

Abbots Road

Allotment Society

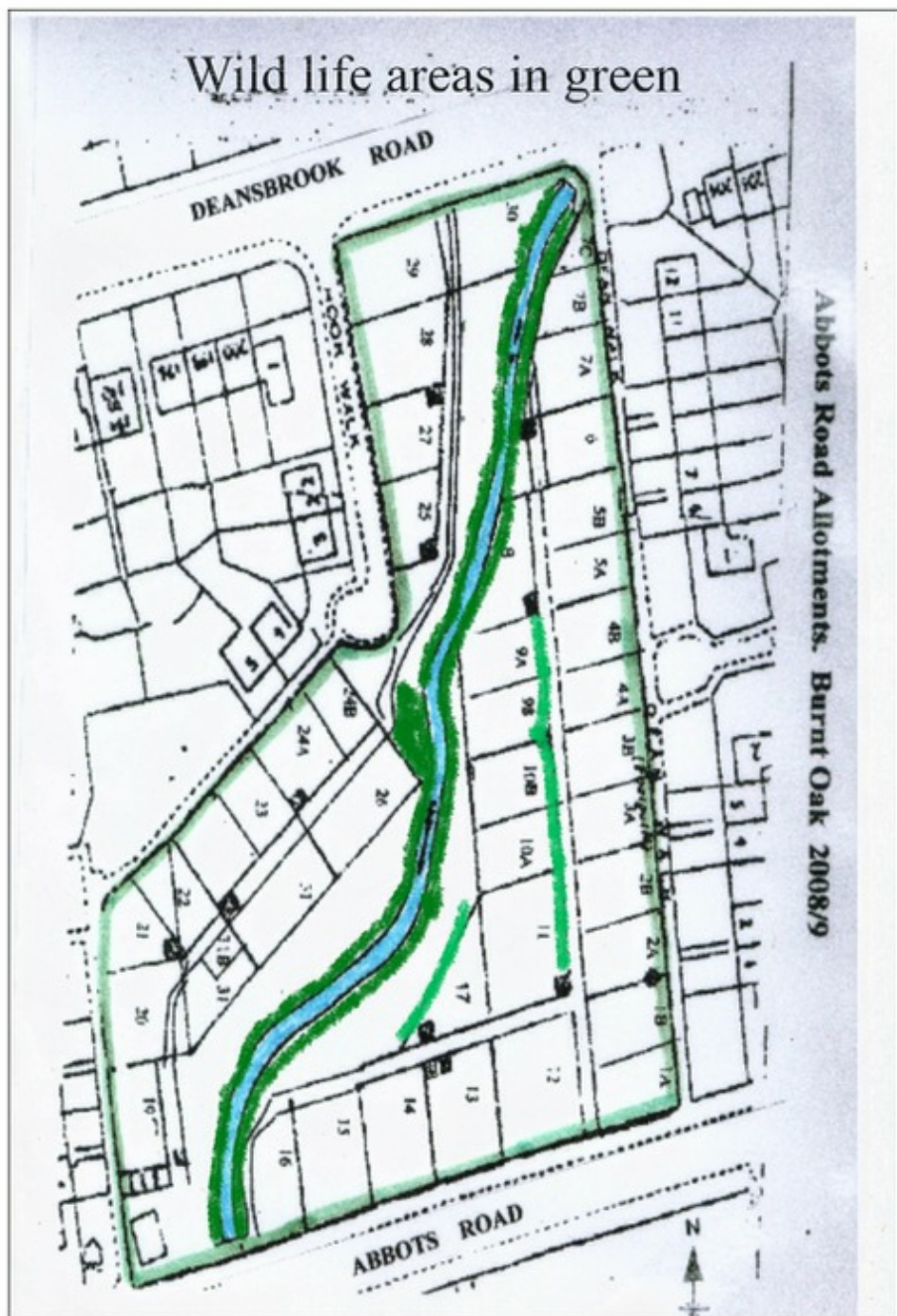
Handbook
For
Plot Holders
And Associates

Abbots Road
Allotment Society

Issue Date 2012

Updated
April 2014
April 2018
August 2019
January 2020
October 2023

Large scale map will be displayed in trading hut



Slug pellet New legislation

Slug pellet New legislation

Update and warning about use of prohibited slug pellets On our Allotment Site after 31st December 2019

