fencing with new Palisade Fencing for security	150	2.2	100	C	1	18000	£ 13,559.00	Complete, additional clearance £500	
	Check/Repair water system	N/A	N/A		100B	3	150			
	New Noticeboard for Council Shed	stnd	Stnd		100B	3	350			
	Tap Repairs – 94a	N/A	N/A		100B	3	60			
Site Total								£18,560	£ 14,059.00	

Allotment Site Name		Highgate			Site Secretary		Jim Greenhill	
Neighbourhood Manager		T Healey			Contact		7789514402	
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Fix existing gate – difficult to align/lock	stnd	Stnd	100	B	1	350	
	New Signage x 2	stnd	stnd	new	B	2	180	
	Remove encroachment on fenceline	120m ²	N/A	100	B	2	280	
	Replacement Water Tanks x 2	stnd	Stnd	100	C	1	300	
	New Hosepipe Connections x 2	stnd	stnd	100	C	1	40	
Site Total							£1,150	
Allotment Site Name		Ranelagh Road			Site Secretary		Julie Smith	
Neighbourhood Manager		T Healey			Contact		8889 3058	
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Chain Link Fence – Entrance Replace with weldmesh	30	1.8	100	D	1	3000	
	Remaining Chain Link around site to be repaired (where necessary)	200	1.8	100	D	1	600	
	Japanese Knotweed	15m ²			B	1	20	
Site Total							£3,620	
Allotment Site Name		Wolves Lane			Site Secretary		Ian Drury	
Neighbourhood Manager		T Healey			Contact		7811323638	
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood Panel Fencing around Vicarage – Install higher fence (Weldmesh)	60	1.8	100	D	1	7000	
	Chain Link Fencing – in poor condition and requires replacement with weldmesh.	280	1.8-3.5	100	C	1	33600	
	Weldmesh fencing in need of repair	700	2	40	C	3	28000	
	Palisade fencing (including gate) to replace existing entrance	10	1.8	0	C	1	2500	
	Tarmac Road Surface	600	3	80	C	4	1400	
	Hoggin road surface	260	3	80	C	3	25200	
	Bare Ground – requires surfacing with hoggin.	190	3	100	C	1	19950	
	Double Gates at entrance near Scout Hut require replacement with Palisade Gates	4	2	100	B	2	2500	
	6 Water Butts require fixing	repair	Repair	100	B	2	250	
	Trading Shed requires new door and frame for security	Stnd	Stnd	100	B	1	650	
Site Total							£ 1,000.00	
Site Total							£121,050	
							£ 1,000.00	
							Complete	

Allotment Site Name		Creighton Road			Site Secretary		Rory Budds	
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wire Mesh Fencing	480	1.8	12	B	2	3000	
	No Fencing - Damaged beyond repair - suggest palisade	270	2	100	D	1	12420	
	Tarmac roadway surface	210	3	100	C	2	22050	
	Double gates	3.5	2.6	0	A	5	0	
	Single Gates	1.2	2.6	0	A	5	0	
	Info Sign x 1	stnd	Stnd	0	A	5	0	
	Remove tree x 1	N/A	N/A	100	C	3	1000	
	Water Supply - repair 2 and install additional number	stnd	stnd	50	B	2	650	
	Remove defunct railing (H+S)	70	1.8	100	D	1	300	
	Install new pathway for disabled access.	70	2	100	C	2	4900	
	Hedges - encroachment	500m ²		5 men x 8hrs	B	2	800	
Site Total							£45,120	
Allotment Site Name		De Quincey			Site Secretary			
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wire Mesh Fencing	550	1.8	3	B	2	800	
	Gates - Double	3	1.8	0	A	5	0	
	Gates - Single	0.8	1.8	100	B	2	1050	
	Info signs x 3	stnd	stnd	0	A	5	0	
	Trees Prune x 2	N/A	Small	100	B	3	300	
	Trees Remove x 7	N/A	Small	100	C	3	2500	
	Water supply x 3	stnd	stnd	More req'd	C	3	600	
	Japanese Knotweed	60m ²	N/A	100	B	2	80	
Site Total							£5,330	
Allotment Site Name		Elmar Road			Site Secretary		Andrew Topp	
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood Panel	20	1.8	0	A	5	0	
	Wire mesh fencing	410	1.8	7	B	3	1500	
	Double gates	3.8	3	0	A	5	0	
	Info sign x 1	stnd	Stnd	0	A	5	0	
	Trees to prune x 7	N/A	N/A	100	C	3	2100	
	Trees to remove x 7	N/A	N/A	100	C	3	5500	
	Water supply x 5	stnd	stnd	0	A	5	0	
	Japanese Knotweed	505m ²	N/A	100	B	5	610	
Site Total							£9,710	

