

Rules and guidance when renting an allotment 2022

This document provides everything you need to know when renting an allotment from Falmouth Allotment & Garden Society (the Society)

The Allotment Acts 1908 – 1950 and your Tenancy Agreement give the terms and conditions of your allotment tenancy. The 3 sites (A, B and C) are owned by Falmouth Town Council and as such they require certain standards of behaviour, in line with the Tenancy Agreement and the Allotments Act, to ensure that their property is maintained correctly, good practice is maintained and to ensure that neighbours and other plot holders are not inconvenienced.

Under your tenancy agreement the Society can enforce additional rules which fall outside of the agreement itself. These rules have been developed to try and strike a balance between allowing people freedom to work their plot whilst ensuring they do not infringe on other allotment holders.

Therefore, the following is a list of rules which the Society expect it's allotment holders and their associate members to comply with. Reports of non-compliance will be investigated and assessed on a case by case basis. In some cases, the offence can lead to immediate termination of the agreement and in others it may be a warning. If two warnings are issued, then on the third we will terminate the agreement.

If you break any of the following seven rules (prefixed with a T) it will lead to immediate termination of your agreement.

Rule Number	Rule
T1	You MUST pay your allotment rent and associated fees before the AGM
T2	You are not allowed to remove anything from a vacant plot, including sheds, greenhouses, plants, crops, etc unless given permission by the Site Rep or Allotment Officer.
T3	You must not use any abusive or threatening behaviour on site, be it physical or verbal.
T4	You must not fly tip any materials, arisings or rubbish from your allotment plot, or from off site, anywhere else on the allotment site. This includes onto vacant plots, footpaths and ditches. (N.B. You will be informed if there are specific areas you can tip waste, please contact your site rep).
T5	You must not take anyone else's produce or property from their plot without their permission.
T6	You are not permitted to carry or use a firearm at any time on site.
T7	The use of snares is strictly forbidden for catching wildlife using the site.

The following rules (prefixed with a W) will usually result in a warning if they are broken.

Each case will be investigated on its merits; the types of evidence we look at include (but are not restricted to) written evidence submitted, witness statements, complaints received, physical evidence on site, police statements, recorded interviews, photographs etc. Any complaints of witness statements can only be accepted in writing signed by the plot holder making the allegations.

We cannot accept third party or anonymous statements or allegations. If you have any worries or concerns over other peoples' actions or conduct then please do contact your site rep or another member of the committee.

**In the case of non-cultivation, (10, 14 and 16 of the Constitution.)
If your plot is not brought up to an acceptable condition within the timeframe set out in the warnings, then we will serve an eviction. You may reapply after 12 months and at the discretion of the Committee (15c of the Constitution and G19 below)**

If you do bring your plot up to an acceptable standard but then let it fall into non-cultivation again, we will serve another warning, however we will only do this three times in a three-year period before repossessing the plot.

Rule Number	Rule
W1	You must cultivate at least 50% of your plot (by this we mean preparing the ground, planting, growing and harvesting crops/flowers) and the remainder must be cut down and free from weeds (the area must look maintained). From the start of your tenancy agreement you have a two-month period in which enforcement for non-cultivation is not applicable.
W2	You must not cause a nuisance to other plot holders or neighbouring properties - nuisance could include bad or racist language, getting drunk, playing loud music, bonfires etc.
W3	You must erect a clearly visible number on your plot.
W4	You and your registered associates must always ensure you lock the gates when entering and leaving the site.
W5	Please use water sparingly. You can use a hand-held hosepipe to fill up a water butt, but must not use a hose to water crops directly, please use a watering can.
W6	You must get permission from the committee if you wish to erect or replace sheds, greenhouses, poly tunnels etc.
W7	You can bring your dog on site as long as it's kept on a lead and strictly under control at all times and only kept on your plot. Please make sure that you clear up any mess left by your dog and dispose of off site.