As you all know or should know that the use of slug pellets containing

Metaldehyde

You may have noticed that the price of blue slug pellets has dropped this is because stockists are trying to get rid of their stock. Please don't be fooled into buying these in the hope that no one will notice if you carry on using them. We as a society will enforce the ban. This means that anyone found to be using or suspected of using them will have their tenancy terminated. Please don't think that putting the banned pellets in a different container will result in the problem being overlooked. it won't. Anybody suspected of using the banned pellets will have to prove to the committee that you are using the replacement iron based pellets or another legal type. It will be up to you to prove your innocence not us to prove your guilt. So please keep any pellets in their original container. and keep any receipts. From October 1st please take any banned pellets home. If you use them at home and get caught using them there it is your problem. if we catch you using them please be under no illusion you will cease to be a member of the society no matter how long you have been a member. Random spot checks will be made throughout next years growing season..

The Committee

Note just for 2020 and because of the conditions caused by the virus. The old pellets can be used, but only in a enclosed space (Greenhouse or poly tunnels)

Introduction

Welcome to our allotments. This Handbook has been produced to provide all plot holders at **Abbots Road** with essential information and advice. General advice, regulations and society rules. Conditions imposed by the Council on allotments (bye-laws), such as ours, which are in the process of being leased to the Abbots Road allotment Society but owned by the London Borough of Barnet, have been incorporated here. The sites are run on a communal basis, so please remember to be considerate and ensure that your plot, your activity on it, and its surrounding paths do not pose a hazard or inconvenience to others.

The Abbots Road Society

Every plot holder is required to be a member of **The Abbots Road Society** A Newsletter, issued as and when, it includes information on forthcoming events and activities. . The Society is affiliated to:

The Royal Horticultural Society

and is a member of

The Barnet Federation of Allotments and Horticultural Societies

National Society of Allotment and Leisure Gardens

Information/magazines from the above are available at the Trading Hut, on request.

Management

The Site is Run by the committee members of which are elected or re-elected at the A.G.M The trustees oversee committee operations

Minutes of the Allotments Committee are posted on the Trading Hut Notice Board. And on the new replacement notice boards they will be installed by November

Also updated information is on the website

Upon change over to leased site status

Annual allotment rents and water charges will be due on 31st December.

Rental is valid until 30th December in the following year. Any tenant who is 40 days in arrears with rent payment and water charges automatically forfeits their allotment tenancy on the 41st day. Plot holders are required to give one month's notice to the Allotment Secretary in writing if they wish to terminate the tenancy. In default of notice to terminate expiring on 30th December, the rent due on 31st December following will be payable as normal. You may not sub-let, assign or part with possession of your allotment or any part of it, without the consent of the Society. The Abbots Road allotments Society is empowered to terminate the tenancy of any tenant who does not adhere to the rules and bye-laws as laid down in your new self managed lease agreement..

Abbots Road Allotment rules

Please note Breaking Rules in RED

Will result in a summary hearing in front of the committee. And potential termination of tenancy.

All other rules if breached will in the first instance result in a verbal warning second breach a written warning third breach summary hearing and possible termination of tenancy.

Rule 1 Gates to be kept locked at all times unless tenant is no more than 5 metre away (unloading cars etc.) Giving the gate codes to anyone ..Associate members only can be given the code once the society has their details

Rule 2 failing to do the required amount of hours on working parties etc.

Allowances are made for shift workers who will be allocated jobs to fit their work patterns. Hours, jobs done etc will be displayed monthly on the allotment website Hours required this will vary year on year.

Please also see supplementary page with working party information for a complete breakdown you will receive notice and a reminder at the half year point (end of June should you fall behind) The working party credit system and Plot inspection points system is explained in the supplement pages at back of book. Rule 16 cover entry of hours and time scale to do it in.

Rule 3 Plot Rental All your plots must be kept weed free. And tidy, a weedy plot or a plot that looks a mess will be classed as non cultivation. If your plot Falls in this category, you will be given 8 weeks bring your plot(S) up to a required standard. Failure to achieve this will either cause you to to downsize Or give up your plot.