Allotment Site Name		Franklin Road			Site Secretary					
Neighbourhood Manager		M Loughnane			Contact					
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Wood panel fencing	16	2		0 A	5	0			
	Palisade Fencing	53	2		0 A	5	0			
	Concrete panel fencing	67	2		0 A	5	0			
	Internal walls	45	2		0 A	5	0			
	Concrete pathways	57	0.75		0 A	5	0			
	Single gates x 3	Stnd	Single		0 A	5	0			
	Info signs x 3	Stnd	Stnd		0 A	5	0			
	Water supply x 4	N/A	N/A		0 A	5	0			
	Derelict plots	N/A	N/A	3 men X 2day	B	2	960			
Site Total								£960		
Allotment Site Name		Gospatrick Road			Site Secretary		Colin parry			
Neighbourhood Manager		M Loughnane			Contact					
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Wood panel fencing	20	1.8	40	B	2	400			
	Wire mesh fencing	420	1.8		0 A	5	0			
	Double gates x 1	2.3	1.8		0 A	5	0			
	Info signs x 1	stnd	Stnd		0 A	5	0			
	Trees (removal) x 2	N/A	N/A	100	B	4	2000			
	Water supply x 4	N/A	N/A		0 A	5	0			
	Overgrown sites	N/A	N/A	4 men x 8hrs	B	3	640			
	Grass strimming	600m ²	N/A	3 men x 8hrs	B	3	500			
Site Total								£3,540		
Allotment Site Name		Higham Road			Site Secretary		Fatima Elliot			
Neighbourhood Manager		M Loughnane			Contact					
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Wire mesh fencing	350	1.8	14%	D	2	5500			
	Replace with palisade fencing			(50m)						
	Iron railings	30	1.4		0 A	5	0			
	Double gates x 1	3.3	1.8		0 A	5	0			
	Info signs x 1	stnd	Stnd		0 A	5	0			
	Trees (removal) x 2	N/A	N/A	100	C	3	1700			
	Water supply x 6	stnd	Stnd		0 A	5	0			
	Encroachment	150m ²	N/A	4 men X 8hrs	B	2	650			
Site Total								£7,850		
Allotment Site Name		Mannock Road			Site Secretary		N/A			
Neighbourhood Manager		M Loughnane			Contact					
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost			
	Wire mesh fencing	500	1.8		0 A	5	0			
	Iron Railing	20	1.5		0 A	5	0			
	Double gates x 1	3.5	1.5		0 A	5	0			
	Info Signs x 2	stnd	Stnd		0 A	5	0			
	Trees (prune) x 1	N/A	N/A	100	B	3	800			
	Water supply x 8	stnd	stnd		0 A	5	0			
Site Total								£800	£1,068	Additional Section on Western Section
									£1,068	

Allotment Site Name		South Grove			Site Secretary		Ulrika Johnson	
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood Panel Fencing	125	1.8	50	C	2	2700	
	Iron railing (new)	97.5	1.8	0	A	5	0	
	Tarmac Surfaced roadway	9	3	0	A	5	0	
	Tarmac surfaced pathway	110	0.8	0	B	4	0	
	Gates Double x 1	stnd	stnd	0	A	5	0	
	Gates Single x 1	stnd	stnd	0	A	5	0	
	Info signs x 2	stnd	stnd	0	A	5	0	
	Trees (prune) x 2	N/A	Small	100	C	3	300	
	Trees (remove) x 4	N/A	small	100	C	3	1500	
	Water supply x 2	stnd	stnd	1no	B	1	60	
	Encroachment (derelict plots)	175m ²	N/A	100	B	2	150	
Site Total							£4,710	
Allotment Site Name		Stockton Road			Site Secretary		Colin Parry	
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wire mesh fencing	260	1.8	0	A	5	0	
	Tarmac pathways	70	2	0	A	5	0	
	Double gates – more height required – preferably pallsade	3.2	1.5	100	C	1	2500	
	Info signs x 1	stnd	stnd	0	A	5	0	
	Trees (remove) x 1	N/A	N/A	100	C	3	1000	
	Water supply x 4	stnd	stnd	25%	B	2	80	
	Encroachment	50m ²	N/A	100	B	2	300	
	Disabled raised beds are in	N/A	N/A	Quote req'd	C	3	2000	
Site Total							£5,880	
Allotment Site Name		White Hart Lane			Site Secretary		Colin Parry	
Neighbourhood Manager		M Loughnane			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Iron railing	180	1.5	0	A	5	0	
	Concrete Panel fence Entire length requires 1m height extension for security.	222	1.5	0	C	2	10000	
	Hoggin roads	295	3	0	A	5	0	
	Double gates x 2	3	1.7	0	A	5	0	
		4.3	1.8	0	A	5	0	
	Single gates	1.2	1.5	0	A	5	0	
	Info signs x 1	stnd	stnd	0	A	5	0	
	Japanese Knotweed	80m ²	N/A	100	B	2	120	
	Rubbish to clear	N/A	N/A	4men x 8hrs	B	2	700	
Site Total							£10,820	

£5,769
Awaiting new costings and potential start dates.

