ROSEDALE ROAD & BULL MEADOW ALLOTMENT ASSOCIATION - MEETING 11th September 2026

1. Present: A Klecha (Chair), S Walsh (Secretary), S Cheeseman (Membership Secretary), J Fielder (Treasurer), J Stephens (Committee), C Cheeseman (Committee), B Childs, S Simmonds, K Walsh, A Davison, J Alabaster, B Alabaster, P Wootton, K Deex, M Watts, C Robertson, S Klecha, S Avkesen (18 total)

2. Apologies: B Pereira, F Pereira, P Vittore, A Collins, G Ashurst, C Davison, J Bishop (7 total)

3. Minutes from 12th June 26: Agreed.

4. Matters Arising:

a) **Plot Inspections 2026 final summer update** – one plotholder on RR was evicted on 16/06/26, a second plotholder gave up their RR plot on 06/07/26. The usual winter inspections will be carried out in the next month or so – this is to check plots are safe, tidied up for the quieter seasons and any work that has been identified earlier has been completed, or is underway, for example installing a "missing" path between plots and tree reduction.

b) **Car Parking at RR entrance** – AK met with two local councillors with regard to this issue. Unfortunately for their visit the Keep Clear was clear. Members reported that the problem persists and there are now three cars from the same household. AK has asked for photos to illustrate the problem that he can use with the councillors – photos should be sent to either himself andyklecha@talktalk.net, or Sharon Walsh walshfamily212@btinternet.com

c) **Annual Summer Social** was held on Saturday 11th July 26 – decent turnout, around 15 people, despite the very warm day and the England game that evening – the annual boules event was won by the men's team for the third year running so are equalling the women's team. All packed up and home in time to watch the England game too!

d) **Annual Open Day** Saturday 15th August 2026 a huge thank you to everyone who was involved from the very first preparations, growing, harvesting, setting up, donating, selling, clearing up and taking down – far too many people to individually thank. Good result £391.50 profit, over the last five years we have made profits of 2025 £538.30, 2024 £423.85, 2023 £359.10, 2022 £256.31

5. Committee Meeting Report (Sharon Walsh) Met on 04/08, hosted by Julian to discuss AGM, Open Day and Plots.

6. Theft from Plots/Incident Monthly Report (Sharon Walsh)

a) Nothing reported from Rosedale Road site. A plotholder reported theft of plums from Bullmeadow site, possibly taken by birds or other wildlife as other crops were not removed.

b) Nothing reported across other Thurrock allotment sites via Thurrock Allotment Steering Group Whatsapp.

c) Fire engines were called out to extinguish a fire on RR site the night of 16th August. Several neighbours called 999, one neighbour, whose house overlooks the site, was particularly helpful. He and Clive R were reporting back and forth to Sharon, who kept committee and affected plotholder informed. The fire started from the footpath and affected the shed, some fencing, tools and a few crops. It is unclear if it was set deliberately or accidentally. The plotholder affected was understandably upset but has quickly set about clearing up and getting on with his plot. The tree on the footpath was damaged by the fire; the council quickly responded to AK's reporting and made the tree safe.

7. Rosedale Road Report (Clive Robertson):

a) CR reported he set a clearing fire on site but after the rainfall so area dampened down.

b) No manure on site this time of year; next delivery will be taken in the Autumn.

c) New plotholder on 35W – clearing the overgrown plot steadily and volunteering at the Community Garden.

d) Scrap metal building up AK will speak to AC to sort out in next few weeks.

8. Bull Meadow Report (Andy Klecha):

a) LD, current Site Manager at BM, will be giving up his plot and stepping down from the SM role. The meeting thanked him for all of his support and help over the many years he has been Site Manager. AK will be taking over that role with immediate effect. M & S Watts will swap to LD's plot.

b) AK will be contacting a few plotholders he hasn't seen for a while – crops going over etc.

c) Willow tree from council land fell onto shed and part of a plot. Council cleared and made safe quickly.

d) BM had another problem with overflowing storm drains at the beginning of September. AK has reported to Anglian Water who confirmed they had not done the camera survey as promised at the last event at end of May. AK will keep up the pressure as, unlike last time, Anglian Water still have not visited the site. If they do not respond RRBMAA will start a formal complaint.