Rule 4 Removing anything from anywhere on the site other than your own plot without permission of the tenant or a committee member.

Rule 5

Plots must be kept tidy and free from rubbish and all paths kept cut and tidy Plot inspections will take place on a weekly basis between April and end of October

And a fortnightly basis between November, and end of March. And points awarded again see supplement

Rule 6

Plot holders must check the state of their plots once a week between November and end of March. And at least twice a week between, April and October. There are exceptions for holidays or sickness but the Secretary must be notified that you cannot attend the site. Don't need details just dates (in the event of sickness) arrangements will be made to help manage your plot in your absence. Please inform secretary.

Rule 7

All rubbish, Bottles cans broken glass etc. must be removed from site on a weekly basis.

Rule 8A

Tenants who lay concrete or brick paths on their plot will be required to sign a declaration that this will be removed when their tenancy is terminated for any reason. Unless committee agree otherwise

Rule 9

All plot markers / numbers must not be removed.

Rule 10

All sheds /greenhouses must be painted /maintained by the end of May each year

Rule 11

Any health and safety issues flagged up at the weekly inspections must be rectified within 14 days .You can lodge an appeal but the committee's decision will be final.

Rule 12

Do not waste water as any excessive water bills will result on a levy being placed on all members to pay the extra bill.

Any water restrictions imposed by the water authority must be adhered to. Such as hose pipe bans.

Rule 13

Each plot will have a small flower area planted as to encourage bees, hover flies etc. you will be provided with some plants but this area must be maintained as it carries a high percentage of your inspection marks. The breakdown Of how these are calculated again are in supplement

Rule 14

Any tenant who brings relatives /friends etc onto the site are responsible for their conduct and no one unless accompanied by a tenant is allowed onto the site. Unless they are your associate member. Their details must be logged with the Secretary and their membership paid This allows for someone to tend your plot while you are on holiday

Please remember anybody tending your plot for you is bound by the same rules as plot holders. If they break the rules it is you who are responsible (Please also make them aware of any health and safety issues).

Rule 14 No Carpets, artificial turf, plastic other than horticultural mem-

Rule 15 Slug pellets

As of the 1st January 2020 the use of Metaldehyde based pellets will be banned from use Anywhere on the allotment site anybody caught using or suspected of using these pellets will be required to appear before the committee pending Termination Of their tenancy. To ensure that you do not fall foul of this new rule please remove all Metaldehyde based pellets from the site by end of Feb 2020 Unless these will be used in greenhouses etc only. (For 2020 only)
Keep all other pellets in their original containers please. If any suspect pellets are found it will up to the user to prove that the pellets that they are using are not the Banned ones. Not the committee To prove that they are.

Rule 16 Working party points or assigned task points

Tenants must record all hours worked through enter hours worked page on the Allotment site.
Address <http://www.abbotsroadallotments.topaddress.com>. Password is more mud
Use the enter hours worked Button
Also any requests must also be submitted through the website.
Use contact committee button

Any tenant not entering their hours within 7 days will loose those hours.
The exception would be a task assigned to a tenant that stretched over a week or more i.e. a construction project would have to be entered once the job had been finished.

Rule 17 Communication

All tenants and or associates if contacted must respond to any email sent to Them that includes Response required in the Subject, within 48 hrs, if they are on holiday they must have already informed the committee of their dates of Absence. Failure to reply first time will result in the Secretary contacting them by phone and he / she will inform them that their failure to respond has been logged on their records and any further failure to reply will result in a meeting with the committee please note Persistent offenders could have their tenancy terminated. Note any Internet issues must be reported to the secretary though the website. Or by phone **07806 683234**

The Allotments Committee encourages plot holders to purchase a prefabricated shed, greenhouse or poly tunnel if one is not available to rent . However, if the plot holder wishes to build their own from suitable material it must comply with the allowed measurements and be safe and of sound construction. The finish must be in keeping with the surroundings, treated with a suitable preservative or painted dark green, brown or Black. Glass greenhouses can only erected if agreed by the Committee. Normally plastic is preferred.

The plot holder may be required to remove any structure on termination of their tenancy and must remove all rubbish etc from their plot. The Society cannot arrange or be responsible for the sale or otherwise of any structures.