Allotment Site Name		Shepherds Hill Allotment			Site Secretary		Bruno Dore	
Neighbourhood Manager		Lew Taylor			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood panel	520	1.8	30	C	2	7020	
	Wire mesh fencing	520	1.8	30	C	2	7176	
	Iron Railing	510	1.6	20	D	2	6120	
	No fencing/damaged beyond repair	20	1.4	100	D	1	2200	
	Repair with chain link	45	1.8	100	D	1	2200	
	Hoggin paths/roadways	78	4	100	C	3	11000	
		36	2	100	C	3	2520	
		95	4	100	C	3	13000	
	Tarmac surfaced	70	1.5	0	A	5	0	
	Double gates	3	2	0	A	5	0	
		3	1.7	100	B	1	2500	£2,252
	Single gates	1	1.8	0	A	5	0	Wood Vale Access
	Info Display Cabinet x 3	stnd	Stnd	0	A	5	0	
	Prune all bordering trees	N/A	N/A	Inspect	C	3	7000	
	Water supply x 46	stnd	Stnd	2no	B	2	100	£3,080
	Hedges/shrub encroachment	430m ²	N/A	100	B	2	2500	
	Japanese Knotweed	180m ²	N/A	100	C	1	220	
	Site Total						£63,556	£5,332
Allotment Site Name		Quernmore Road			Site Secretary			
Neighbourhood Manager		Lew Taylor			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood panel	72.5	1.8	3m	B	3	135	
	Wire mesh fencing	65	1.2	100	D	2	3200	
	Boundary walls	27	2m	0	A	5	0	
	Pathways – Entrances (tarmac)	60	0.8	100	B	1	2500	
	- Main site	80	0.8	100	B	1	0	
	Single gates x 2	0.8	1.8	100	D	1	2100	£420
	Remove 11 large trees	N/A	N/A	100	R	2	6000	Security Gate Eastern Entrance
	Water supply x 3			1no	B	2	50	
	Encroachment			4men x 3 days	C	2	1920	
	Site Total						£15,905	£420
Allotment Site Name		The Grove			Site Secretary		Lorna Mcleand	
Neighbourhood Manager		Lew Taylor			Contact			
Key	Description	Length	Height	Repair %	Fault Code	Priority	Estimated Cost	
	Wood Panel Fencing	54	1.8	40m	A	5	2500	£7,012
	Reasonable cond- Considerable ivy growth	160	1.8	0	A	5	0	New Palisade Fence along Railway
	Internal Walls	8		0	A	5	0	
	Tarmac Surfaced path	60	0.7	0	A	5	0	
	Additional path	45	0.7	100	C	3	1100	
	Single Gate x 1	1.2	1.8	100	R	5	1200	
	Info sign x 1	stnd	Stnd	100	R	5	60	
	Prune tree x 1	N/A	N/A	100	B	2	300	
	Water supply x 4	stnd	stnd	1no	C	1	50	
	Hedges/shrub encroachment	10m ²			B	3	100	
	Site Total						£4,510	£7,012

Site by Site Totals						
Site Name	Area	Poles per Site	m ² per site	Total cost for Improvements	Actual Cost of Work to Date	Year Completed
Alexandra Palace Allotments	West	795.5	19,893.75	£10,550		
Shepherds Hill Railway	West	695	17,375	£7,380	£1,409	07_08
Creighton Avenue	West	712.25	17,806.25	£18,560	£13,559 £500	06_07
Highgate	West	1056	26,400	£1,150		
Ranelagh Rd	West	355	8875	£3,620		
Wolves Lane	West	1716.25	42,906.25	£121,050	£1,000	06_07
Aylmer Rd	West	200	5000	£590		
Golf Course	West	1539	38,475	£46,180	£13,164	06_07_08
Total West				£209,080	£29,632	
Courtman Rd	East	211.5	5287.5	£7,630		
Creighton Rd	East	583.5	14,587.50	£45,120		
De Quincey Rd	East	140	3500	£5,330		
Elmar Rd	East	138.5	3462.5	£9,710		
Franklin Rd	East	52	1300	£960		
Gospatrick Rd	East	126.25	3156.25	£3,540		
Higham Rd	East	110	2750	£7,850		
Mannock Rd	East	157	3925	£800	£1,068	07_08
Marsh Lane	East	589	14,725	£15,020	£4,688	07_08
Rectory Farm	East	836.75	20,918.75	£42,200		
Rivulet Rd	East	60	1500	£5,200		
South Grove	East	32	800	£4,710		
Stockton Rd	East	106.5	2662.5	£5,880		
White Hart Lane	East	619.5	15,487.50	£10,820		
Total East				£164,770	£5,756	
Shepherds Hill	Central	1182.75	29,568.75	£63,556	£6,332	06_07_08
Quernmore Rd	Central	45	1125	£15,905	£420	06_07
The Grove	Central	102.5	2562.5	£5,310	£7,012	07_08
Total Central				£84,771	£13,764	
Total for all Improvements				£458,721	£49,152	

