

Seaford Allotments Society Operational Rules and Conditions

Seaford Allotments Committee oversee the Allotment and act on behalf of the Landlord; Seaford Town Council. When signing an Allotment lease to rent a plot you become a Tenant and thereby agree with the Allotment Society as follows:

A. Management of your plot

1. To keep the plot clean, free from weeds and in a good state of fertility, to dig, manure and cultivate it in a husbandlike (economic & efficient) manner. **25% of the plot must** be cultivated within 3 months of the start of the tenancy, **50%** within 6 months and **75%** within 12 months; subsequently **100% of the plot** to be cultivated each year thereafter.
2. To keep all paths adjoining their plot level, cut and to a minimum width of 60cm. Each plot holder is responsible for maintaining the half of the path which adjoins their plot. All paths are to be kept free from accumulations of rubbish; plot holders are not to deposit weeds or rubbish on any part of the allotment site except their own compost heap.
3. Not to sublet or part let their tenancy of the allotment plot.
4. Not to obstruct any pathway for the use of any other plot holders on the allotment site, nor to interfere with or remove any existing or future hedges, walls or boundary marks.
5. Not to erect any building on the allotment site which is larger than 2.5m x 2m x 2.5m high *except* a polytunnel which must not exceed 3m x 2m. Only 1 shed, 1 greenhouse and/or 1 polytunnel may be erected per plot. No more than 25% of any plot is to be covered by such structures.
6. To keep all structures on their respective plot in good repair and condition. To ensure that they are well maintained and securely installed, allowing for the weather conditions on the site. However no permanent structures, including concrete bases, are to be installed.
7. To ensure that all structures erected, including compost containers, are placed at least 1m from the site boundary to allow for maintenance to walls, fences and hedges and to deter entry by vandals.
8. No animals or livestock are to be kept on any allotment plot.
9. To permit the Site Supervisor and any nominated Plot Monitors to inspect the allotment plot at any time.
10. To inform the Treasurer in writing of any change of contact details; postal address, e-mail or phone number.
11. To ensure a clear and visible plot number is displayed all times.
12. To inform the Plot Supervisor, in writing, of any reason that may prevent the plot holder from maintaining their plot to an acceptable standard.
13. The Tenancy created shall continue until any one of the following occurs:
 - The tenant moves out of the Seaford Parish area.
 - The tenant giving the Allotment Society one months' notice in writing.
 - The rent being in arrears for one month.
 - The Allotment Society serving Notice to Quit within 7 days; being the final stage of the 'Warning Process', following 2 previous sequential warning letters, each allowing 1 month for action. However, the Society reserves the right to serve notice to quit within 7 days after only one warning letter which allows the tenant 1 month to rectify their plot or plots in the case of very badly neglected and/or poorly cultivated sites, or where a warning letter has been sent following either of the two previous Plot

Monitoring inspections.

When the Council terminates the tenancy or right of occupation of the Allotment Society.

When the death of the tenant.

B. Rent and Deposits

1. To pay the rent at the time and in the manner requested.
2. To pay a deposit for a key to the access gates, refundable upon return of the key at the end of the tenancy.

C. General Management of the Site

1. Not to cause or suffer nuisance or annoyance to any Committee member or the occupier of any other allotment plot.
2. Not to take, sell or carry away any mineral, gravel, sand or clay or permit any other person to do so.
3. Not to attach any hose pipes to the water tanks administered by the Allotment Society.
4. All bonfires will be controlled on the allotment site in accordance with the Society's Bonfire Policy and within requirements of the Environmental Protection Act 1990 related to smoke prejudicial to health and nuisance. The penalty for contravention can be a fine payable by the tenant of up to £2,000.00. No materials shall be brought onto the site from elsewhere for burning.
5. Children must be accompanied and supervised at all times by a plot holder who is responsible for their safety and behaviour. Children must not wander unaccompanied away from their responsible adult's plot.
6. Dogs must be kept on a lead and under control at all times. Any fouling being picked up by the owner.
7. To observe the 5 mph speed limit whilst on site and not to block the main path or the turning circle.
8. To lock the gate every time it is used to maintain site security. The only exception being when the Distribution Hut is open for trading or goods are being delivered there.
9. Not to erect any commercial notice or advertisement on the Allotment site. The site is not to be used for trade or business except for the distribution of seeds, fertilisers, tools etc from the Distribution Hut and for Society fundraising.

D. Communication

1. Any communication/notice given by the Allotment Society to the Tenant is deemed to have been received within three days of being sent by first class post to the last known address.
2. Any communication given by the Tenant to the Society shall be signed and dated.

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