Important Note from the chairman

As a plot holder Remember you are jointly responsible for the running and upkeep of the site. This does not mean just your plot.

Reason for change

For many years the society has had to continuously chase tenants to help manage the site.

With self management all tenants are required to with the upkeep and improvements of the site Below are list of unacceptable things some tenants have done in the past but now cannot be tolerated.

- (1) Use the excuse of not having time to help with working parties etc.**

Remedy

Plan your time on the site so as not to waste it. No one is excused from helping running the site as mentioned elsewhere there are jobs which be arranged around the time you have available. Don't ignore the requests and notices that are posted. Otherwise at the end of the gardening year when the totals are added up, you could be below the required minimum to keep your plot. That is about 16 hrs in a normal year.

We don't want you to fall foul of rule 2.

Notes on the Wild life Area's

These are shown in green on the map on the opposite page
The purpose of these is to provide shelter and food for the large amount of slow worms, birds, frogs etc. That we have on the site

For plot holders with no boundary fence
Your area is also shown on the map marked in green

Fires are only to be lit in the authorised area by authorised persons
Plot holders are not to have fires if you have stuff to burn store it
You get notified that we are having a fire. You may be required to assist with the fire.

Wild Life Gardening

With the decline of many species due to loss of habitat the Abbots Road Society places great emphasis on encouraging many forms of wild life back into the allotments. The use of chemical sprays, slug pellets, weed-killers and mono culture growing has forced out bees, butterflies, insect eating birds and many other friends of the gardener. It is therefore in everyone's interest to reverse this process.

The site is already of special note for its population of slow worms but useful as they are it is in the area of pollination and pest control that wild life has the biggest impact on the growing of fruit and vegetables.

The main object of the exercise is to work with nature not to blast everything in sight creating a desert in the process.

The map of the whole site opposite and marked in green are the areas which every plot holder is asked to develop with plantings and sowing of a wide range of species to encourage the pollinating insects back. This is only a start from which it is planned to develop larger reserves along the stream.

It is not possible in this handbook to set out a full program, but a comprehensive and helpful guide leaflet will be available in the very near future, free to all plot holders from the trading hut or my-self.

Original work by Gill. Moss

Current work carried out by Deb Jackson

Rule 17 Rubbish/Green Waste disposal

*The allotments must not be used as a place to dump rubbish.
Domestic waste,(non vegetable matter) which may encourage rats,
must not be brought on to the site*

*Do not place any garden refuse/plant waste anywhere other than on
your own plot,*

Rule 18 Bonfires

Bonfires are permitted between November and April. No bonfires are allowed in May and June; in July, August and September they are permitted on the first Wednesday in the month, and in October daily (Council regulations, not ours!). Fires only to lit by authorised persons. Material for burning must not be brought to the burning area before the day of the agreed fire. Anyone found to be doing so will be given 7 days to remove it or face termination of their tenancy.

Wildlife

All non plot areas of the site have been designated for wild life. Take care not to unduly disturb the wildlife here. Do not plant or introduce anything without consulting the plot holder who manages these areas for the Society. Deb Jackson, see contacts.

Also every plot has to have a small area set aside to encourage bees etc. Area to be agreed with the wild life officer/ committee Main areas in green(see map)

Slow worms are frequently found on the Abbots Road site. These snake-like reptiles (actually legless lizards) are not venomous and are totally harmless. They are beneficial to gardeners as they eat slugs. Please do not harm them. They are a protected species – it is an offence to handle them or injure them in any way.

Intentional disturbing of these or any other wild life (excepting Crows, Pigeons ,Magpies or Foxes) will result in summary meeting with the committee and instant termination of your tenancy.

You will by having signing your tenancy agreement Will have agreed that

- (1) you have read the rules and
- (2) agree to abide by them

Cats these are welcome visitors to our site and do a great job of keeping the site free from rats and mice They are allowed free range

Do not chase or attempt to injure them. Anybody found to doing so will face termination of their tenancy The wild life section rules also applies to them.

Wildlife is being put in danger by gardeners' continuing use of peat-based products and compost. If you have to use peat, please try to use as little as possible.

