

PC067 2627d) Allotment Costs and Fees

Current notes:

The current fees at MPC: Gray's £25 + £5 insurance / St George's £31 + £5 insurance

Roughly 5 meters wide by ~25 meters long, about 125 square meters. Water included.

St. Georges: 86.5 chargeable full plots Gray's: 7 full plots (93.5 total plots)

Budget income: £2,856.50 (excluding insurance)

Comparative annual rental prices:

Melbourn	2025 £36 / £30 (2024 £34 / £28)
Meldreth	Allotments closed
Foxton	£21 - £58 (sliding scale based on 50 – 150 sqm)
Shepreth (new)	£25
Comberton	£18
Great Shelford	£15 - £55 (sliding scale based on up to 400 square yards)
Whittlesford	£29 + £7 water contribution
Baldock	£114 +£6 membership

Comparative costs of water usage to Allotment Sites:

Period	Total Water Bill	Cost per full plot
Nov 2023 – Dec 2024	£367.03	£3.93
Nov 2024 – Dec 2025	£1335.98	£14.29
Dec 2025 – May 2026*	£525.22 (~£1,050)	£5.62 (~£11.23)

*Partial year to date, next bill will be approximately November 2026 (~ showing predicted annual fees)

Other associated costs since July 25:

Description	Total Bill	Cost per full plot
NAS Membership (Annual)	£70+VAT	£0.75
General Maintenance (Annual)	£900.00	£9.63
Tree Maintenance (Gray's)*	£1725.00	£18.45
Pathway Clearance*	£1480.00	£15.83
Plot Clearance*	£570.00	£6.10
	<i>Total all in</i>	<i>£50.76</i>
	Total annual + water	£21.61

* These are one-off costs, and not a regular occurrence

Additional notes:

Assuming a 2026 water bill of £11.23 per plot (doubled as per above), the year's expenses so far amounts to:

- **£21.61** per plot excluding one-off costs OR
- **£50.76** per plot including one-off costs

In July 2025, MPC increased the plot rent per plot, the period of Oct 25 – Sept 26 by:

St George's £2.00 Gray's £2.00

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Calculations for rent for 26-27 rent year*:

*To ensure profit remains comparable with 25-26 rent year

If rents are increased by £1 per plot (both sites) from October 2026, the table below shows the estimated forecast. Estimated water usage for 26-27 year is based on the estimated current year total with a 3.5% increase.

Description	25-26 Rent Year	26-27 Rent Year
St George's Income*	£2681.50	£2768
Gray's Income*	£175	£182
Total Income	£2856.50	£2950
Estimated water usage	-£1050	-£1087
NAS Membership (less VAT)	-£70	-£70
General Maintenance Contract	-£900	-£900
Total Deductions	-£2020	-£2057
Profit	£836.50	£830

*calculations are excluding the insurance charge

Proposal: Increase plot fees by £1 (both sites) to maintain profit levels as previously and allow small reserve to be built up for one-off works (such as asbestos clearance etc).