

Hadlow Allotments - Conditions of Tenancy 2025/26

1. **Rents & Fees:** A full plot annual rent is £45.00 with increases from time to time. Annual rent is due on the 1st of October. These must be paid by 15 October 2025, failing which, following a written letter from the Parish Council, the plot shall be relinquished.

New tenants are invited to join the Hadlow Allotment Association, affiliated to the National Allotment Association, payment directly to the National Allotment Association

Sub-letting: A tenant may not sub-let the whole or part of their allotment plot without written consent from the Parish Council.

2. **Contact Details:** Tenants are required to inform the Parish Office of any changes of address or other contact details. An email or contact phone number must be provided.
3. **Disputes:** In the event of any dispute between individual allotment tenants the Parish Council will act as arbiters and their decision shall be final. The Parish Council has the right to refuse admittance to any person other than the allotment plot tenant unless accompanied by the tenant or a member of their family.
4. **Tenancy End:** Tenants wishing to vacate their allotments should notify the Parish Council in writing. The date of termination to be a matter for agreement between the tenant and the Parish Council. Tenants must yield up the allotment plot in good condition and remove all rubbish and buildings from their plot. Failure to clear the plot may result in a penalty charge.
5. **General Responsibilities of Plot Holders:**
 - a) **Plot Maintenance:** The allotment plot shall be used as an allotment only and for no other purpose. The plot must be kept clean, reasonably free from weeds and maintained in a good state of cultivation, fertility and condition. It should be well manured from time to time. New tenants are required to work the allotment in order that within the first six months the plot is cleared and cultivated. Hadlow Parish Council will undertake regular inspections of the allotments to ensure plots are being cultivated appropriately. Tenants failing to carry out the Conditions of Tenancy shall forfeit the allotment on four weeks' notice in writing from the Hadlow Parish Council.

b) **Behaviour:** The allotment plot holder must not cause nuisance or annoyance to other plot holders. Children must be closely supervised and must not trespass onto other allotment plots.

c) **Fences and Paths:** Where allotment plots abut to neighbouring residents' fences, a clear pathway must be maintained between the edge of the allotment plot and the fence to prevent deterioration of the fencing and to allow residents access to repair and treat their fences. It is the responsibility of plot holders to ensure grass paths bordering their plots are kept mown. Paths must not be undermined by digging away or weed killing. Trees should not be cut, or soil or gravel removed without written consent of the Parish Council. Where ditches, paths, hedges are adjacent to plots each tenant is responsible for their upkeep. Weeds and plants shall not be allowed to seed and contaminate adjacent allotments, and nothing shall be planted or done to the injury of adjoining allotments.

d) **Hedges:** Should be kept trimmed and pathways must be kept clean and free from obstructions.

e) **Structures:** No shed, building, structure, poly tunnel or similar may be erected without the consent of the Parish Council. All polytunnels and structures will have no more than a maximum: height of 2 metres, width of 2 meters & length of 2 meters. No structures with glass will be permitted. All structures to be maintained in a good state of repair.

Barbed wire cannot be used near the paths of individual allotment plots.

Tyres are not permitted on tenant's plots

All structures, tools or other equipment stored on the allotment are at your own risk and are not covered by the Parish Council insurance. We therefore strongly advise you add these structures and items to your home insurance policy and or other alternative insurance policy.

f) **Storage & Refuse:** The plot is not to be used for any other purpose, for example, the storage of wood, household items or other materials. Inspections will be held by the Parish Council to ensure compliance. No refuse can be deposited (except manure and compost within an enclosed space) either on the allotment plot or anywhere within the allotment site except in those areas that may at times be designated by the Parish Council. Kitchen scraps should not be brought to the allotment and deposited in compost bins as these encourage vermin particularly as the site is within a residential area.

g) **Animals:** Dogs can enter the allotment site only under the strict control of the plot holder and kept on a lead **and not allowed to roam onto other plots.** No animals are to be kept on the allotment plots without permission from the Parish Council.

h) **Working Party:** During the year the Parish Council may want to get a work party together and tenants are expected to assist.

6. **Water Usage:** Water is a scarce and valuable commodity for which the Parish Council must pay commercial rates for every cubic meter used. The annual rent includes water which covers both watering cans and hosepipes to fill water butts. **The use of non-hand-help Sprinklers is forbidden.** Please try to conserve water by fitting drainage guttering on your sheds/greenhouses feeding into rainwater butts and keeping hosepipe use to an absolute minimum. Please report any leaky taps or water fittings to the Parish Council.
7. **Waste Management:** Please take your waste away from site and dispose of in a sensible manner. Disposal by burning must be kept to an absolute minimum, limited to the winter months, dry vegetation only that burns quickly with no lingering smoke and be always attended.
8. **Fruit Trees:** The planting of fruit trees, on rootstocks M27 or M9 only, shall be subject to prior consent from the Parish Council. Such trees must be kept properly pruned to keep the height below 2 metres with no branches intruding on the footpath.

The tenant shall not cut, lop or fell any naturally established tree growing on the allotment without prior permission of the Parish Council.

9. **Entry/Exit/Parking:** Tenants shall enter or leave only by the authorised entrance or exits. Footpaths to give access to all allotments shall be those stipulated by the Parish Council.

Motor vehicles shall not proceed beyond the car parking area and may not enter the cultivated area or the adjoining pathways.