



Aldercar Lane & Cromford Road **Allotment Site Information for New Tenants**

When are allotment rents due?

Allotment rents are due on the 1st of April each year.

How much is an allotment plot?

The cost of an allotment plot is £35.00 for a full plot together with £2.50 for insurance.

The cost of an allotment plot is £17.50 for a half plot together with £2.50 for insurance.

From the 1st April 2015 a bond of £25.00 is also payable by all new allotment tenants in addition to the cost of the allotment plot.

Why is insurance payable?

The insurance is for public liability insurance. This covers tenants against claims if another person on the site has sustained injury because of their actions, or due to the presence of materials on the tenant's plot for example hot ashes from fire etc.

The insurance does not therefore cover the replacement of any damaged or stolen goods. Such items are the tenants' own responsibility.

The storage container on the site may be used to store valuable items such as rotovators and is accessible via the designated keyholders on the site. Again any items left in the storage containers remain the responsibility of the tenant and the Parish Council is not liable for any such items.



What is the Bond?

The Bond is payable in the sum of £25.00. This figure includes £5.00 for the allotment key. Upon termination of the Allotment Tenancy the tenant will be reimbursed with the bond fee if the conditions of the bond are complied with.

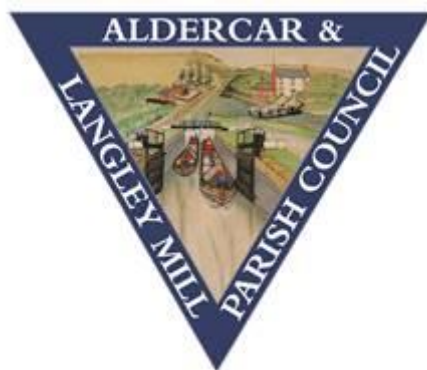
What are the conditions of the Bond?

The conditions of the Bond are as follows:-

- The allotment key must be returned to the Parish Council Clerk upon termination of the allotment tenancy.
- The allotment plot must be left in a clean & tidy condition.
- Any structure which has been erected by the tenant on the allotment plot must be removed ie shed/greenhouse/chicken shed.
- An inspection of the allotment plot will be carried out by the Parish Council Chairman and Clerk after termination of the Tenancy Agreement to ensure the plot has been left in a suitable condition.

Can I sub-let my tenancy?

Your Tenancy Agreement is personal to you. If you find you are no longer able to cultivate your plot to the standard required by your Tenancy Agreement, you must not come to an arrangement with a third party for them to take over part or all of your plot. You should talk to the Parish Clerk and by agreement, give up part or all of your plot, or see if it would be possible to change plots with someone else.



Can I keep livestock on my allotment plot?

Only hens (not cockerels) may be kept on an allotment. A maximum of six hens is permitted. You must obtain prior written agreement of the Parish Council.

Animal welfare is paramount. You will need to visit your animals at least twice a day and ensure they are housed in a suitable manner and protected from prey, keep to RSPCA guidelines, and take advice where needed from poultry keeping associations.

Rats are an almost inevitable problem. You would need to take positive action to control any rat infestation.

Can I have a shed or greenhouse on my allotment plot?

You may erect a new shed or greenhouse on your plot (or move an existing one), subject to obtaining the prior written consent of the Parish Council. The maximum permissible size of a shed will be 2.5m x 2.0m (8ft x 6ft) and a greenhouse 2.5m x 2.0m (8ft x 6ft). You must not use poured concrete for a base but may use concrete slabs.

Keeping allotment sites tidy

You are not allowed to bring or store rubbish on an allotment site or dispose of your allotment rubbish elsewhere on the site (and particularly not on adjoining land). Take non-recyclable landfill material to a licensed site but as far as possible, compost everything.

Allotment site security

Whilst it is not possible to guarantee the security of allotment sites or structures on plots, co-operative effort by all tenants together can reduce the likelihood of vandalism and damage. Ensure that you shut gates behind you when entering and leaving the site and see that where



they are present, locks are secured. The Police are anxious to receive reports from anyone connected with an allotment, or any suspicious activity but remember that for a crime to be recorded, damage to or loss of personal property must be reported to the Police by the owner in person and a crime reference number obtained.

Change of Tenant's contact details

We need to know how to contact you. You must tell the Parish Clerk if you change address or telephone number.

Site Inspections

Both allotment sites will be inspected once a year and a Risk Assessment will be carried out. More frequent inspections will be made where it is deemed appropriate.

Inspections will usually be carried out in the growing season. No advance warning will be required or given.

Broken glass must be immediately removed from the site.

Cultivation of Plot

It is not permitted to keep an allotment plot or a portion of it, which in the opinion of Aldercar & Langley Mill Parish Council is in an untidy, overgrown, unkempt or seemingly abandoned state.

Weeds must be controlled to prevent seeds spreading to other plots.

A tenant must not cause or permit any nuisance to any other tenant or to the owners or occupiers of any adjoining or neighbouring property.



Dogs

Dogs must be kept on a short lead at all times and must never be left unattended.

Dogs must not cause a nuisance, by barking for example.

Dog fouling must be cleared up by the dog owner and disposed of responsibly off site.

Dogs must not be left unattended on an allotment site.

Termination of Tenancy – Goods left on site

When an allotment tenancy is terminated a tenant will be given 14 days notice in writing to remove any items on site which belong to them. For example shed, greenhouse, water butts etc.

If any such items are not removed by the tenant within the timeframe stipulated, the goods will transfer to the ownership of the Parish Council.

After an allotment tenant has terminated their tenancy, no remaining tenants are permitted to remove any items without the prior authority of the Parish Council or the written authority of the previous tenant. Any such written authority for another tenant to remove goods must also be given to the Parish Council Office. If any items are removed without consent, this will be treated as theft and the Police will be informed accordingly. Persons visiting the site are not allowed to remove any items from the sites.

Water Supply on Allotment Sites

There is water available on the allotment sites at Aldercar Lane and Cromford Road for tenants to use. In order to avoid any problems with the water supply, tenants are requested to refrain from directly accessing the water system and altering the water pipes. Any problems with leaking water should be reported to the Council Office immediately. The stop tap must also be left alone. The Parish Council will ensure the water is turned off during the winter months and the water will be turned back on in Spring.