



## **POINTALLS AND DISTRICT ALLOTMENT SOCIETY LIMITED**

### **Schedule to Allotment Tenancy Agreement**

#### **SITE REGULATIONS**

These regulations are designed to ensure that the site is operated safely and in accordance with good horticultural practice and to ensure compliance with the terms of Pointalls lease with the London Borough of Barnet. Compliance with the regulations is in the interests of good management of the site and therefore plot holders who fail to comply with the regulations risk having their tenancy terminated.

#### **Cultivation**

1. Plots must be wholly or mainly cultivated by the plot holder for the production of vegetables or fruit crops for consumption by the plot holder and her/his family.
2. Plot holders must not carry on or permit to be carried on any trade or business on or from their plot.

#### **Rents & Letting**

3. Rents and other service charges are assessed on a calendar year basis and are due and payable by 31<sup>st</sup> January each year. Plot holders failing to pay by the due date will be subject to a surcharge or termination of tenancy at the discretion of the Committee.
4. No plot holders may sub-let or transfer all or any part of a plot without the prior approval in writing of the Committee. Any requests for sub-letting or transfer must be made in writing to the Secretary.

#### **Maintenance**

5. Plots must be kept reasonably tidy and clear of weeds and rubbish and reasonably well and properly cultivated and maintained to the satisfaction of the Committee. Plot holders failing to comply will be subject to a termination of tenancy at the discretion of the Committee.
6. Plot holders may not remove or carry away from the site any soil, mineral, gravel, clay or sand or dig any pits, shafts, wells or ditches on the site.
7. Plot holders may not import or store soil fill material, any rubbish or any other materials or items any of which is or are not connected with the proper use of the site as allotment gardens or which is or are inimical to maintaining the horticultural quality of the site.
8. Plot holders may not use materials on their plot (including but not limited to carpets) which are not consistent with good horticultural practice and which represent a risk to the horticultural quality of the site.

#### **Security**

9. All gates must be left fully locked (with bolts and bars closed where applicable) after entering or leaving the site. Site keys remain the property of the Society.
10. Plot holders have a duty to maintain the security of the site and any person acting suspiciously should be challenged (if it is safe to do so) and/or reported immediately to the police.

### **Pathways & Borders**

11. Paths situated over water pipes must be kept at a minimum width of 75 cm. All other paths between plots must be maintained at a minimum of 60 cm wide. Adjacent plotholders must keep all paths regularly trimmed and free from obstructions including overhanging crops, bushes and trees.
12. Weed killer must not be used on paths or allowed to drift onto paths or other plots.
13. Plotholders on plots 101 to 123 inclusive are responsible for cutting the grass on the main path adjacent to their plot up as far as the boundary fence.
14. Plotholders of plots 1 to 17 inclusive and plots 18, 53, 54, 55, 56, 57, 78 and 100 are responsible for maintaining a 60 cm path between their plots and the adjacent boundary fence and for ensuring nothing is planted, placed or erected thereon.
15. Plotholders whose plots border vehicular access roadways must maintain 60 cm of non cultivated ground from the tarmac edge of the roadway and must keep such borders trimmed and free of any obstructions.

### **Trees**

16. Fruit and nut trees may be planted on plots with the prior approval, in writing, of the Committee but such trees must be so sited that their anticipated spread at maturity will not encroach on or overhang paths or roadways.
17. Mature (fully established) trees may not be cut down or have their shape materially altered without prior approval, in writing, from the Committee.

### **Manure & Deliveries**

18. Plotholders adjacent to Squires Lane houses must not keep fresh manure likely to cause a nuisance to the residents of those houses at the end of their plots adjacent to Squires Lane.
19. Deliveries of manure or other materials deposited on roadways must be cleared promptly and in any case on the same day.

### **Bonfires**

20. Plotholders may not light bonfires on the site during the months May to September inclusive.
21. Bonfires must only be used for burning vegetation and like matter. Plastics or other toxic materials should not be burnt and must be disposed of off-site in a proper manner.
22. Bonfires must be sited so as to avoid damage to adjacent paths and roadways and to avoid nuisance to residents in properties adjacent to the site and neighbouring plot holders.