Good Housekeeping

Plotholders are personally responsible for the up-keep of their allotments. Plots leased to tenants must be cultivated (the physical working of the ground for the production of crops, defined as vegetables, flowers, fruit bushes, fruit trees and herbs).

Please note:

- ☐ Chickens or other animals may not to be kept on the sites Bees are kept on site by trained Bee keepers only in the designated area.
- ☐ Sheds, greenhouses and polytunnels must be within the approved sizes (see page 17).
- ☐ You may not use barbed wire on any part of the allotment site.
- ☐ Plot holders may not use carpet etc. as a ground or path covering. Horticultural membrane is allowed after consultation with the committee.
- ☐ Hedges must be regularly trimmed.
- ☐ A Grass paths must be cut to below 70mm long
- ☐ Trees must not be cut or pruned without permission of the Society.
- ☐ Fruit trees must not exceed 12 feet in height and must be prevented from overhanging adjoining plots or paths.

Use of weed killer is only permitted by authorised persons only.

Paths

Communal pathways around every plot should be kept tidy, and not less than 18 inches (50 cm's) wide. .Share the maintenance of joint pathways with adjoining plot holders and keep joint pathways free from obstruction at all times and grass cut to the above mentioned lengths

Don't leave tools lying around when you are not on your plot. They may cause an accident or be stolen or used to break into the rest of the site. Keep canes and hoses tidied away when not in use.

The Allotments Committee, on a regular basis, carries out an inspection of plots and the site. Any adverse report will be notified to the plot holder in writing and a time given to rectify any complaint.

First Aid and Accidents

There is a first aid box on this it is situated on the side wall of the office/shop It is recommended that all plot holders should carry a mobile phone with them.

At all times on the allotment.

Site Information

Plot Measurement (historical)

All allotments are measured in poles. This relates to ancient measurement methods as below: Please [See Page 13 for modern plot sizes](#).

22 yards	=	1 chain
5.5 yards	=	1 rod, pole or perch
30.25 sq yards	=	1 square rod, pole or perch
4 poles	=	1 chain
40 poles	=	1 furlong

Medieval ploughing was done with oxen, up to 4 pairs at a time. The ploughman handled the plough. His boy controlled the oxen using a stick, which had to be long enough to reach all the oxen. This was the rod, pole or perch. It was an obvious implement to measure the fields, such as 4 poles to the chain. A BBC webpage about allotments says that "an allotment plot is 10 poles" and claims that "a pole is measured as the length from the back of the plough to the nose of the ox". If you wanted to control the front ox, you needed a pole long enough to reach!

History

This site has been an allotment since 1928

All plot holders new and old are required to help look after the entire site and treat it with the respect it deserves.

Plot rental This will come into effect at the change over to leased site status

Annual allotment rents and water charges will be due on 1st Jan. Rental is valid until 31st December in the following year. Any tenant who is 40 days in arrears with rent payment and water charges automatically forfeits the allotment tenancy on the 41st day. Tenants are required to give one month's notice to the Allotment Secretary in writing if they wish to terminate their tenancy. In default of notice to terminate expiring on 30 December, the rent due on 1st Jan following will be payable as normal. You may not sub-let, assign or part with possession of your allotment or any part of it, without the consent of the Society. On termination of your tenancy any key or keys of the site gate(s) must be returned immediately to the Secretary of the Allotments Committee. The Abbots Road allotments Society is empowered to terminate the tenancy of any tenant who does not adhere to the rules and bye-laws.

Tenants Must Notify the Allotment Secretary if you change your address, phone number or email

Gates Rule 1

These are to be kept locked at all time, lock when you enter lock it when you leave no exceptions Note never leave the padlock on the code

No longer available

Compost will be provided free of charge. It is made from municipal waste and is kindly supplied by London Waste Limited under the auspices of the North London Waste Authority. .

Toilet

Not Available

Electricity

Not available

Water

Numerous water points are provided for ploholders use. No water sprinkling device or hose pipe may be used unless hand held. **Any leakage from pipes and taps must be reported as soon as possible.** Do not throw or allow children to throw debris into the tanks. Always check that all taps are turned off and hoses disconnected before leaving the site. Containers or watering cans used for poisons, insecticides or fertilizers must not be cleaned or dipped into the water tanks. The water supply is turned off in winter. Hosepipe bans and other water use restrictions will be posted on the Notice Board from time to time.