SCRUTINY UPDATE

Scrutiny Recommendation and Executive Decision	Target Implementation Date	Who Responsible (who and what)	Implemented? Yes/No*	Service or Performance Improvement Measurable outcomes <i>This must be completed</i>
<p>Recommendation One</p> <p>That a dedicated officer for Allotments be appointed <i>(Amended)</i> Priority – Medium In order for Recreation Services to be able to appoint an Allotments Officer, the investment need would have to be included in the pre-business plan review and budget planning. Currently, there is an officer who spends half her time on allotment support, and the Neighbourhood Managers deal with the day to day running of the allotments and any maintenance required. There is also a Project Officer with a wider assets and contracts brief who assists with the delivery of the service. The salary is not in the business plan for 2006/07, but should be considered in the pre-business plan review for 2007/08 where it would be considered alongside other service needs. The employment of an officer would assist in generating external funding, promoting self management, and promoting and developing inter-agency interest and involvement in the service.</p>		AD Recreation Services/Head of Parks	No	<p>1. We have enhanced our Asset project management function across our Parks function, including allotments, with 2 additional posts. This is particularly relevant in more effectively developing and implementing infrastructure improvement projects.</p> <p>2. Day to day site supervision/liaison and operational tasks are managed by our Parks Area Managers, whilst administration is supported through Recreation Services Business Support. Appendix 15.4 shows the structure of responsibilities for Allotments within the Parks Service</p>
<p>Recommendation Two</p> <p>That options for the development of future sites, either temporary or permanent, be explored, to include:-</p>		Principal Policy Officer	Yes	<p>1. The Council are currently consulting on a draft Open Space and Recreational</p>

<ul style="list-style-type: none"> • a survey of land for potential new sites and underused land, • consideration to the securing of additional land through the use of S106, and possible diversification of existing open spaces, • use of S106 also to be considered to improve the quality and therefore use of existing allotments. <p><i>(Agreed / Rejected / Amended)</i> Executive Decision (if Different) Priority – Low Further exploration of the potential to develop new sites could be done through the inter-departmental forum, established through the Open Space Strategy. This would also apply with the allocation of S106 monies to allotments. The same group could consider the potential use of S106 monies for use on allotments, alongside the need for other investment priorities.</p>	<p>Standards Supplementary Planning Document and a supporting Sustainable Appraisal report. Allotments are a feature of the draft and associated consultation which is currently running and scheduled to be completed by 17th January 2008 (see appendix 15.1 Open Space and Recreational Standards - Allotments). The purpose of the SPD is to provide local open space and recreational provision standards for the borough.</p> <p>2. Several disused allotment plots have been brought back into use within North Tottenham area. Likewise the clearance and bringing back into use Salisbury Road Allotments is helping fulfil this recommendation.</p> <p>See above</p>	<p>Planning Urban Environment Customer Services Manager</p>	<p>Standards Supplementary Planning Document and a supporting Sustainable Appraisal report. Allotments are a feature of the draft and associated consultation which is currently running and scheduled to be completed by 17th January 2008 (see appendix 15.1 Open Space and Recreational Standards - Allotments). The purpose of the SPD is to provide local open space and recreational provision standards for the borough.</p> <p>2. Several disused allotment plots have been brought back into use within North Tottenham area. Likewise the clearance and bringing back into use Salisbury Road Allotments is helping fulfil this recommendation.</p> <p>See above</p>
<p>Recommendation Three That following consultation with the proposed Allotment Forum the tenancy agreement be updated and simplified to include an examination of:-</p> <ul style="list-style-type: none"> • The procedures for removal of plot holders • The size of permitted shed and other developments • A system for temporary sub letting <p>The permitted uses of sites</p>	<p>Yes</p>	<p>Head of Parks, Client and Customer Services Manager, Parks Area Mangers</p>	<p>1. The tenancy agreement has been reviewed/ overhaul and will be issued to all existing allotment holders in January 08. This has been reviewed in conjunction with the Allotments Forum.</p> <p>2. Service Level Agreements are being drafted between Site Associations and Council to set clear guidelines on roles and responsibilities.</p>

