

BRIDGE ALLOTMENT ASSOCIATION

Rules and Regulations – Updated July 2024

The Bridge Allotment Association is an Unincorporated Association, formed for the sole purpose of operating the Bridge Allotments in an efficient and orderly manner, in accordance with the requirements of the constitution and in line with the following rules.

1. MEMBERSHIP

All tenants of the Bridge Allotments are members of the Bridge Allotment Association (herein after called the Association).

2. NUMBER OF PLOTS

The number of plots on the site is 14 full plots.

Plots may be sub divided, at the discretion of the Committee. New sub divisions will entail separate tenancy agreements (existing sub divisions/tenancy contracts will not be affected)

3. SUBSCRIPTION

Every member of the Association who is a tenant must make an annual payment for their plot. This payment is due on 31st April each year and is at present set at £120 per full plot. This covers both the rent and oncosts relating to the upkeep of the allotments and the provision of consumables. A pro-rata payment will be levied on tenants who have only part of a plot.

Failure to pay the subscription by the 1st May, can lead to a notice to end of tenancy.

4. RESPONSIBILITIES AND OBLIGATIONS OF TENANCY

- a) A minimum of 75% of the plot (whole or partial) is to be in the process of cultivation and/or cleared of pernicious and other weeds in readiness for cultivation, and/or prepared for the winter/under winter manure cropping/mulch or in preparation for spring sowing.

For the purposes of clarification, the 'process of cultivation' consists of the act of preparation of the soil and growing of:

Permanent and annual vegetables, herbs and fruits, salads, winter manure crops, annual and perennial flowers/companion planting and fully maintained internal pathways and regular maintenance of them.

- b) Compostable waste is to be placed in suitable containers. All non-compostable waste is to be removed from the site within four weeks from the individual/partial plot in order to keep the whole site free from pests and diseases.
- c) Each tenant is responsible for cultivating and maintaining their plot in a reasonable condition and minimising the growth of weeds and noxious plants.

- d) Where a plot holder is unable to maintain their plot to an acceptable standard and this is a temporary situation due to personal circumstances, a Committee Officer should be informed, as soon as possible, so that appropriate support can be given, if necessary.
- e) If concerns have been raised through plot inspections and the plot holder does not address the issues the Committee may decide to issue a written termination of the tenancy.
- f) A tenancy will only be terminated by the Officers of the Association if they feel that the tenant is unable or unwilling to comply with these Rule and Regulations.
- g) The allotment must not be used for purposes of trade or business, but for allotment purposes only.
- h) Tenants must not permit any nuisance, annoyance, hurt or offence to any other tenant or owner or occupier of adjoining properties.
- i) When possible, tenants should use the hard standing provided for parking their vehicles. The driver of the last vehicle leaving the car park must ensure that the gates are closed and padlocked.
- j) No animal or livestock of any kind shall be kept or let loose upon the allotment without the prior consent of the Association.
- k) No dogs are permitted on the allotment site, with or without a lead with the exception of guide/assistance dogs.
- l) The sheds provided must be kept in good condition with new stain applied every two years and must be kept locked when not in use. To prevent unnecessary damage no soil should be allowed to build up against the sides of the sheds.
- m) No building, greenhouse or structure of any kind except fruit cages and crop protection shall be erected on the allotment without prior written consent of the Association.
- n) No trees shall be planted on the allotment without prior written consent of the Association. This includes small step-over, espalier and cordon fruit trees.
- o) No ponds are allowed on the allotment without the written prior consent of the Association.
- p) The water supply shall be used carefully, only for the purpose of cultivating the allotment and in line with any restrictions issued by the Water Supply Company. Automatic sprinklers and automatic watering systems from the mains are not allowed: only held hoses and watering cans are permitted. On completion of watering the hose is to be disconnected from the tap and kept clear of general access paths when not in use.
- q) The use of bonfires to dispose of rubbish must be controlled by the Tenant. The lighting of any bonfire when crops in the surrounding field are dry, and would be easily ignited, is not allowed. The cost of meeting a claim in the event of damage to people or property as a result of a bonfire will be the responsibility of the person lighting the bonfire unless they fully comply with the Public Liability Insurance held by the Association. These requirements are:

- Care to be taken when lighting bonfires - taking account of proximity to sheds, the size of the bonfire, and the prevailing wind direction & strength.
 - Fires not to be left unattended at any time.
 - A suitable fire extinguishing appliance to be kept available for immediate use.
 - Fires to be extinguished at least one hour prior to leaving the site.
- r) Tenants shall not bring onto the site any corrugated iron, barbed wire, steel drums or any similar materials.
- s) No earth, mineral, sand, gravel, clay shall be removed from the allotments and the maintenance of hedges should be limited to the trimming of top and face.
- t) Tenants should always take proper precautions in using sprays or fertilisers to minimise any adverse effects on the environment and to comply with current regulations.
- u) No fencing of individual plots is permitted.
- v) Public access to the individual allotments is provided by the grass paths which are approximately two meters wide (General Access Paths). Narrower paths, within or along the edge of individual allotments are solely for the use of the Tenant concerned.

The Public Liability Insurance requirements are:

- It is a condition precedent to liability that that the Insured Association and /or its members ensure that all pathways/footpaths are maintained to a reasonable standard and free from debris.
- Any tenant who finds defects in the General Access Paths should report this to the Committee as soon as possible. Tenants are solely responsible for maintaining in good order the paths within their plot.

5. FRIENDS AND FAMILY

There is no restriction on a tenant having friends/family to share their plot on a permanent basis. The tenant remains responsible for ensuring that those friends/family are aware of and comply with all the rules, regulations and guidelines applicable to every tenant. Members are welcome to bring children on to their plots but must accept full responsibility for their safety. They should not be allowed to roam on other areas of the allotment and, in particular, not the car park.

Restrictions on new members and on family and friends - the following are prohibited from becoming members of the Bridge Allotment Association or sharing a plot;

- a. Those who have previously been tenants of the Bridge Allotment Association and have had their tenancy terminated by the Officers of the Association for failing to comply with the conditions laid down in their Tenancy Agreement.
- b. Those who, whilst not a member at the time the events occurred, have previously engaged in behaviour or activities, which, had they been a member of the Bridge Allotment Association, would have resulted in the term that permanent exclusion or any disciplinary matters of any members, or prospective members of the allotments on any waiting list.

- c. Permanent exclusion or any disciplinary matters of any members, or prospective members of the allotments on any waiting list, can only be made by reasoned discussion by the whole Committee and then only after a vote of a quorum of the Committee, who must all take an active part and that their views should be recorded, and published with the next set of committee meeting minutes.

These rules, regulations and guidelines are applicable to, and must be complied with by, all tenants (and friends and family visiting the allotments) to provide a formal basis for the orderly running of the allotments along with the principles set out in the Associations code of conduct (available at www.bridge-allotments.co.uk)

Final July 2024