Do not keep valuable items on site. It is essential to ensure that the gates to the sites are locked on entering and leaving the site. Approach strangers on the site with caution and get help if in doubt. All unauthorised persons on site should be asked to leave and if they refuse contact The police on 101 Report all break-ins, thefts, vandalism, breaks in the boundary fence and any other incident to the committee. Tools should be marked with your post code. The Society does not accept responsibility for the theft, loss or damage to tools, crops, structures, sheds, or greenhouses, which are the responsibility of the plot holder concerned.

Ground Rules

Plot numbering stakes are the property of the Society and must not be removed from existing positions.

Only tenants, their families and friends, and members of the Abbots Road allotment Society are allowed on the site. It is the responsibility of the tenant to keep his or her children and his or her visitors under control. Visitors who are not allotment tenants are restricted to the main path, but may enter other parts, provided they are accompanied by an allotment holder. Dogs are not allowed on the site, except on a lead, and must not foul any footpath or cultivated area.

You may not take away any soil, mineral, gravel, sand, or clay from the site.

Chemicals

The use of weed killer is no allowed by the tenants, a member of the committee may at their digression weed your plot for you but there will be charge. .

When using chemicals of any type read the instructions and abide by them

Note weed killer not allowed, used only by authorised staff.

See separate rule for slug pellets.

Warning

Should any accident, injury to plot holders or damage to the environment or wild life result from improper use of chemicals. You could leave yourself open to prosecution (not the society) as by joining the society you have agreed to abide by the rules and understand them. And this will exempt the society from any problems caused by actions taken by you.

Site Facilities

Tools and Equipment None

Trading Hut Under new plans

Seed scheme

Plot holders with e mail addresses will be sent order forms, anyone please read the notice boards.

Seating area

This is for use by all tenants but must be kept clean and tidy at all times.
Take your rubbish home no exceptions

Special Deliveries

Plot holders must not use communal areas for personal storage or for their own deliveries, (the compost storage areas being an exception) but the committee must be asked for approval first.

Please note that the compost storage areas are not for Rubbish or Green Waste disposal

Reminder of basic rules

The allotments must not be used as a place to dump rubbish. Domestic waste, which may encourage rats, must not be brought on to the site

Do not place any garden refuse/plant waste anywhere other than on your own plot,

Wildlife is being put in danger by gardeners' continuing use of peat-based products and compost. If you have to use peat, please try to use as little as possible.

Plot Sizes

Plots vary in size from 10 pole (approx. 13.5 metre's x 13.5 metres)

To 2.5 pole (Aprox. 3 metre x 3 metres).

The most popular being 5 pole

Breakdown of working parties and general site management

Please see supplement for additional information

There are certain specialist tasks required to run the site these are normally repairs and maintenance of the site.

Work already allocated. Fred Ashman, plumbing and servicing water supply also cutting the main paths bordering his plots.

Task force

This is a group of about 6 plotholders with specialist skills who either work together or supervise other plot holders during working parties.

Any body else not given a defined role will be required to attend working parties and will be involved doing anything from rubbish clearance to managing and helping plant the wild life areas.

Task force and specialist groups will also be involved as and when required so the everybody does their fare share of the work.

.Friendly Warning

Complaining that you do not have time because there is too much work to do your plot. Will result a review and a recommendation that your plot is divided This will give you time to fulfil your commitments and also allow some one else on the waiting list a chance at what is considered these days a privilege

A plot .

Important note from the Committee

Please don't just sign that you understand the rules and hope you will not be required to abide by them **ON THIS SITE THAT IS NOT THE CASE**

You will be given a yearly review at which you will pay your subs and be given a copy of the Hand book (First review) if not before you will sign that you understand the rules (you can raise any questions at that meeting).The renewal of your tenancy for the forth coming year will start at this point..

Please read your e mails. Not doing so is no excuse. If you miss something Important as in a worse case it could loose you your plot.

