

Sutton Bridge Parish Council – Rules & Regulations

These rules have been based upon the Allotments Act of 1908 and as modified by statutes of 1922, 1925 and 1950. In case of any inconsistencies then the relevant Act will take precedence. The Sutton Bridge Parish Council falls under the definition 'Allotment Garden'

1. Allotment Use

- 1.1 The reason for an allotment plot is the growing of fruit, vegetables, flowers, and herbs for the plot holder and his or her family. Allotments may not be used for commercial gain, though the sale of small quantities of genuine surplus is allowed.
- 1.2 The tenant shall not plant any tree other than small fruiting trees and or fruiting bushes. Fruit trees shall be no higher than 7ft 6in and shall be pruned as required.
- 1.3 No more than 20% of a garden allotment plot may be given over to fruit trees/bushes. The tenant must ensure that the area between and surrounding the tree/ bushes are kept free of weeds
- 1.4 Allotments may not be used for the storage or disposal of waste or surplus material from any other sources.
- 1.5 The Council will appoint members of the Allotment Committee who will interpret the rules and bring any issues to the Council's attention in consultation with the Parish Clerk.
- 1.6 Any matters not provided for in these rules shall be dealt with by the Council at their discretion

2. Allocation of Vacant Allotments

- 2.1 Applicants for a tenancy of an allotment plot must be resident of Sutton Bridge Parish and shall provide proof of residence prior to becoming a tenant.
- 2.2 Where a vacancy exists, the allocation of a plot may be offered to a non – resident charged at double the normal annual rent.

3. Inspection

- 3.1 A member of the Committee, or officer of the Council may enter and inspect an allotment plot at any time. Tenants must provide Committee members or Council officers access to sheds/enclosed structures following a request giving reasonable notice.

4. Review of Charges, Services and Rules

- 4.1 These regulations override any previous regulations and the Council reserve the right to make alterations to these regulations from time to time subject to the tenant being sent 28 days prior notice to their last known address.

5. Rent

- 5.1 Allotments are let annually commencing 1st October at a rate to be determined by the Council who will notify the tenant of the rent due. Rent will be reviewed annually and paid in advance.

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5.2 A £5.00 administration fee will be charged for each rent reminder letter sent to the tenant when payment is overdue for a period exceeding 14 days

5.3 From the 1st January 2021, allotments holders are required to pay a deposit of **£20.00** prior to taking possession of an allotment. The deposit will be returned at the end of the tenancy, subject to the tenant leaving the allotment in a satisfactory and tidy condition.

6 Non-Cultivation

6.1 The allotment plot must be kept clean and safe and must be maintained in a good state of cultivation. Tenants must not allow weeds and grass to cause a nuisance to neighbouring plots. A minimum area equal to 75% of the total plot should be cultivated and active during the main growing season. Cutting grass or covering the plot with plastic or carpet is not considered to be cultivation unless authorised for specific reasons already agreed with by Council.

6.2 The plots will be inspected periodically by the Parish Council. If any plot is considered to be uncultivated the plot holder will be sent a warning letter and if no improvement or satisfactory explanation is received within 30 days, the tenancy will be terminated with immediate effect. (If non-cultivation is caused by ill health, please contact the Parish Council)

7 Termination

7.1 The tenancy may be terminated by the Council after 30 days' notice if the tenant has failed to observe the rules and conditions of the tenancy.

7.2 It may also be terminated after 30 days' notice if the rent due is not paid within 40 days.

7.3 The tenancy may also be terminated by the Council or the tenant by twelve months previous notice in writing expiring on or before 6th day of April or on or after 29th day of September in any year.

7.4 Tenants who, for whatever reason, decide to cease working on their allotments should advise the Council immediately in writing so that the plot can be reallocated.

7.5 The tenant may remove any plants before the termination of the tenancy.

7.6 Upon termination of the tenancy, the tenant will not be entitled to receive compensation whatsoever, including compensation for the loss of plants or for any improvement made to the allotment plot.