Rule Number	Rule
W8	You are not allowed to go onto other plots unless you have been given permission to do so by the plot holder. If you have children on-site they should be supervised at all times and should not be allowed to stray onto other plots.
W9	You are not allowed to sublet your plot. By subletting we mean if a plot is wholly being worked by someone different than the named plot holder. The named plot holder must be present on site at least 50% of the time.
W10	You are permitted to plant trees on your plot, these must be restricted to a height of 8ft/2m. Boundary planted fruit trees must be restricted to a height of 1m and planted 1m from the boundary.
W11	You are not allowed to use your plot or its produce for any trade or business
W12	You are not allowed to use carpets on allotment plots.
W13	You are not allowed to bring in or use tyres on site.
W14	You must not bring in, burn or store rubbish on site.
W15	You are not allowed to dig up or obstruct paths between plots.
W16	You are not allowed to give your key to other people or allow them to visit your plot unsupervised unless they are registered as an associate
W17	Using concrete on plots for bases, securing posts etc will be discouraged but in some cases it may be considered an improvement. Therefore, prior approval must be sought for using concrete on plots. If permission is not requested and the use of concrete is not considered as acceptable, a warning will be issued.
W18	You are not allowed to have bonfires that cause a nuisance, or leave fires unattended. Only burn dry material on suitable days.
W19	The tenancy agreement can only be held in one name but plot holders sometimes share a plot with family and friends. In these cases the named plot holder must be present on site at least 50% of the time and you will need to make sure that any associates are registered using the application form on the website. The associate(s) are bound under these same rules.
W20	The planting of invasive plants, such as bamboo, is prohibited
W21	Members cars parked blocking the gates to A and B site must display their plot and/or contact phone number
W22	You are not allowed to use weed killers or chemicals intended to kill vegetation

Allotments are often busy places with many allotment holders all sharing the site and working in close proximity with each other. People differ in the way they manage and maintain their allotment plots and this may not be the same as the way you would do it yourself. We therefore ask that all plot holders have respect for their neighbouring plot holders and tolerate the different approaches to allotment holding that they will see on site.

The following guidance (prefixed by a G) is set out to help make the allotments a better place for everyone and help to keep it in good order, for future users.

Guidance Number	Guidance
G1	You can plant herbs and flowers as well as fruit and vegetables.
G2	You can have a small lawn area as long as it's regularly cut.
G3	You can build a pond, as long as it's built in a way that's not dangerous to people and animals. For advice contact your site rep.
G4	Fruit bushes/fruit trees must be compact and of a dwarf root stock variety. You must also maintain the area around them.
G5	Paths – looking up hill you are responsible for paths, verges and hedges to the right, top and bottom of your plot. If unsure which path is yours please ask your site rep. If you need assistance with hedge maintenance please speak to your site rep.
G6	You are actively encouraged to compost green waste on your plot and one way of doing this would be to have a Compost Bin, however please do not let this encroach onto any paths.
G7	Report damaged fences to your site rep.
G8	Keep an eye out for anybody you don't know on site and don't be afraid to ask them what they are doing.
G9	Always inform the Site Manager / Secretary if you change address or have a change of circumstances that affect your use of the plot
G10	If you vacate your plot or are evicted, all belongings must be removed within 14 days
	All keys to be returned to your site rep or the Site Manager for refund of your key deposit.
G11	You are not allowed to block communal pathways.
G12	Please only use noisy machinery such as petrol strimmers etc during the following times. Monday to Friday 9am to 6pm, Saturday and Sunday 10am to 6pm.
G13	In cases of theft or vandalism this should be reported by plot holders to the police on 101. Please obtain a crime reference number in order to report any further incidents.

Guidance Number	Guidance
G14	Site Reps and committee members are volunteers and must be treated with respect.
G15	The cleaning of the Leat falls to the holder of the plot adjacent to it - B & C site
G16	Plot holders are asked not to raise 'Committee matters' with those undertaking a Site Inspection. Plot holders are asked to raise these matters either through the relevant Site Rep, or through the Society Secretary.
G17	If contractors are required on site the permission of the committee must be obtained
G18	Vehicular access to A site is by permission of the Committee only
G19	Members who are finally removed from the Society's roll may not reapply for membership for one year. Then, in exceptional circumstances, the committee may allow re-admittance to the Society through the usual channels.

Failure on the part of the Society to enforce any of the rules above cannot be seen as a waiver of that rule and does not in any way remove the Society's ability to enforce the rule again in the future.

Committee 2022

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