

## **UNITY ALLOTMENTS RULES**

1. Rents must be paid in advance on or before the 28<sup>th</sup> February each year. The Committee will set the rents annually and will notify Plot holders about available payment methods. Rents once paid are not refundable in any circumstances.
2. Allotments must be kept clean and tidy and in a good state of cultivation and fertility and in good condition, to a standard acceptable to the Committee. A minimum of two thirds of the Allotment must be kept under cultivation. Any Plot holder failing to reach or maintain this standard or who fails to keep their Allotment in an acceptable, tidy condition must remedy this failure within 30 days of being given notice to do so; otherwise the tenancy will be automatically forfeited.
3. Plot holders are all jointly & severally responsible for maintaining the paths, hedges, fences, ditches and windbreaks on or adjacent to their plots in a satisfactory condition. Barbed or razor wire or any other sharp or dangerous object must not be used as a deterrent on or near the Allotment. Boundary hedges and fences and the main cart road are the responsibility of the Committee.
4. Plot holders must not without the prior written consent of the Committee erect or cause to be erected any building or structure on their Allotment. Piecemeal construction is not allowed. Applications should be made in writing to the Secretary. Approval will be given, subject to the Buildings Guidelines set out below. Where the Committee considers that any structure or building on an Allotment is dangerous or beyond repair it will notify the appropriate Plot holder(s) of that in writing and they must then remove the structure or building within 30 days of the date of such notification.
5. Plot holders shall compost or remove as appropriate all waste matter that arises on their Allotment. Fires will only be allowed on those dates specifically notified from time to time by the Committee and must not be lit at any other time. Fires must not be left unattended. Plot holders are responsible for removing waste glass, plastic, metal and wood etc in a timely manner.
6. Plot holders must not cause any nuisance or annoyance to the occupier of any other Allotment or obstruct any path set out by the Committee on the site.
7. The sub-letting, assignment, or surrender of the whole or any part of an Allotment by a Plot holder without the consent of the Committee is not allowed.
8. Plot holders shall not keep any livestock on the Allotment other than as agreed in writing by the Committee. Dogs must not be brought onto the site at any time.
9. Plot holders must use their Allotment for gardening purposes only and they cannot use the Allotment or any part of it to buy and sell garden produce or to carry on a trade or business or to store any article not normally used in gardening.
10. The Tenancy of the Allotment will terminate on the 31<sup>st</sup> January following the death of a Plot holder. It may also be terminated by the Committee after 30 days notice has been given;
  - a. If the rent is in arrears for more than 30 days; OR
  - b. If a Plot holder is not complying with the conditions of their tenancy and/or with these Rules.

The Tenancy may also be terminated by Plot holders by giving one month's notice to the Committee in writing.

11. Plot holders should note that when the taps are turned off during the winter months they must be left in the open position to avoid bursts.
12. All gates to be kept locked at all times – if not adhered to this could result in termination of the tenancy.
13. Plot holders shall pay a deposit of £25., on obtaining the plot, which will be repaid when the plot is vacated if this is in a good and tenable condition.

### **Buildings Guidelines**

1. The Buildings Guidelines are published under a separate document – 'Buildings Guidelines 2017-18' which is available via the Committee Info and Documents page on the Unity Grove Allotments Web Site