

**Committee: FULL COUNCIL**

**Date: Tuesday 9<sup>th</sup> June 2026**

**Title: Oakley Way & Sandy Lane Allotment Water Supply**

**Purpose of Report**

To update Members regarding the water supply arrangements

**Recommendation:**

Members to note the report.

Members **Resolve** that “to return current installation to previous installation”.

Members **Resolve** that “to identify defective water pipe(s) and repair”.

**Background:**

- At a number of Allotment Working Group meetings, allotment representatives were informed of the Town Council concerns of the raising cost in the water bill to both allotment sites.

**2. Water Costs: (taken from a FOI request)**

<b>Allotment Site</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>
<b>King George</b>	<b>£28.20</b>	<b>£20.24</b>	<b>£14.60</b>	<b>£37.52</b>
<b>Oakley Way</b>	<b>£401.57</b>	<b>£479.18</b>	<b>£949.21</b>	<b>£826.91</b>
<b>Sandy Lane</b>	<b>£334.31</b>	<b>£379.10</b>	<b>£450.41</b>	<b>£1063.01</b>

- As a precautionary measure, the water supply to both sites was temporary shut off to prevent further water wastage and additional costs while the investigation work was undertaken.
- This was agreed by Members and allotment representatives at the Allotment Working Group meeting held on Friday 6<sup>th</sup> February 2026.
- On Thursday 16<sup>th</sup> April 2026, contractors attended each site and identified a negligible leak at Sandy Lane and a minor leak at Oakley Way.
- Town Council staff were advised by the contractor that neither of these leaks are of sufficient scale to explain high water charges. It would appear at this stage the primary cause of the high-water bills at both sites is high water utilisation, rather than significant leaks within the system.
- As a result of the advice given, the following measure were carried out: (1) push-button taps were installed on two standpipes at each site, (2) all remaining taps were capped, (3) Water is accessed via push-button taps which turn off after 10 seconds, to reduce the likelihood of water being left running.

**Report:**

8. This action has resulted in an increase in the number of plots served by each tap, a tap at Oakley Way now provides water to 8 plots (was 4). A tap at Sandy Lane now provides water to 24 plots (was 12). This has increased the distance allotment holders are now required to carry their watering cans.
9. A female pensioner is now required to walk from her allotment plot to the nearest water tap then make a return journey to her plot which is a distance of 160 metres. To water the plot now takes 26 trips.
10. The weight of a 10-gallon water is 45Kg or 100lbs.
11. The Oakley Way allotment holders have carried out their own investigation to identify the water leak rate by monitoring the flowmeter indication which equates to 204 m<sup>3</sup> (44,800 UK gallons) per year. At a cost of (dependant on Welsh Water charges for 2026/2027) £398.35 (water meter user) or £280.56 (industrial band 1 water meter user) per year.
12. The Sandy Lane allotment holders have carried out their own investigation to identify the water leak rate by monitoring the flowmeter indication. The leak has increased due to the additional leak from the new tap installation which equates to **30 m<sup>3</sup> (7,950 UK gallons)** per month. At a cost of (dependant on Welsh Water charges for 2026/2027) **£58.58** (water meter user) or **£41.25** (industrial band 1 water meter user) per month.

**Proposed Resolution**

13.
  - (i) All taps to be returned to standard outdoor taps.
  - (ii) Current capped taps, remove caps and install standard outdoor taps.
  - (iii) The use of hose pipe to fill water butts.
  - (iv) To carry out a survey of damaged/loose fence posts to which the taps are attached, to be replaced where necessary (Sandy Lane only)
  - (v) To carry out an investigation to identify high water usage.
  - (vi) To carry out an investigation to identify location of water leak(s)
  - (vii) To carry out a repair on the defective water pipe(s)

Members are free to suggest alterations to the proposed resolution or to come up with one of their own.

**Cllr Martin Peters**  
**Oakley Way allotment holder (plot 3)**  
**June 2026**