



# Milnathort and Kinross Allotment Association

## Rules

Updates Highlighted ( underlined).

The following rules are to be observed by Plot holders and are intended to clarify responsibilities, assist in delivering a safe, healthy and rewarding experience for all members, and help the Association manage the allotment site for the benefit of all and the environment.

- 1 The prime objective of each allotment is the cultivation of fruit and vegetables for the member's own consumption or for the benefit of the community ( for example, at a village fete).
- 2 A tenancy will be in the name of a single person or recognised body. The tenant ( hereafter the plot holder) will not grow produce for any monetary gain or run any form of business from the association ground. The plot holder must not behave in an anti-social way to other plot holders or visitors.
- 3 Plot holders have a duty of care to all members and visitors on all Milnathort and Kinross Allotment Association ground, regardless of having permission to be there. Plot holders are responsible for the safety and behaviour of their own children and any visitors. All plot holders are responsible for the general maintenance of the association's ground .Plots and the association ground must be kept free of all hazards, e.g. scrap metal, broken glass etc. Rubbish must be removed and not allowed to accumulate.
- 4 Dogs may be brought on site but must be kept on a lead at all times and must not be allowed to become a nuisance to other members. Any fouling must be bagged and binned by the owner.
- 5 All plot holders and authorised users of the Community Garden are provided with keys to the store and encouraged to use association tools rather than storing personal tools in the community stores. Should non association tools be stored in the association stores, no compensation for any losses or damage will be given.
- 6 Plot holders must observe and perform all conditions and covenants contained in the lease under which the Allotment Association holds the land.
- 7 Members are required to attend a minimum of three scheduled events each year ( as detailed in the published schedule). Failure to comply with this rule could result in the member being unable to renew their tenancy in the following year
- 8 Plot holders must act in a fair manner by using containers with a maximum capacity of 10 litres when drawing water from the site water harvesting containers. The water should be used solely to water plots and not used to fill



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water butts on individual plots.

## PAYMENT OF RENT

- 9 Annual rentals shall be set by the board and intimated at the AGM and sent to individual plot holders by **31st December**. Plot rental is due by the next January 31st. Non-payment after this date terminates the plot holder's tenancy. Changes of address must be notified to the Secretary in writing.

## CULTIVATION

- 10 **Allotments are primarily for the cultivation of vegetables, fruit and flowers. Plot holders must cultivate the whole of their plot with the exception of areas not under cultivation, (ie. Paths, sheds, greenhouses, poly tunnels, compost heaps or water butts).** The plots should be maintained so as not to cause a nuisance to other plot holders and must be kept in good order. If a plot is not in good order, the board will discuss the problem with the plot holder in order to resolve the matter. After agreeing a plan with the plot holder and the board, the problem must be resolved within 28 days. Fourteen days written notice will be given to terminate the tenancy if the problem occurs again in any 12 month period. New plot holders have a period of one year from the start date of their tenancy to ensure their plot complies with the above criteria.
- 11 Plot holders must cultivate the whole of the allotment garden personally and not sublet, assign, exchange or part with the possession of the allotment garden or any part of it.
- 12 Plot holders may co-work the plot with(an)other individual(s) or family member(s). Plot holders must make the board aware in writing of any individual or family member who co-works the plot.
- 13 Plot holders are permitted to plant apple and /or pear trees on plots within the following conditions:
  - 50m2 plots- No trees are allowed
  - 70m2 plots – One tree in pot allowed subject to criteria.
  - 100m2plots-2 trained ( cordon/espalier/fan/stepover) trees are allowed as long as the following criteria are adhered to
  - 200m2 plots – 4 ( 1 standard/bush and 3 trained ) are allowed as long as the following criteria are adhered to.

Criteria:

- Only apple and pear trees are allowed



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- The rootstock must be known and available to check.
- For apples this must be M26, M27 ( trained or untrained trees ) or MM106 ( only for trained trees ).
- For pears the rootstock must be Quince C (for trained or untrained trees ) or Quince A ( only for trained trees)
- Trees must be planted at least one metre from the edge of the plots where they border another plot.

## Weed Killers, pesticides and composts

- 14 Plot holders should follow organic principles of pest and weed control. Plot holders may use organic products from the Association approved lists with justification. The Association list is not exhaustive and may be reviewed at any time. Requests for the addition of any products to the list should be made in writing and submitted to the secretary for consideration by the Board. Requests should include details of these products and a justification for its inclusion in the Association approved list.
- 15 The Board will endeavour to follow the principle of organic production and use organic fertilisers and peat free compost whenever possible and will encourage others to do so too.

## Termination

- 16 Plot holders wishing to terminate their tenancy must give one month notice in writing. The tenancy of any allotment shall, unless otherwise agreed in writing, terminate 3 months after the death of a plot holder.
- 17 All tenancies will terminate if the Association ceases to lease or have the right of occupation of the allotment land.

## Waiting List

- 18 Any plot becoming vacant will be offered to the first name on the waiting list. The Board will consider written requests from co-workers to assume the tenancy of a plot which they co work and which is vacated by the tenant.

## Non-Compostable materials and Bonfires.

- 19 All non- compostable materials are to be removed from site, there are to be no fires lit within the leased land. Compostable material should be composted on tenant's plot or removed from the site.

## Sheds, glass houses and other structures



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20. 50m2 plots -No sheds or glass houses are to be erected.

70m2 plots -Either a shed or greenhouse no larger than 6ftx4ft

100m2 plots -one shed and one greenhouse/poly tunnel both covering maximum area of 6 square metres

200m2 plots -one shed and one greenhouse/poly tunnel each covering maximum area of 6 square metres.

No structure to be more than 8ft high.

The shed is for the storage of tools and materials. All chemical and inflammable materials must be stored in a locked cabinet in the shed. A greenhouse or polytunnel is to be used solely for the purposes of the cultivation of plants.

## Car use and parking

21 Unless the plot holder is registered disabled, cars and vehicles must not be parked on the allotment site. Cars and other vehicles can be parked in the adjacent car park. Cars and other vehicles may be used to transport heavy items to and from the site. Car use on the site will be monitored by the board.

## Security

22. The Association is not responsible for any theft, damage or destruction of any member's property or produce.

23. Gates must be kept closed at all times. The pedestrian gate will remain unlocked.

## Poultry

24. Poultry may be kept on a tenant's plot with the written permission of the Board and within the limits of the lease. Poultry must be kept clean and healthy and be contained in a properly constructed approved unit. The plot holder must look after their poultry on a daily basis.

## Amendment of Rules

25. The Allotment Association Board has the right to amend these rules should the need arise from time to time. The Board will review the operation of the Rules on an annual basis. The Board are responsible for advising all plot holders of any change to the Rules.

## Complaints and Disputes

26. Any complaints or disputes should be made in writing to the Secretary who must report it at the next Board meeting. The Board's decision in such cases is final.