



RULES & REGULATIONS

Amended 26th February 2012

- 1.** The allotment shall be cultivated wholly or mainly for the production of vegetable crops and soft fruit for consumption by the plot holder or plot holders family. Cultivation of cut flowers and 'companion growing' of flowers will be permitted. For anything else the plot holder(s) should apply to the committee. Small trees will be permitted but not exceeding 2 metres in height or at the discretion of the Committee.
- 2.** The allotment shall be kept in proper order, and operations on it, including manuring the ground, spraying and disposal of rubbish shall be done in such a way as not to cause a nuisance. No fires will be permitted on individual plots, burning will be restricted to the communal fire pit. Weed killer spraying must be kept to a minimum, and over spraying of other plots not permitted. The plot holder shall ensure that any chemicals and/or pesticides are used in accordance with manufacturer's guidelines.
- 3.** The paths adjoining the plot shall be kept in good repair i.e. not overgrown; the paths adjacent to the plot are the plot holder's responsibility. The plot holder shall use best endeavours to protect other allotments and the produce thereon.
- 4.** No garden sheds will be permitted. All tools etc are to be kept in the communal tool store. The plot holder shall be entitled to place and keep on the allotment a box for holding tools and or, a garden frame provided that no such box or frame shall exceed three feet in height.
- 5.** The plot holder shall be entitled to place and keep on the allotment a greenhouse conforming to the standard specification of pattern, size (6x8) and materials laid down by the Committee, and to the plans and site thereof, having been previously approved by the Committee in writing. Each plot will have a designated area within it solely for the construction of a greenhouse etc. The greenhouse must be properly built and maintained. The plot holder shall be solely responsible for the greenhouse and its contents.
- 6.** The plot holder shall not use any greenhouse or other erection as sleeping accommodation or for residential purposes.
- 7.** Each plot holder with a greenhouse will be required to have a water butt for the collection of rain water.
- 8.** On the termination of the lease the plot holder will vacate the plot and leave it in a clean and orderly state. The plot holder can leave any tool-box, frame, or greenhouse for the next plot holder if they so wish and if the subsequent plot holder is in agreement. If not, the plot holder shall remove any structures that have been erected restoring the plot to the condition it was in prior to the commencement of the lease, at their own expense, any damage caused must be made good to the reasonable satisfaction of the Committee.
- 9.** On termination of the lease the plot holder may remove fruit trees, shrubs or bushes that have been planted within the plot at their sole expense and any damaged caused thereby must be made good to the reasonable satisfaction of the Committee.
- 10.** Notification of termination of tenancy should be made to the Committee, or to the Secretary of the Association, this notice should be made as soon as possible and not later than three months prior to the end of the plot lease. Failure to give timely notice of termination could involve responsibility for rent for the ensuing season or part thereof.
- 11.** In general terms the plot holder shall not be entitled to sublet the ground in whole or in part nor assign the tenancy thereof, however in exceptional circumstances must approach the committee to work out an alternative arrangement.
- 12. Disputes.**
 - 1) The problem must be discussed between the plot holders concerned.
 - 2) If no solution is forthcoming the relevant plot holders must write to the Association Committee for arbitration.
 - 3) In the event of any difficulties/disputes/liquidation the KAA authorises the Kirknewton Community Council (KCC) as a final arbiter.
- 13.** Livestock – the keeping of livestock on the plot will not be permitted including chickens. Bees will be permitted, as long as the plot holder has the relevant experience and preferably training and certificates in bee keeping. The location of the hive(s) is to be agreed by the committee.
- 14.** Children will be permitted, however must be supervised by a responsible adult.
- 15.** Visitors will be permitted however are expected to be considerate to the plot holders at all times.
- 16.** Dogs will be permitted however must be kept under control at all times.

- 17.** Composting – will be permitted on individual plots, there will also be a communal area designated for composting.
- 18.** Composting toilet – the upkeep and cleanliness will be the responsibility of all the plot holders.
- 19.** No BBQ's will be permitted on individual plots; BBQ's will be restricted to the communal BBQ area only.
- 20.** Camping stoves will be permitted for the making of hot drinks and plot holders will ensure these are used safely and in a manner that does not pose a fire hazard.
- 21.** There will be a designated recycling area for spare items such as flower pots, tools etc.
- 22.** Inappropriate behaviour - consideration should be shown to other Members at all times. Behaviour such as drug use, excessive drinking of alcohol, excessive noise and nuisance to other Members, may result in a written warning, and in extreme cases, summary notice to quit without refund. Members so affected may request a meeting to appeal before the Committee. The decision of the Committee shall be final.
- 23.** Carpets - No carpets are allowed on site.
- 24.** The plot holder shall not use the allotment garden or any structure lawfully erected thereon for the storage of any goods, chattels or supplies other than those used directly in the cultivation and maintenance of the allotment other than tea making facilities as described above.
- 25.** Parking at Overton Farm - due to limited space all parking should be of a considerate nature, preferably members should walk or cycle to the site, unless moving large items and compost for instance.
- 26.** Payment of rent - individual plot rent will be due no later than one month after the due date. Non-payment will result in plot tenancy being terminated unless there is good reason which is accepted by the committee. Rent will be collected monthly, quarterly or annually. In the first year rent is to be paid in advance, thereafter instalments will be collected (this can be done electronically via standing order with the plot holder's name/reference allocated to the payment).
- 27.** No permanent fixings will be permitted for fencing or greenhouses e.g. in concrete, or will be at the discretion of the Committee.
- 28.** No permanent fencing e.g. set in concrete, will be permitted between individual plots or any where on the site. Plot boundaries can be marked out by aligning greenhouses, toolboxes etc to define shared boundaries. Knock in posts and wire boundaries will be permitted. The plot holder shall not use barbed or razor wire any where on or around the plot.
- 29.** Fruit cages will be permitted to be constructed of knock in posts and wire subject to Committee approval.
- 30.** Manure deliveries – shall be either on the ramp area inside the entrance gate or on the concrete area near the tool store building with the prior permission of the Committee. Large loads of manure shall be moved within 24 hrs of delivery, members are expected to help with this.
- 31.** The plot holder shall ensure that adequate safety measures are maintained in respect of any excavations or similar work carried out on the plot.
- 32.** The plot holder shall not erect any notice or advertisement on the plot.
- 33.** The plot owner shall not, without the written consent of the Committee, cut, prune, remove or interfere with any trees or hedges outside the plot.
- 34.** The plot holder is required to give notice in writing, of any change of address, within 28 days of such a change.
- 35.** The land owner Charles Wellwood, and his authorised officers and agents shall have the right to enter the plot at all reasonable times for the purposes of inspection.

Please note: *the above rules are not definitive, and are subject to change, and thereafter will be communicated to the members.*