

LIONS HOUSE ALLOTMENTS ASSOCIATION RULES and REGULATIONS

22 November 2020

1. Tenants shall keep their allotments clean, free from weeds, and maintained in a good state of cultivation and fertility.
2. Tenants shall not plant any trees without written consent.
3. Tenants shall not erect any building, shed or greenhouse without written consent. Polytunnels are prohibited.
4. Tenants shall keep their greenhouses and sheds in good repair.
5. Tenants shall not pay anyone to prepare or cultivate their plot. Tenants may engage a bona fide contractor to undertake other specific tasks on the condition that their contractor carries suitable insurance to undertake the work and that the tenant remains in attendance at all times, whilst their contractor is on site.
6. Tenants shall keep common pathways tidy, well-mown, and reasonably free from weeds, the half-width as a minimum, and should aim to reach a mutual understanding with neighbouring tenants.
7. Tenants shall not use weedkiller on their allotments or anywhere on the site including paths.
8. Tenants shall use the minimum amount of water, having regard to its cost. Sprinklers are not allowed. A hosepipe may be used while the tenant is in attendance, but a hosepipe must give way to a watering can.
9. Tenants shall observe and perform any special condition which is considered necessary to preserve the allotment from deterioration.
10. Inspections of individual allotments may take place at any time and may involve entering the allotment. Such inspections are solely for the purposes of checking its condition.
11. Tenants shall not cause any nuisance or unreasonable annoyance to other tenants or to the owners or occupiers of neighbouring land.
12. Tenants must not enter the private property known as the ice houses situated to the west of the allotments. This property is hazardous with a dangerous sheer drop to the street on its far side edge. The allotment footpath running down the western border of plot 16 marks the boundary and it must not be crossed.
13. No bonfires are allowed at weekends, and bonfires may only be lit subject to prevailing wind and weather conditions, within your own allotment, without the use of any accelerant, in a cleared area without overhanging branches, which has minimal grass and scrub, is at a safe distance from all property including buildings, equipment, fences and vehicles, is no less than 10 metres away from properties outside the site boundary, and well away from any highly flammable liquids or items such as gas cylinders and fuel cans. Bonfires must be attended at all times by a responsible adult, who must have a shovel and sufficient water nearby to extinguish them, and they must be fully extinguished with water (not sand or dirt) before leaving the site. Bonfires must be "white smoke," solely burning dry organic material such as garden waste. No household rubbish, old furniture, mattresses, plastic packaging, rubber tyres, or anything containing plastic, foam or paint etc can be burnt.
14. Tenants shall not deposit any refuse on the site or on adjoining land.

15. Tenants shall not remove any mineral gravel, sand, clay, or earth from the site.
16. Tenants shall not keep or bring on to the site any livestock of any kind.
17. Only tenants may bring dogs on to the site. Dogs shall be kept on a leash at all times. Any fouling must be cleared and taken away from the site by the tenant. One written warning shall be given to tenants who break this Rule. A subsequent infringement shall result in notification of the termination of the tenancy.
18. Tenants shall not sell produce or allow it to be used for any trade or business purpose. Tenants may donate unwanted production to third parties for charitable purposes or to the Association in the event that the Management Committee of the Association should establish from time to time any arrangement for the coordinated sale of excess production either for its own benefit or for charitable purposes.
19. Tenants shall not underlet, assign, or part with possession of their allotments in part or whole.
20. Tenants may invite friends or family members to help with gardening but usually when they are also in attendance. They must ensure helpers comply with the Rules and tenants shall be held responsible for infringements. In cases where gardening is usually shared with a spouse / partner either one may be regarded for this purpose as the tenant. Children are welcome on site but must always be accompanied by a responsible adult. Tenants shall ensure that children who visit their allotments or help with gardening do not roam around the site or cause nuisance to other tenants.
21. Tenants may apply to swap their allotments for any that become vacant, which shall be advertised on the notice board for 2 weeks. The decision shall be based on the reason(s) given, the condition of the current allotment, and length of the current tenancy
22. Rent shall be paid yearly in advance on 1 December. Once paid, tenants are not entitled to a refund. New tenants shall usually be charged for the whole year on joining, but exceptions may be made if the allotment is in poor condition or the date of joining is close to the start of the new rent year. Rents are subject to an annual review. Any changes will usually take effect on 1 December in the year following the AGM at which they are agreed.
23. Tenancies shall be terminated by one month's notice in writing if the tenant is not duly observing the Rules or any other term or condition of the tenancy. The tenant shall first be given an opportunity to explain any extenuating circumstances, and where appropriate a timescale may be set for rectifying a breach.
24. Matters relating to membership of the Association, the management of the Association by the Trustees, Finances and Dissolution are recorded in the Constitution or its associated Rules.