<p><i>(Agreed / Rejected / Amended)</i> Executive Decision (if Different) Priority – High A review of Tenancy Agreements is included in Recreation Services' work programme for 2006/07 and these issues will be considered as part of that review.</p>				<p>1. A thorough Allotment Asset Survey (AAS) has been completed across all 26 allotment sites. This exercise has produced projected costs, priorities, volumes and the degree of faults on each site. The total improvement costs are £450k. This formed part of the 2006 PBPR capital bid which was unsuccessful. Recreation Service have only implemented 50K in the last and current financial year for improvements via existing mainstream revenue and capital maintenance budgets (appendix 15.2 Current status of Asset Survey work.)</p> <p>Currently a Capital bid has been made within the current Business Planning/Budget Setting Round funding via either corporate resources Prudential Borrowing (PB). Cost of PB would be met from 76% rental increase spend over the next 3 years.</p> <p>See above</p>	
<p>Recommendation Four That further consideration be given to the allocation of capital funding to enable underused allotments to be brought back into use at the earliest opportunity in the most cost effective manner possible, e.g. use of community services.</p>	<p>Yes</p>			<p>AD Recreation Services Head of Parks</p>	<p>Yes</p>
<p><i>(Agreed / Rejected / Amended)</i> Executive Decision (if Different) Priority – Low £300,000 capital expenditure has been allocated next year to make improvements to open space assets managed by Recreation Services. This was awarded on the basis of priority for expenditure being given to parks and public open space.</p>				<p>Recommendation Five That there be a review of rent charges to ensure that they are comparable with other Authorities. The Panel agreed that non</p>	

<p>Haringey residents should be charged a significantly higher levy than Borough residents. Any increase in income from the review must be used to make improvements to the Allotments service.</p> <p><i>(Agreed / Rejected / Amended)</i> Executive Decision (if Different) Priority – High The Council has already approved increases in the budget setting process for 2006/07. The Council will implement a higher charge for non – borough residents for the financial year 2006/07</p>		<p>AD Recreation Services Head of Parks</p>	<p>1. The approved increases have been delayed until Infrastructure improvements have been implemented. This is reliant on the outcomes, of Capital Bid/Prudential Borrowing bid</p>
<p>Recommendation Six That an Allotments Forum be established. The Forum to consider the publicity given to Allotments to be achieved through promoting the use of the internet, Council's website, Newsletters, Events etc. Site Secretaries to be given support to translate site specific documentation.</p> <p><i>(Agreed)</i> Executive Decision (if Different) Priority – High The Allotments Forum has already been established with support from Recreation Services. An officer will be available to go to the meetings as required. Assistance will also be offered for services such as producing promotional materials.</p>	<p>Yes</p>	<p>AD Recreation Services Head of Parks</p>	<p>1. Borough Allotments Forum established in April 2006, along same lines as Parks Friends Forum, meets bi-monthly with AD Recreation in attendance. Lead member has also attended. The attached Allotments Forum Briefing note shows the structure of responsibilities for Allotments within the Parks Service.</p>