9. Treasurer's Report (Jane Fielder):

a) Money out since last meeting - key deposits returned to departing plotholders, SS reimbursed for purchase of weedkiller used on some of the overgrown vacant plots on RR.

b) Money in – Open Day profit of £391.50, around 70% of this year's subs/fees have been paid in many online.

c) Water bills JF has looked at the last five years bills:

Year	Rosedale Road	Bullmeadow
2021	£432.05	£67.51
2022	£547.92	£51.56
2023	£424.03	£77.14
2024	£554.27	£120.12
2025	£796.81	£176.42
2026 (to date)	*£131.33*	*£52.92*
2026 (JF estimated final)	*£850*	*£200*

CR estimates, from his regular meter readings, nearer to £1000 for RR!
Visitors from other sites at the August Open Day were impressed by RRBMAA's proactive approach to water conservation, the dipping tanks, IBC, rainwater harvesting systems, hosepipe ban unless authorised site team to refill IBCs, or attached to the plot's IBC. Our Open Day profit helps to keep the funds topped up as these water costs keep increasing either because of increase in standing charges, or very hot, dry, summers so having to use more water as very limited rainwater to harvest.

d) KW asked if the plot fee needs to be increased so in better position regarding future water price increases. AK responded that there will be such a discussion, around committee proposals, at the AGM on 2nd October.

10. Membership Secretary's Report (Sheila Cheeseman):

a) 12 on waiting list, 2 in zone 2, 10 in zone 3
b) SW reported that the two visitors at the beginning of this meeting wanted to put their names down on the list and said they lived in zone 1. They were given an email address to send their details.
c) JS and CR asked to be informed when new members joined RRBMAA. SW will review and circulate plot maps with names to all committee members and site teams.

11. Any Other Business:

a) **Raffle** –raised £10 – thank you Sheila & Clive for arranging.
b) **Christmas Social** – Friday 11th December – suggestions welcomed for this year's social – previously we have had quizzes, and last year a very well attended wreath making session. CR suggested we alternate Christmas quiz one year, and an activity such as wreath making another year. If you have any ideas please share them with the committee, or at the meeting in November.
c) **Orsett Show Saturday 5th September** AK made a few late in the day entries after a callout from Thurrock Allotment Steering Group to support the Horticultural section of the show. He came second in a category with two of his Spaghetti Marrows. Photos will be on Facebook and the website very soon. AK strongly encouraged other plotholders to consider entering in the 2027 show. SW will circulate the detail as soon as Orsett Show 2027 release them; next year's show will be on Saturday 4th September.
d) **Most Improved Plot** will be announced at the AGM. Please come along for the meeting bringing your entries for the post-AGM social. Please can last year's winners return their wooden trophies preferably to Andrew as soon as possible, or at the AGM at the very latest.
e) **Chafford Hundred WI** AK will be demonstrating pruning fruit trees to their gardening club this Monday pm.
f) **Free housebricks** – CR shared that one of his neighbours has taken down a wall and the yellow stock bricks are there for anyone to help themselves from the alleyway between Rosedale Road and Maycroft Avenue.
g) **Veg Talk**

Runner Beans mixed results this year most reporting poor crops, SS reported that AC grew a white flowered variety called White Lady, meant to be good on dry weather and ha has had decent crop. AK advised if spray/mist runner bean flowers helps them set in dry conditions.
Celeriac AK said he has had the best crop because his watering has been more focussed and regular.
Watering in dry conditions always loosen up the compacted soil first, or make trenches around the crops making a simple irrigation system. Mulching also helps keep in the moisture.

12. Next meeting: **AGM on Friday 2nd October 2026 at 7.30pm Tyrells Hall WM Club. If you have any items for the agenda please submit them to Sharon Walsh, (walshfamily212@btinternet.com) by Friday 18th September. Only items on the agenda will be discussed, there will not be Any Other Business.**

AGM Competition 2026 – three categories. Everyone who attends AGM can vote for their favourite in each category. Please note that there is a maximum of one entry per person per category.

1) **Best vegetable grown above ground (up to three of same kind)**
2) **Best vegetable grown underground (up to three of same kind)**
3) **Best conserve, jam, chutney, relish, pickle made from home-grown or plot-grown produce.**

The Most Improved Plot winner for 2026 will also be announced.