

Langley Allotment Holders Association

Conditions Of Tenancy

The tenant of an allotment shall comply with the following conditions

1. The tenant will keep the allotment free from weed and in a good state of cultivation and fertility throughout the season.
 - a. The tenant will cultivate a minimum of 50% of the land for the growth of vegetables, other substantial foodstuffs or flowers and shrubs. 75% of the land (50% in the first year on the plot) must always be ready for cultivation with the remainder kept weed free and tidy.
 - b. Any part of the allotment not cultivated shall be kept cut back, sprayed off or covered to prevent growth and seeding of weeds.
 - c. The tenant will also maintain paths and frontages to roads and adjacent allotments and keep them tidy and clear of weeds.
2. The tenant shall cultivate the land for the growth of vegetables and other substantial food stuffs and may also grow flowers and shrubs.
3. The tenant shall NOT underlet, or assign the allotment or any part of it without the written consent of the association.
4. The tenant shall NOT without the written consent of the Bury Metro Authority, cut or prune any timber, or other trees or take, sell, or carry away mineral, gravel, sand, or soil.
5. The tenant shall NOT cause any nuisance or annoyance to the occupier on any other allotment, or obstruct any path set out by the association for use of the occupiers of the allotments
6. The tenant shall NOT allow DOGS on the allotment, except under the immediate control by chain or leash
7. The tenant shall keep all gates locked where keys are provided and return keys to the allotment association on termination of tenancy.
8. The tenant shall cover all manure so as to prevent nuisance and also shall strictly observe regulations issued by the Environmental Health Officer.
9. The tenant shall not leave any vehicle parked on allotment land, unless with the permission of the association and on the understanding that the responsibility of any damage is the responsibility of the owner, or during the cultivating of an allotment, whilst the vehicle is parked.
10. The tenant shall observe and perform any other conditions which the association consider necessary to preserve the allotments from deterioration and of which notice to tenants of allotments is given herein after provided.

11. POWER TO INSPECT ALLOTMENTS

The allotment committee shall be entitled at any time to enter and inspect an allotment.

12. TERMINATION OF TENANCY OF AN ALLOTMENT

- a) The tenancy of an allotment shall, unless otherwise agreed in writing, terminate on the yearly rent day next after the death of the tenant and shall also terminate when the tenancy or right of occupation of the association terminates.
- b) The tenancy may also be terminated by the association by:-
 - 1) If the rent is in arrears for not less than 31 days from the date of invoice, whether legally demanded or not.
 - 2) If the tenant is not duly observing the conditions affecting the allotment or, any other term or condition of his/her tenancy, or if the tenant becomes bankrupt or compounds with his creditors.
 - 3) The tenancy may also be terminated by the association or the tenant by three months notice in writing expiring on the first day of January in any year.
- 4) Service of Notice

Any notice may be served on a tenant personally or leaving it at his/her last place of abode or by prepaid letter addressed to him/her there or by fixing the same in some conspicuous manner on the allotment.

3. ALLOTMENT RENTS

The rents for the hire of the allotments shall be such as are determined from time to time by the allotment committee