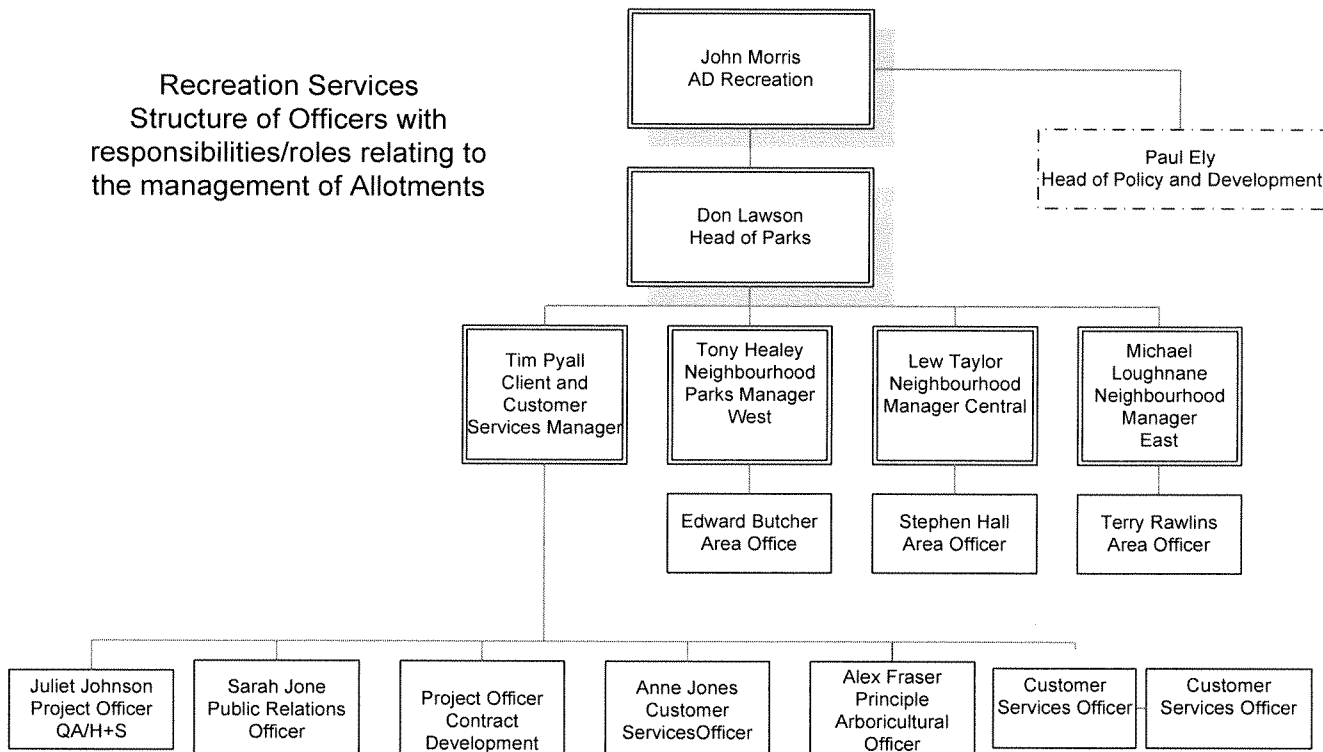
15.4 Allotments staffing resource provision

The attached structure chart shows the current management structure within Recreation Services. Allotments falls within the remit of the Parks Service and the area neighbourhood managers, who report to the head of Parks, are responsible for allotments sites that fall within their areas.

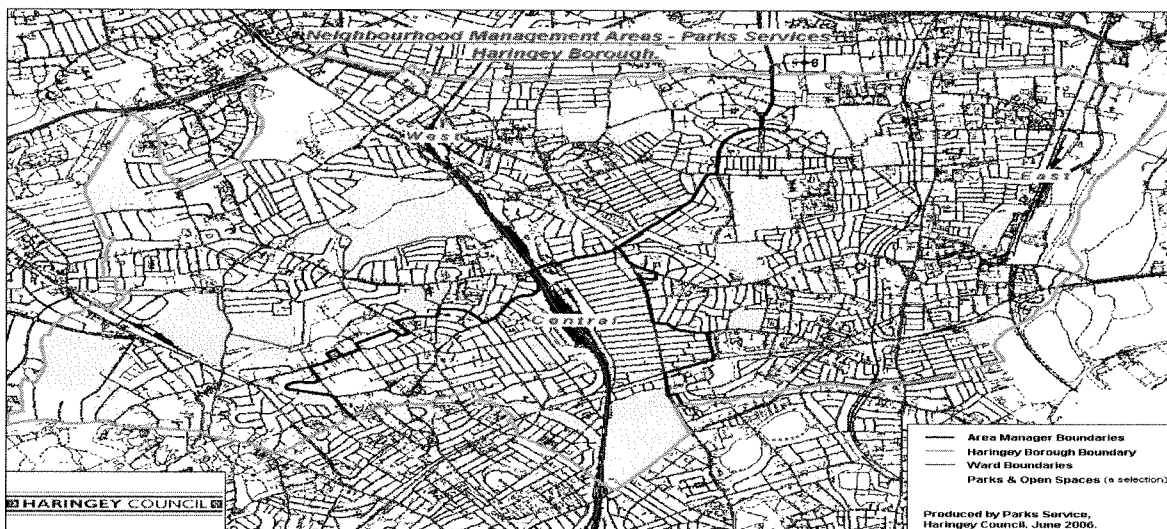
Management of allotments requires the input of the officers shown in the chart below.

Parks Neighbourhood Managers are responsible for emergency, day to day repairs, inspections of sites, and site liaison with secretaries. Input is also provided by from the Client and Customer Services Section; these relate to Asset Management/ Improvement/ PR/ Quality Management System/ Administration and tree works.