A Final word of advice

When you stop looking forward to coming to the site and your plot It is either time to ask for a smaller plot or leave

Having a plot can be very hard work (please don't believe all you see on the TV)

But it rewarding but with all things you only get out what you put in.

Buildings and Structures

Erection of Structures

Written permission must be obtained from the Society in order to erect a structure on your plot. Once permission is granted, it is the plot holder's responsibility to keep structures in good repair and condition. Broken glass in greenhouses should be replaced as soon as possible. Broken glass should be placed in the wheelie bin labelled and provided for this purpose.

Temporary Growing Structures including poly tunnels

These are defined as structures erected at the beginning of the growing season and dismantled at the end – eg supports for climbing crops. Structures for the protection of plants (eg chrysanthemums, dahlias etc) must not exceed 8 feet (244cms) in height. Screens (overhead and sides) must be removed at the end of the growing season and stored neatly.

Permanent Structures

These remain in place from one year to the next – such as blackberry supports, compost bin, fruit cage, crop cage. Permanent structures Must comply with dimensions stated elsewhere in this book

Sheds, Greenhouses and Poly tunnels

Only one shed and one greenhouse or 1 permanent poly tunnel per plot will be allowed.

Permanent structures

The maximum size for any one shed, greenhouse or poly tunnel is 7.43 sq metres (80 sq feet) per 25.08 sq metres (10 pole plot).

Any shed, greenhouse or poly tunnel (permanent) should not exceed 2 metres (6 feet 6 inches) in height to the eaves and a maximum of 2.4 metres (8 feet) to the ridge. In the case of a flat roof, the maximum height is not to exceed 2 metres (6 feet 6 inches).

The location of the shed, greenhouse or poly tunnel has to be agreed with the Allotments Committee. The permission granted is not intended to imply any form of planning permission and it is the responsibility of the plot holder to check and comply with any planning/building regulations.

Do not keep valuable items on site. It is essential to ensure that the gates to the sites are locked on entering and leaving the site. in an emergency Dial 101 for police etc.

Complaints Procedure

Complaints must be submitted in writing to the Allotments Secretary. Verbal complaints will not be acted upon. Complaints will be referred to the next Allotments Committee meeting. Further details may be requested. Minor issues may be sorted out verbally. The Allotments Committee can:

- a) Give a written reply of their decision to the plot holder
- b) In the event of a serious complaint being upheld, the Society, at its discretion, may terminate the plot holder's agreement. breach of rules in red will result in a summary meeting with the committee and will automatically result in termination of your tenancy.

Note that complaints sent directly to the Barnet Federation of Allotments or London Borough of Barnet will be referred back to the Society.

Possible future Events

Allotment Events (looking for people to organise these)

A Plant Sale is held in mid-May to raise funds and offer a wide selection of plants to members and gardeners of Socials (barbeque, cheese/wine party) are held during the summer and in early November a Guy Fawkes Night event is held.

The site will be entered every year (July) into the Borough's Allotment Site and Plot Competition. Plot holders are asked to make a special effort to ensure that their plot and paths are tidy and in the best possible condition at this time.

Helping run the site (this is non Optional)

This allotment sites is managed entirely by volunteers who undertake most of the essential maintenance and communal jobs to maintain a safe and pleasant environment. They keep the basic facilities going, and also run the social and fundraising events. Compost mixing and running the shop in the trading hut will be organised on a rota basis. All plot holders must be prepared to contribute to the running of the sites or face losing their plot.

If you see something suspicious or wrong, contact the secretary, Marcus Oldham (see inside page).

Police is 101 for non life threatening calls.

999 for emergencies.

A reminder to all of you who have given email as a contact. This will be used as the point of first contact. So read your mails.

Shop Not currently available

At this point in time we are only opening on Sundays 10 to 12 March to October . Once we are self managing we will require a volunteer / volunteers to run the hut and open it on Saturdays and Sundays. We will also require plot holders to advertise the fact that we exist.

Profits from activities like the Trading hut and plant sales will help keep the site running costs down i.e. Your rents will be lower if we make a reasonable profit. So please use the Shop. Anything that's not in there that you require please ask as tools etc can be ordered at near trade prices.