### **Sheds, Greenhouses & Other Structures**

23. Plotholders may erect temporary (but not permanent) structures on their plot with the Committee's prior approval providing such structures are constructed in a good and workmanlike manner to the satisfaction of the Committee and are kept in a reasonably good state of repair, and also subject to the following conditions:
  - a. Only one shed and one greenhouse (each to be a separate structure) may be constructed on each site
  - b. All sheds and greenhouses must be at least 60 cm from the edge of paths
  - c. The maximum height for sheds and greenhouses and any other structure on the plot is 2.5m
  - d. The maximum area for a greenhouse is 3.7 x 2.4m
  - e. The maximum area for a shed is 2.4 x 1.8m
  - f. Greenhouses and sheds must be constructed at the end of the plot adjacent to the principal path/roadway

- g. Roofed over barbeque areas may only be constructed on full size plots; must be adjacent to any shed/greenhouse and must open onto the plot
- h. Temporary structures must not exceed more than 20% of the plot's area
- i. Any structure including raised beds and support poles must not encroach on pathways or impede access

24. Screens and structures erected for the protection of plants must not exceed 2.5m in height and must be removed at the end of the growing season and stored tidily.

#### **Watering & Hosepipes**

25. Plottolders may use a hand held hosepipe from standpipes to water their plots (except during periods of legally enforceable restrictions on hosepipe use) but plottolders are advised to use water sparingly to allow access to other plottolders and to minimise the cost of the metered water supply to the Society. Any unattended use of hosepipes, any use of sprinklers and any form of trickle or flood irrigation connected to or supplied from the standpipes are all expressly prohibited.

#### **Vehicles & Parking**

26. Plottolders bringing vehicles onto the site must observe the site speed limit of 5mph. Vehicles must be parked in the designated parking areas and not on roadways (except for loading and unloading. No maintenance must be conducted on vehicles on the site. Vehicles brought onto and parked on the site are at the owner's risk and liability; and the Society cannot accept responsibility.

#### **Behaviour - Safety**

27. Plottolders are responsible for the behaviour and safety of people they bring onto the site and must take particular care of any children brought onto the site.

#### **Behaviour – Control of Dogs**

28. Dogs brought onto the site must be kept on a lead at all times and the plottolder is responsible for removing any excrement and disposing of it off the site.

#### **Behaviour - Theft**

29. Stealing crops from other plots is strictly prohibited. Perpetrators will be reported to the police and will be subject to immediate termination of tenancy.

#### **Behaviour – Personal Conduct**

30. Anti-social behaviour, acting in a manner that causes, or is likely to cause, harassment, alarm or distress to others (including but not limited to acting in a drunk and disorderly manner), is prohibited and any instances should be reported to the Committee as soon as possible. Perpetrators may be reported to the police and will be subject to immediate termination of tenancy.

31. The use of radios or other broadcasting or recording machines is only permitted inside sheds and then only in a manner which does not disturb or cause annoyance to neighbouring plottolders.

#### **Skips**

32. Skips provided from time to time on-site for rubbish collection must be used only for site rubbish and then only as particularly specified by the Committee. Consistent with Regulation 7, they may not be used for household rubbish. Material must be left only in the skip and the skip must not be over filled.

#### **Ponds**

33. New ponds cannot be created without the prior approval, in writing, of the Committee. Ponds will be judged on the suitability of construction materials, depth and safety grounds.

34. Existing ponds will be subject to inspection by the Committee to assess suitability and standards of safety and construction. Plottolders must comply with any changes stipulated by the Committee and implement such changes without delay.

**Livestock**

35. Plotholders may not keep any livestock on their plot other than Hens (but not Cockerels) and Honey Bees and then only on the following conditions:
- a. Such livestock may only be kept in numbers that are reasonably manageable, to the satisfaction of and with agreement in advance, in writing, by the Committee
  - b. They must be kept in a manner which allows them to be humanely cared for and ensures they do not cause any danger, nuisance, interference or annoyance to plotholders or the public generally, all to the satisfaction of the Committee
  - c. Honey Bees may only be kept on designated plots specified from time to time by the Committee