Policy and Development section also lead on future development projects.



The following map shows the areas covered by Neighbourhood Parks Managers



Appendix 15.6 Performance Information and Records

The following information provides an overview of the levels of performance relating to Allotments Administration

All site inspections have been completed and will commence again in April 2008. The site inspections have initiated the following level of administration for the period 1/1/2007 - 09/11/2007. All areas show an increase in terminations and new tenants participating in allotment activity.

- 213 Dirty Plot Letters (DPL) were issued – 59 increase between September and November forum
- 42 Notice to Quit (NTQ) letters were issued – 13 increase between September and November forum
- 101 Terminations – 33 increase between September and November forum
- 153 New Tenants were registered – 22 increase between September and November forum

<u>From 1.1.07 to 9.11.07</u>				
	DPLs	NTQs	Terminations	New Tenants
Alex Park	12	4	2	4
Alex Park Nursery	2	2	1	
Aylmer Rd			2	8
Courtman Rd	2			3
Creighton Ave	26	3	5	9
Creighton Rd	19	3	1	8
De Quincey Rd			2	7
Elmar Rd	5	3	4	2
Franklin St	3	1	2	7
Golf Course	65	4	27	34
Gospatrick Road			1	
Grove Lodge	12		2	2
Higham Road	4			
Highgate	6	3	10	6
Mannock Rd	3		3	2
Marsh Lane	3	2	4	7
Ranelagh Rd			1	
Rectory Farm	3			1
Rivulet Rd	1			1
Shepherds Hill	3	2	14	17
South Grove				1
Stockton Rd			1	
The Grove	2	1		
White Hart Lane	32	8	6	7
Wolves Lane	10	6	13	27
Total	213	42	101	153

Appendix 15.6 Performance Information and Records

Allotment Site Visit Register

2007

	Visit 1	Actual	Visit 2	Actual	Visit 3	Actual	Visit 4	Actual
West								
Aylmer Rd	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Golf Cse	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Highgate (Yeatman Rd)	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Chitts Hill (Wolves Lane)	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Creighton Ave	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Ranelagh Rd	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Alex Park + Grv Ldg Mead	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Shepherds Hill Railway	Apr-07	Apr-07	Apr-07	Jun-07	Jun-07	Aug-07	Sep-07	Oct-07
Central								
Shepherds Hill	12/03/2007	12/03/2007	04/05/2007	06/05/2007	03/07/2007	3/07/2007	10/09/2007	14/09/2007
The Grove	15/03/2007	15/03/2007	04/05/2007	06/05/2007	05/07/2007	05/07/2007	11/09/2007	04/10/2007
Quermore Altm	15/03/2007	15/03/2007	04/05/2007	04/05/2007	28/07/2007	30/07/2007	13/09/2007	13/09/2007
East								
White Hart Lane	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	08/10/2007	Nov-07
De Quincey	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	04/10/07	Nov-07
Stockton Road	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	08/10/2007	Nov-07
Franklin Street	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	04/10/2007	Nov-07
Elmar Road	May-07	May-07	May-07	Jul-07	17-Aug	Sep-07	14/10/2007	Nov-07
Gospatrick Road	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	08/10/2007	Nov-07
South Grove	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	08/10/2007	Nov-07
Rectory Farm	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	18/10/2007	Nov-07
Higham Road	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	12/10/2007	Nov-07
Courtman Road	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	08/10/2007	Nov-07
Mannock Rd	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	05/10/2007	Nov-07
Rivulet Road	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	08/10/2007	Nov-07
Marsh Lane	May-07	May-07	May-07	Jul-07	21-Jul	Sep-07	08/10/2007	Nov-07
Creighton Rd	May-07	May-07	May-07	Jul-07	22-Jul	Sep-07	18/10/2007	Nov-07

