

AN AGREEMENT made the on the _____ **BETWEEN** Abbots Road Allotment Society
("the Society")
and
Name
Address
Address
Address
Address
("the Tenant")

WHEREBY

The Tenant agrees to take the allotment plot as detailed below on an annual tenancy,
.Having read and understood this agreement.

Situation: Abbots Road Allotment Society - **Abbots Road**

Plot Number: in the register of allotment plots kept by the Society

Rent: £ Payable yearly in advance on 1st Jan to cover the period to
31st December or part there i.e. If a tenancy begins after 1st Jan the rent
payable will be for the remainder of the year (rent and water) for the year
divided by the remaining months of the year

r. The payment for the first period of this agreement
Covers the period between 1st Jan - to 31st December

A £10 deposit is required for an allotment key, (should the padlock system still be in place)
which is returnable at the end of the tenancy, when the allotment key is returned to the
Society.

Additional or replacement keys will be charged a subsequent £10 deposit fee, which is
also returnable at the end of the tenancy, when the additional or replacement allotment
key is returned to the Society.

The rent will comprise of two main parts and a sub part

(1) plot rents

(2) water charge

(3) A yearly one off admin charge (per tenant) not per plot.

Site admin charge, this is to be paid as part of the yearly rent. This includes membership
to the

Abbots road society, membership to the Barnet allotments Federation, membership to the
National Allotments and Leisure Gardens Society, and membership to the seed scheme
of that society

A. The Tenant agrees to comply with the Society's conditions listed below: Note failure to comply with the notes below will result in a hearing before the committee whose decision will be final and extreme cases will lead to an eviction notice being served

Use and Management of Plots

- 1) To use the allotment plot as an allotment garden and for no other purpose.
- 2) Not to take, sell or carry away any mineral, gravel, sand, clay or topsoil without the written consent of the society
- 3) Not to damage any fences, gates or notice boards situated in the allotment site of which the allotment plot forms part.
- 4) To plant any fruit trees which require more than twelve months to mature. Without consent of the Society.
- 5) Not to keep any animals or livestock of any kind upon the allotment plot without the written consent of the Society.
- 6) Not to grow any illegal produce.
- 7) Not to harm, injure or disturb any wild life, cats, birds, frogs and slow worms etc. Fox's are classified as vermin on The Abbots road site and as such are not to be encouraged or fed.
- 8) Exceptions to (7) Pigeons crows, and magpies are to be discouraged from roosting on the Abbots Road site.
- 9) Not to take any produce, materials etc, from plots on the site without consent of the plot holder concerned.
- 10) The tenant will be expected to visit their plot once a week throughout the year, annual holidays not included. Tenants must inform the society should circumstances prevent them from doing so.

Site Cleanliness

- 7) To keep the allotment plot clean, free from weeds and well manured and otherwise maintain it in a good state of cultivation and fertility.
- 8) To keep any pathway adjoining the allotment plot clean, tidy and free from obstructions. And paths to be cut on a weekly basis between April and October
- 9) To ensure that all gates are kept closed and locked at all times.
- 10) Not to deposit, or allow other persons to deposit on the allotment plot, any refuse or any decaying matter (except manure and compost in such quantities as may be reasonably required for use in cultivation).
- 11) Not to deposit any refuse or waste matter anywhere in the allotment site or in adjoining land.
- 12) The use of Metaldehyde based slug pellets is banned anywhere on the allotment site
Anyone failing to comply with the ban will face termination of their tenancy

13) Tenants must record all hours worked through working hours page on the allotment site.

Address <http://www.abbotsroadallotments.topaddress.com>.

Use the hours worked Button. Also any requests must also be submitted through the website. Please use contact committee button for this

Health & Safety

13) To comply with manufacturer's recommendations and to take great care to avoid any health risk to people, animals and the environment if using chemical weed killer. And not Pollute any water courses **See Rule book only authorised persons allowed to use weed killer**

4) Not to use or allow the use of any chemical weed killer which has a residual or long lasting effect on the soil.

15) Not to cause or allow any nuisance or annoyance to the occupier of any other allotment plot or obstruct or encroach on any path or roadway set out by the Society for the use of the occupiers of the allotment plots.

16) Not to cause, or allow to be caused, any damage to any other plot particularly by any motor vehicle.

17) Not to use barbed wire within the allotment site.

18) Not to bring, or cause to be brought into the allotment site, any dog unless the dog is held on a leash.

19) Under no circumstances should any person sleep overnight on their allotment plot or in any building on their allotment plot.

20) Not to conduct any illegal activities within the allotment site.

21) The Society is not liable for the health and safety of any allotment holder or any persons brought onto the allotment site by an allotment holder.

22) The Society has no responsibility of thefts or damage to property left on allotment plots.

23) Fires can only be lit at the listed times, notice of which is on the Trading hut and notice boards. Note fires can only be lit by authorised members .

Administrative Matters

24) To pay the full rent, water charge and admin fee in advance as detailed above on 1 Jan of each year. **The payment is for the year from 1st January to 31 December.**

25) To display clearly the number of the plot (using figures not less than 40mm 1½ inches) in height) in a prominent position upon the plot.

