



Fincham Parish Council Allotment Rules and Regulations

1. Rent payable

The rent shall be paid yearly in advance by the 1st of October each year, and a proportionate amount of rent for any part of a year over which the tenancy may extend will be payable. The Council may terminate the tenancy if rent is in arrears of the due date or if the tenant is not observing the rules and regulations or if the tenant dies. Should a tenant leave midyear, no refund will be given for any part of the tenancy year.

2. Food production

The tenant shall use the plot as an Allotment only for the production of vegetables, fruit and flowers and shall keep it clean and in a good state of cultivation. The tenant may not use the allotment for trade or business.

3. Structures

Written permission is necessary before any building is erected. An application will need to be made to the Council indicating the size and the situation where it will be put (see separate form for application to erect a structure). The tenant is responsible for the removal of any structure on or before the termination of the agreement. If allotment buildings are not kept in good repair, despite a written warning by the Council giving 2 months' notice, then the Council has the right to remove or dispose of dangerous structures and charge the tenant accordingly. No tenant is permitted to allow any building or structure on his land to be lived in.

4. Trees

Written permission is necessary before any fruit tree is planted (see separate form for application to plant a tree). Written permission is necessary before any tree is cut down, lopped or branch removed. Such works are likely to require the permission of the District Council / Borough Council in the first instance. The written consent from District Council / Borough Council should then be forwarded to the Council, for their own consideration.

5. Hedges, boundaries and pathways

The tenant must be responsible for any hedge / fence adjoining his/her allotment, to keep it trimmed back and keeping in good repair any fences or sheds on his/her allotment. Barbed wire should not be used. Pathways are as indicated on the plot plan and should remain a minimum of 2 feet wide. They shall be jointly maintained by the tenant and his/her neighbouring allotment holder. Please ensure that these are kept in a straight line and follow the plan. No stones, rubble or debris of any sort should be left on the paths or plots. No soil or turf may be taken away. The central pathway through the site is cut by the Council and should be left clear at all times.

6. Vehicles

Vehicles should only be brought onto the site for the purposes of off-loading or loading. They should be driven slowly. Any Vehicle brought onto site must be parked facing the gate in the event of evacuation. The tenant shall not keep any caravans, mobiles or vehicles on site.

7. Dogs

Dogs, if brought onto the site by allotment holders, should be kept on a short leash at all times and no fouling is permitted or straying onto adjacent plots.

8. Water

There are watering stations on the site, and they are available to use for all. Water consumption is measured on a meter, and we ask that use is kept to a minimum.

9. Disputes

Any disputes must be referred to the Council whose decision is final. The Council (member or officer) shall be entitled to enter and inspect the allotments following instruction from the Council.

10. Notice

The Tenant shall give one month's notice to terminate his/her tenancy. No refund shall be given if the termination is during the allotment year. The Council shall give the tenant 12 months' notice. Tenants should advise the Council if they change their address.

11. Bonfires

Small garden waste fires are permitted on the tenant's own plot and must be attended at all times. The correct vessel for burning (i.e. an incinerator bin) must be used to contain the area and **NO** fires are to be lit in times of prolonged hot weather. These may only be lit if there is no nuisance to neighbouring properties.

12. Site Inspections

The Council or its representatives may from time to time undertake inspections of plots. No notice of this will be given to tenants. If a plot is found to be in a poor state of cultivation a letter will be issued to the tenant requesting improvement within 40 days. If improvement does not take place, then the tenancy may be terminated.

13. Livestock

Livestock as permitted by **s. 12 Allotments Act 1950** – domestic hens (but no cockerels) are permitted. Hens must be kept secure and not allowed to roam freely. Hens kept on site are limited to 1 bird per sq meter of your plot and this will determine the size of the pen. Your contact details should be listed on the outside of the pen in case of emergency.

All Hens must be registered with DEFRA. (gov.uk/poultry-registration). It is against the law to keep unregistered birds as per the Animal Welfare Act 2006. In the event of deceased birds – these are NOT to be buried on site and must be removed and disposed of correctly.

The keeping of bees is also permissible, but you must be a member of the British Bee Keeping Association and have your own public liability insurance. No other livestock (other than rabbits) is permissible.