7.7 Tenants failing to give a full notice to quit are liable to pay twelve months rent.

8. Assignment and Sub-letting

8.1 The tenant shall **NOT** under-let, assign, share, or part with the possession of an allotment plot, or any part of it, without the written consent of the Council. (Note: A person sharing an allotment plot with the tenant, by prior agreement with the Council, has no right to the allotment plot when the tenancy expires).

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9 Animals

- 9.1 **No livestock, poultry, cockerels, and guineafowl** of any kind shall be kept upon the Allotment Garden other than a reasonable number of hens (maximum 24 birds) or rabbits for the **tenants own domestic consumption**.
- 9.2 Bees may be housed on the allotment with the written agreement of the Parish Council in advance. Any beekeeper authorized to keep beehives on the allotment site shall have completed an appropriate training course and shall be a member of the local bee keeping association.
- 9.3 A tenant may allow a dog onto their own allotment but must ensure that the dog is always under control and that the dog does not wander onto any other plot. All fouling to be removed by the tenant.

10 Pest Control

- 10.1 No guns are allowed
- 10.2 No poisons should be used.
- 10.3 Small animal traps are permitted but **MUST** be used in such a way as to prevent accidental exposure to children or domestic animals in accordance with current legislation.

11 Paths

- 11.1 Paths provided by tenants must be within the boundaries of their own Allotments and kept reasonably free from weeds.
- 11.2 Paths between two Allotments must be kept reasonably free from weeds up to the nearest half width by each adjoining tenant.
- 11.3 Paths must be kept clear of obstructions at all times except for paths provided by tenants only for use on their own Allotment(s).

12 Sheds, Building and Structures

- 12.1 The tenant shall not erect any building or other permanent structure without first obtaining the written consent of the council and providing the required deposit. Any applications received by the Parish Council for the erection of any buildings or permanent structures the size should not exceed 2m x 2m x 2m.
- 12.2 From 1st January 2021, prior to the erection of any shed duly approved by the Allotment Committee, a tenant is required to pay a deposit of **£50.00**. The deposit will be returned at the end of the tenancy, subject to the shed having been satisfactorily removed from the allotment.
- 12.3 Fruit cages and/or polytunnels may not cover more than half of the allotment plot.
- 12.4 The tenant shall not erect a fence on the allotment without first obtaining written consent from the Council.

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- 12.5 The Council is not to be liable for loss of, or damage to, whether by accident, fire, theft or otherwise, for any tools or contents contained in sheds or any other structures.

13 Waste management

- 13.1 Allotment tenants must make every effort to compost appropriate waste materials for future use on the allotment plot. All compost bins are to be sited away from neighbouring properties.
- 13.2 Bonfires are only permitted on the tenants' own plot, only for the purposes of the destruction of organic material generated on the plot
- 13.3 Bonfires must only be lit when there is no nuisance caused to neighbouring properties and must always be contained in bins and tended to.
- 13.4 Bonfires should only be lit when the wind is blowing **AWAY** from the neighbouring houses.
- 13.5 Bonfires shall not be lit when the wind speed is above Beaufort Scale 2 i.e., more than a light breeze above 7mph

14 Disputes

- 14.1 Disputes between tenants are referred to the Council and the decision of the Council will be binding on all the tenants involved in the dispute.

15 Chemicals

- 15.1 No chemicals, fuel, or other flammable materials to be kept on site.

16 Notices

- 16.1 Tenants must immediately inform the Council in writing of changes of address.
- 16.2 Any notice required by this agreement to be given to the Council shall be delivered to or sent by post to the Clerk of the Council and any notice to be given to the tenant shall be treated as sufficiently served if left at (hand delivered) or delivered by signed delivery post at the last known address as notified by the Tenant or by fixing a notice in a conspicuous manner on the allotment.