26) Not to underlet, assign or part with the possession of the allotment plot or of any part of it without the written consent of the Society.

- 27) Not to erect any building on the allotment plot without:
Consulting with adjacent plot holders with regard to the positioning of the building to ensure no blocking of light without . Written consent of the Society.
When applying for such consent a Plan and Specification of the proposed building shall be submitted to the Society and the tenant shall accept responsibility for the maintenance of any building already on the allotment.
- 28) Not to erect any notice or advertisement on the allotment site.
- 29) The Society shall have the right to refuse admittance to the allotment site to any person other than the tenant or a member of his family, unless they are accompanied by the tenant or a member of his family or such persons previously agreed with the Society.
- 30) That any case of dispute between the Tenant and any other occupier of an allotment plot In the allotment site shall be referred to the Society's committee whose decision shall be final.
- 31) That the Tenant shall inform the Society immediately of any change of address.
- 32) That the Tenant shall yield up the allotment plot at the end of the tenancy in a reasonably clean and tidy condition, or will be liable to a charge for the Society to bring it back to an acceptable standard.
- 33) That any committee member or agent of the Society shall be entitled at any time to enter and inspect the allotment plot. These inspections are carried out on a regular basis. Failure to keep the plot in a reasonable condition may lead to the Society issuing the Tenant with a Notice To Quit.
- 34) That the Tenant shall observe and perform any other special condition, which the Society considers necessary to preserve the allotment plot from deterioration.
Notice shall be given to the Tenant in accordance with Clause C of this agreement.
- 35) After signing this agreement, the Tenant will be expected to commence work on the plot. If, after 1 month, the Tenant has not started work on the plot; the agreement may be terminated, unless there are mitigating circumstances.
- 36) Upon signing this agreement agree to become a full member of Abbots road Allotment society and support its ideals and be bound by the site rules as laid out in this document, and in the handbook. These may be amended from time to time at either the EGM or AGM. Or as and when the committee deem a change or addition is required.
- 37) The tenant will agree to take part in working parties on the site when called to do so adequate notice will be given.
- 38) The tenant agrees to visit the allotment website regularly approximately once a week so that important information is not missed

B. This tenancy shall cease under the following conditions:

1) Following the death of the Tenant.

2) By the Tenant giving the Society one months notice in writing signed by the Tenant or otherwise by agreement with the Society.

3) By the Society giving the Tenant twelve months' notice in writing.

4) After any serious breach of any of the conditions laid out in this document, and after an appearance in front of the committee, Note failure to appear without just cause will result in immediate termination of tenancy. (you will be allowed one supporter at the committee meeting). Committee's decision is final and binding.

5) By the Society at any time, after giving one month's previous notice in writing to the Tenant,:-

(I) If the rent or any part thereof is in arrears for not less than forty Days Whether legally demanded or not or

(ii) If it appears to the Society that there has been a breach of the Conditions stated in this agreement by the Tenant. If such breach relates to the Cultivation of the allotment plot at least one month must have passed Since the beginning of the tenancy

C Any notice required to be given by the Society to the Tenant may be signed on behalf of the Society by an office bearer of the Society and may be served on the Tenant either

(i) Personally or

(ii) By pre-paid post letter or

(iii) By leaving it at the last known address or

(V) By Email

(iv) By fixing it in a conspicuous manner on the allotment plot

AS WITNESSED this document has been signed on behalf of the Society and signed by the

Tenant

SIGNED)

For and on behalf of the)

Society by _____

Signed by the said)

Mr(s)) _____

Plot ____ Site Name) _____

THE SCHEDULE

GREENHOUSES ERECTED ON ALLOTMENT SITES

Notes for the guidance of Allotment Holders

IN ALL CASES, PLANS SHOULD BE SUBMITTED FOR THE PRIOR APPROVAL OF THE SOCIETY'S COMMITTEE.

1. GREENHOUSES

These should be of the ridge type. Maximum floor area permitted is 80 square feet and the height

should not exceed 7'6" at the ridge

Wooden construction – painted white or treated with oil

Metal construction – aluminium paint (if necessary)

The Greenhouse will be of an approved design/specification acceptable to the committee of the Society.

The Allotment Tenant shall not be permitted to erect greenhouses or buildings without the

consent of the committee. Buildings shall only be constructed in a position approved by the Society. Sheds are to be black, green or brown.

All structures should be constructed from materials of reasonable standard to specification as

above and maintained in good condition. Structures of inferior quality or not as specified will not be permitted

THE SOCIETY'S COMMITTEE MUST BE INFORMED WHEN THE GREENHOUSE HAS BEEN CONSTRUCTED IN ORDER THAT AN INSPECTION CAN BE MADE

SIGNED by the Tenant (signature).....

Full name (in block capitals)

IN THE PRESENCE OF (witness)

Name of witness (to be printed)

ADDRESS (of witness)

(to be printed).....

.....

SIGNED BY

(for and on behalf of the Society)