



Hutton Parish Council

Incorporating Elborough Village, Woodside and Foxglove Meadows

Sophie Hooker - Hutton Parish Clerk

12 Hutton Hill, Hutton, North Somerset BS24 9SY - Monday to Thursday 10am-3pm

Email: Clerk@huttonsomerset.org.uk - Tel: 07415 925756 - www.huttonsomerset.org.uk

Allotment Tenancy Agreement – Springwood / Old Main Road Allotments, Hutton

Plot No: XXX

Tenant: XXX

Address: XXX

Agreement Start Date: XXX

1. General

1.1 Rent

The Tenant agrees to pay an annual rent of £xx.xx, due by **1 December** each year.

1.2 Acceptance of Terms

By signing this Agreement, the Tenant agrees to comply with all conditions contained herein. Failure to comply will constitute a breach of this Agreement.

1.3 Breach and Termination

In the event of a breach:

- A written warning will be issued.
- The Tenant will have **one month** to remedy the breach.
- Failure to do so may result in termination of the Agreement.
- Upon termination, the Tenant must vacate the plot within **two weeks**, removing all personal belongings and waste.

1.4 Clearance of Plot

If the plot is not cleared within the specified time, the Parish Council reserves the right to charge a **clearance fee**.

Items may only be left for a future tenant with prior agreement from the site management team.

1.5 Probation Period

A **three-month probation period** applies from the start date. Failure to meet the Agreement conditions during this period may result in termination, with **two weeks** to vacate.

1.6 Allocation of Plots

Tenants are initially limited to:

- one full plot, or
- one half plot, or
- one micro plot

Additional plots may be applied for only after satisfactory cultivation and compliance, subject to approval by the site management team and Parish Clerk.

1.7 Change of Address

The Tenant must notify the Parish Clerk immediately of any change of address.

1.8 Prohibited Materials

Concrete, cement, or similar materials must not be used unless authorised for site maintenance.

1.9 Chemicals

No harmful chemicals, weedkillers, or pesticides are permitted. This is an **organic site**. Guidance may be obtained from the site management team.

2. Conduct and Cultivation

2.1 Absence

The Tenant must inform the site management team if they are unable to maintain the plot for an extended period.

2.2 Behaviour

Any form of harassment, anti-social behaviour, intimidation, or abuse will not be tolerated. This may result in immediate termination and referral to relevant authorities.

2.3 Cultivation Standard

- The main growing season is **February to October**.
- At least **two-thirds of the plot** must be cultivated and under active growth.
- Adequate weed control must be maintained across the same area.

2.4 Trees

Only fruit trees may be planted. Trees must be maintained and must not obstruct paths. Trees may only be removed with prior approval where dead, diseased, or obstructive.

2.5 Use of Plot

Plots must be used solely for growing food.

- Not to be used as gardens or for leisure/entertainment
- Only beneficial flowers and small shrubs permitted
- No hedges allowed

2.6 Visitors

Tenants are responsible for their visitors, who must comply with all site rules.

2.7 Dogs

Dogs are permitted but must be kept on a lead at all times.

3. Site Rules

3.1 Water Use

- Water must be used responsibly
- Hoses must not be left unattended
- Supply must be turned off after use
- Any faults must be reported immediately
- Water may be turned off in winter months
- Tenants are encouraged to collect and store water

3.2 Hose Safety

Hoses must be stored safely after use to avoid trip hazards.

3.3 Commercial Use

The plot must not be used for commercial purposes or profit.

3.4 Waste

- All waste must be removed, composted, or burnt appropriately
- No waste is to be left on paths, hedges, car park, or surrounding areas

3.5 Paths

Tenants must maintain surrounding paths, keeping them clear and passable (minimum wheelbarrow width).

3.6 Fires

- Small fires are permitted for green waste and untreated timber only
- No plastics or prohibited materials
- Fires must be supervised and fully extinguished before leaving site
- A water source must be available
- Consideration must be given to neighbours

3.7 Livestock

No livestock (including bees or poultry) may be kept.

4. Site Management and Restrictions

4.1 Pests

Any pests or hazards (e.g. bees, wasps, rodents) must be reported.

4.2 Subletting

Subletting is strictly prohibited. Plot exchanges require prior approval.

4.3 Materials

No removal of soil, sand, or similar materials without written consent.

4.4 Inspections

- The Parish Council and site management team may inspect plots
- Routine inspections may occur without the Tenant present

4.5 Parking

- Use designated parking areas only
- Park considerately when full
- Ensure gates are secured when leaving

4.6 Storage

Only reasonable quantities of materials for use on the plot may be stored.

4.7 Structures

Permission must be obtained before erecting any structures.

5. General Conditions

5.1 Online Conduct

Tenants must behave responsibly on any associated website or social media. Misuse may result in termination.

5.2 Rent Review

Rent may be reviewed annually.

5.3 Notice to Quit

The Tenant must give **two weeks' written notice** to terminate the Agreement and must clear the plot within that time.

5.4 Site Participation

Tenants are expected to assist in maintaining the site, including attending at least one organised work party per year.

5.5 Council Rights

Hutton Parish Council reserves the right to terminate this Agreement for any breach. Serious breaches may result in immediate termination.

Signatures

Signed on behalf of **Hutton Parish Council**

Sophie Hooker

Clerk to Hutton Parish Council

Signature: _____

Date: _____

Tenant Signature: _____

Date: _____