Abbots Road Allotments. Burnt Oak 2008/9



Explanation as to why the credit and plot inspection system is necessary

Our allotment site is one of the oldest in Barnet having been created in 1928, it is one of the few that is totally surrounded by a housing estate. This has advantages and disadvantages.

The main disadvantage is that being viewed by possibly hundreds of people a day it needs to be kept in very good condition .It is also very easy for the council to inspect.

The credit and points system are in place to ensure that every plot holder does their share. Unfortunately there is no place on our site for anybody who does not want to do their share of work to improve the condition of our site.

I know that some tenants complain that I keep chasing them so I will make my position clear so that should anybody who feels they are being chased they will understand why.

Mine and the committees only aim and purpose on the Abbots road site is to ensure the it stays an allotment and helps improve the environment. I will always listen to reasons why something has not been carried out when asked but I will not listen to excuses. I have been on this site long enough to know the difference.

Being Chairman the ultimate irresponsibly for the continued well being of the site falls to me. I do know that on some sites the chairman takes a back seat and does not get involved .On this site I take a proactive roll and will confront anybody who is potentially damaging and not enhancing the status of the site. I will ask once but not twice.

I have over the years become totally immune to tenants who gossip behind my back so those of you feel you are being victimised think as to why this could be so then if you feel you have a valid point ask to meet the committee where any issues can be thrashed out.

Instead of moaning sort out any problems when asked and you won't be continually reminded of what you need to do. Abide by the rules and then you will not be on my list of tenants who I need to continually remind,this will leave me more time to work on my own plots.

Explanation of credit and point system Works

Points are earned by you

Plot points are scored by the quality of your plot plot inspections

Points, these are earned by doing work for the society and doing any job that lasts in total of more than 1 hours earns you 1 credit. For each hour worked Everybody is required to reach 16 credits a year minimum.

The committee and anybody doing a specialist task automatically earns 8 credits .

Working parties earn 1 credit per hour.

Any plot holder can opt to pay a penalty after reaching four credits this will consist buying a credit at £10 for each one.

Note 0-8 credits could mean termination of tenancy

Plot holders not reaching 16 credits in the current year can asked to pay £160 for forth coming year in advance and earn it back as each credit is earned.

Example Joe Blogs has worked 12 hours or has done 6 jobs and is 4 credits short. Instead of not having his membership renewed at his his review with the committee he can buy 4 credits at £10 each. Therefore paying £40 and his record will be updated to show he has reached the required total .All proceeds will go to the development fund

Note long term serious illness exempts you from having to do working parties.

Complaining of a bad back is not deemed by the society as an excuse unless backed up with medical evidence.

There are lots of tasks that need to be carried out that do not involve taking part in working parties. These include.

Inspecting the fences.

Collecting and removing rubbish from around the site.

Managing the seating area.

Working in the shop

The Plot points system and how it works.

Every plot will be inspected once a week and points will be awarded on a scale of 1 to 5 one being very poor and 5 being excellent.

This . will normally run from the 1st April to the end of March following year

Items that are checked are

- (1) Grass paths these must be kept cut to about 50 mm the edges must be straight and well defined
- (2) condition of the plot itself e.g. no weeds on plot fully cultivated and planted would earn you 5 points (very unlikely on our site.)
- (3) Condition of sheds etc. points will be lost through lack of paint, poor condition, damaged roof etc.
- (4) Condition of your wild flower area.

All the points are collected weekly and averaged out any plot that is seen to be not improving being below average will result in questions being asked.

Because the points are collected on a weekly basis any problem not fixed when it arises will badly effect your average over a relatively short period. You will be made aware of any problems at the end of every month with a request you fix any problems immediately.

Your plot(s) position in the site league table will be one of the items to be discussed at your yearly review (league table will be posted on notice boards and in trading hut and on website.

Please note that these inspections will be carried right through out the year, this will show which tenants are checking their plots on the required weekly basis. And any potential health and safety issues will also be logged.

Note inspections will not be carried out during periods of heavy snow fall

Taking plants etc to boot sales to name but a few jobs involved in self managing the site.

If you are interested in carrying out any of the above please speak to Marcus.

Working parties will involve anything from hedge trimming to cleaning and preparing vacant plots and maintaining the wild life areas.