Appendix 15.6

ETHNICITY OF NEW TENANTS ON ALL SITES AS FROM 1996

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
WHITE												
BRITISH	77	76	82	60	90	60	68	49	67	72	79	76
IRISH	5	20	6	15	18	6	6	7	3	5	11	10
GREEK CYPRIOT	5	10	9	9	11	6	8	3	3	5	8	5
TURKISH CYPRIOT	7	9	3	12	17	4	6	3	11	3	2	2
KURDISH	-	2	1	9	6	1	10	3	4	7	3	
TURKISH	2	4	-	2	2	2	3	4	3	12	9	2
ANY OTHER WHITE	3	3	2	-	1	12	13	21	18	25	22	13
MIXED												
MIXED WHITE & BLACK CARIBBEAN	-	2	2	-	3	1	1		1			
MIXED WHITE & BLACK AFRICAN	2	-	3	2	1	-	1			1		
MIXED WHITE & ASIAN	1	-	-	-	-	-	-			1		
ANY OTHER MIXED BACKGROUND	-	1	1	3	4	-	1	1	1	2	2	2
ASIAN OR ASIAN BRITISH												
INDIAN	-	-	-	1	2	-	1		1	1	1	1
PAKISTANI	1	1	2	1	1	-	-		1			
BANGLADESHI	-	-	3	-	2	-	-		1	1		1
EAST AFRICAN ASIAN	1	1	1	2	2	-	1				1	
ANY OTHER ASIAN BACKGROUND	-	3	1	2	2	1	1	1	1			
BLACK OR BLACK BRITISH												
CARIBBEAN	6	8	11	9	15	6	10	5	9	17	10	4
AFRICAN	-	-	3	4	-	-	2	2	2		1	
ANY OTHER BLACK BACKGROUND	-	1	-	5	2	-	1	2				

CHINESE OR OTHER ETHNIC GROUP

CHINESE	-	-	-	-	-	-	-	-	-	-	2	1	1
ANY OTHER ETHNIC GROUP	-	-	4	2	2	-	3						1
FEMALE	48	65	59	64	77	49	57	48	53	78	74	60	60
MALE	62	76	75	74	104	50	79	53	75	75	75	58	58
TOTAL NO. OF NEW TENANTS	110	141	134	138	181	99	136	101	128	153	149	118	118

ETHNICITY PERCENTAGE OF NEW TENANTS PER SITE

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
WHITE												
BRITISH	70	54	62	43	50	61	50	48	53	46	53	64
IRISH	5	14	4	11	10	6	4	7	2	3	7	8
GREEK CYPRIOT	5	7	7	7	6	6	6	3	2	3	5	4
TURKISH CYPRIOT	6	6	2	9	9	4	4	3	3	2	1	2
KURDISH		1	1	7	3	1	7	3	3	5	2	
TURKISH	2	3		1	1	2	2	4	2	8	6	2
ANY OTHER WHITE	3	2	1		1	12	10	21	15	16	15	11

MIXED

MIXED WHITE & BLACK CARIBBEAN		1	1		2	1	1		1			
MIXED WHITE & BLACK AFRICAN	2		2	1	1		1			1		
MIXED WHITE & ASIAN	1									1		
ANY OTHER MIXED BACKGROUND		1	1	2	2		1	1	1	1	1	2

ASIAN OR ASIAN BRITISH

INDIAN				1	1		1		1	1	1	1
PAKISTANI	1	1	1	1	1				1			
BANGLADESHI			2		1				1	1	1	1

EAST AFRICAN ASIAN	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ANY OTHER ASIAN BACKGROUND		2		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

BLACK OR BLACK BRITISH

CARIBBEAN	5	6	9	7	8	6	7	5	8	11	7	3								
AFRICAN			2	3			1	2	2		1									
ANY OTHER BLACK BACKGROUND		1		4	1		1	2												

CHINESE OR OTHER ETHNIC GROUP

CHINESE																				
ANY OTHER ETHNIC GROUP			3	1	1		2													

FEMALE

	45	46	43	46	43	49	42	47	39	51	50	50								
MALE	56	54	56	54	57	51	58	53	59	49	50	50								

Appendix 15.6

AGE GROUP OF NEW TENANTS ON ALL SITES IN 2007

	18-24	25-34	35-49	50-64	65-79	80+	Total
WHITE							
BRITISH		11	35	26	3		75
IRISH			1	6	2		9
GREEK CYPRIOT				3	2		5
TURKISH CYPRIOT				1	1		2
KURDISH							0
TURKISH			2	1			3
ANY OTHER WHITE		2	2	10	3		17

MIXED

MIXED WHITE & BLACK CARIBBEAN							0
MIXED WHITE & BLACK AFRICAN							0
MIXED WHITE & ASIAN							0
ANY OTHER MIXED BACKGROUND				1	1		2

ASIAN OR ASIAN BRITISH

INDIAN							0
PAKISTANI					1		1
BANGLADESHI							0
EAST AFRICAN ASIAN							0
ANY OTHER ASIAN BACKGROUND							0

BLACK OR BLACK BRITISH

CARIBBEAN			3	1			4
AFRICAN							0
ANY OTHER BLACK BACKGROUND							0

CHINESE OR OTHER ETHNIC GROUP

CHINESE				1				1
ANY OTHER ETHNIC GROUP							1	1

FEMALE			7	26	26	3	62
MALE			6	18	24	10	58
TOTAL		0	13	44	50	13	120