



Pointalls Allotments 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 ploholders who fail to comply with the regulations risk having their tenancy terminated.

Cultivation

1. Plots must be wholly or mainly cultivated by the ploholder for the production of vegetables or fruit crops for consumption by the ploholder and her/his family.
2. Ploholders 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 31st January each year. Ploholders failing to pay by the due date will be subject to a surcharge or termination of tenancy at the discretion of the Board.
4. No ploholders may assign or sub-let in part/whole or otherwise deal with the plot.

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 Board. Ploholders failing to comply will be subject to a termination of tenancy at the discretion of the Board.
6. In circumstances where plot restoration work is necessary the Board may, at its absolute discretion, agree to such work being carried out (by prior agreement with the ploholder) by site management at a pre-notified hourly charge.
7. Ploholders 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.
8. Ploholders 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.
9. Ploholders 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. To reduce the adverse impact of plastic pollution on the

environment plotters should seek to minimise the use of plastic on site. In particular the use of plastic bags, plastic strips and the like as bird scarers is prohibited.

Security

10. All gates must be left fully locked (with bolts and bars closed where applicable) after entering or leaving the site.

11. Site keys remain the property of Pointalls Allotments. Plotters are responsible for the security of keys issued to them and must not release keys to third parties.

12. Plotters 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.

13. Plotters using external contractors on their plot must be in attendance and supervise the contractors at all times whilst they are on site.

Boundary, Pathways, Roadways & Borders

14. 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 plotters must keep all paths regularly trimmed and free from obstructions including overhanging crops, bushes and trees.

15. Weed killer must not be used on paths or allowed to drift onto paths or other plots.

16a. Plotters of plots 18, 18A, 53, 54, 55, 55A, 56, 57, 100, 101 are responsible for maintaining a 60 cm path between their plots and the adjacent boundary fence (alongside railway line) and for ensuring nothing is planted, placed or erected thereon.

16b. Plotters of plots 1, 35, 77, 78, 78A, 123A are responsible for maintaining a 60 cm path between their plots and the adjacent boundary (alongside Long Lane/Nursery Avenue properties) and for ensuring nothing is planted, placed or erected thereon.

17. Plotters whose plots border vehicular access roadways must maintain 60 cm of non cultivated ground from the tarmac or grass edges of the roadways/boundary and must keep such borders trimmed and free of any obstructions. Plots are 1-17, 18-35, 36-53, 57-76, 78-99,101-122 inclusive. Roadways must be kept clear of obstructions at all times.

Trees

18. Fruit and nut trees may be planted on plots with the prior approval, in writing, of the Board but such trees must be so sited that their anticipated spread at maturity will not encroach on or overhang paths or roadways.

19. Mature (fully established) trees may not be cut down or have their shape materially altered without prior approval, in writing, from the Board.

Manure & Deliveries

20. Plotters adjacent to Squires Lane, Nursery Avenue and Long Lane houses must not keep fresh manure at the end of their plots which is likely to cause a nuisance to the residents of those houses.

21. Deliveries of manure or other materials deposited on roadways must be cleared promptly and in any case on the same day.

Bonfires

22. Bonfires on individual plots are not permitted at any time.

23. Plotholders are encouraged to use the communal burning plot #7 to dispose of permitted materials originating directly from the cultivation of their plot. A list of permitted materials is available. This ensures materials are dealt with quickly and safely as well as benefitting the environment and neighbourhood.

24. Plotholders may dispose of other waste materials originating directly from the cultivation of their plot using the green waste skip (subject to restrictions on the nature of such materials as advised from time to time, a list of permitted materials is available) or general rubbish skip as appropriate.

25. All other waste or surplus materials must be disposed of off-site in a proper manner.

Sheds, Greenhouses & Other Structures

26. Our lease with the London Borough of Barnet imposes strict limitations on what structures may be erected on the site. As a consequence **NO STRUCTURE OF ANY TYPE MAY BE ERECTED ON YOUR PLOT BEFORE FIRST OBTAINING WRITTEN APPROVAL FROM THE BOARD.** Any structure so approved must be constructed in a good and workmanlike manner to the satisfaction of the Board and must be kept in a reasonably good state of repair, again to the satisfaction of the Board. Approval for construction will only be considered for temporary structures and then only subject to the following conditions:

- a. Temporary structures must not exceed more than 20% of the area of the plot
- b. Only one shed and one greenhouse (each to be a separate structure) may be constructed on each site
- c. All sheds and greenhouses and other temporary structures must be at least 60 cm from the edge of paths
- d. The maximum height for sheds and greenhouses and any other structures on the plot is 2.5m
- e. The maximum area for a greenhouse is 3.7 x 2.4m
- f. The maximum area for a shed is 2.4 x 1.8m
- g. Greenhouses and sheds must be constructed at the end of the plot adjacent to the principal path/roadway
- h. Polytunnels obtained from a reputable commercial supplier may be erected in place of greenhouses but subject to the same limitations on size and location as greenhouses and to the same requirement for prior approval in writing from the Board
- i. Roofed over barbeque areas may only be constructed on full size plots and must be adjacent to any shed/greenhouse on the plot. They must not be fully enclosed. The longest side at least must be fully open and must face onto the plot.
- j. Any structure including raised beds and support poles must not encroach on pathways or impede access

k. Screens and structures erected for the protection of plants must not exceed 2.5m in height and must like other structures have prior Board approval in writing. Providing they do not reduce the cultivable area they will not be subject to the 20% restriction in (a) above.

Watering & Hosepipes

27. Plotholders may use a hand held hosepipe from standpipes to water their plots (except during an autumn and winter period to be advised annually by the Board and except periods of legally enforceable restrictions on hosepipe use). Plotholders are advised to use water sparingly at all times to allow access to other plotholders and to minimise the cost of the metered water supply to Pointalls Allotments. 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

28. Plotholders 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 Pointalls Allotments cannot accept responsibility.

Behaviour - Safety

29. Plotholders are responsible for the behaviour and safety of people they bring onto the site. Plotholders are welcome to bring children onto the site. In particular to allow them to understand and help in the work of the allotment but they must take particular care of any children brought onto the site. Given the nature of the site, ball games are not appropriate and therefore not allowed and no games of any kind should be played on any of the designated parking areas or roadways.

Behaviour - Control of Dogs

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

Behaviour - Theft

31. 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

32. 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 Board as soon as possible. Perpetrators may be reported to the police and will be subject to immediate termination of tenancy.

33. 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 plotholders.

Multiple Plotholding

34. Plotholders may not be or become members and/or plotholders in any other allotment site in the London Borough of Barnet.

Skips

35. A dedicated green waste skip is provided for the disposal of gardening materials which are recycled. A list of permitted materials is available.

36. Skips are also provided from time to time on-site for general rubbish collection. Such skips must be used only for site rubbish and then only as particularly specified by the Board. Consistent with Regulation 8, 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

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

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

Livestock

39. 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 Board
- 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 Board