

# **Scruton Allotments Association**

## **Rental agreement**

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Agreement between Scruton Allotments Association and \_\_\_\_\_ for the rental of allotment plot number C3b

The rent must be paid annually in advance, no later than the end of 31<sup>st</sup> March each year.

You must:

- Pay rent by the deadline.
- Keep your allotment garden clean, reasonable free from weeds and in a good state of fertility. You must dig, fertilise and cultivate at least three quarters of the site each year.
- Protect all the Association's fences and gates from damage or injury.
- Keep all paths adjoining your allotment garden tidy and free of rubbish.
- Observe and behave in keeping with the terms under which the Association holds the lease from the landowner.
- Allow any officers of the Association or their agents to enter and inspect your allotment garden at any time.
- Quietly yield up the allotment garden to the Association when your tenancy ends, leaving it in good condition and in compliance this rental agreement.
- Tell the Association when your address or contact details change.
- Observe and perform any other special condition which the Association considers necessary to preserve the allotment garden from deterioration.
- Participate whenever possible in the tidy-up days and cut grass in accordance with the rota.
- Check the engine oil of machinery provided by the association before use and clean and return machinery with a full tank of fuel after use.

You must not:

- Deposit weeds or rubbish on or near any part of the allotment site.
- Plant trees, other than fruit trees or fruit bushes, without obtaining the prior written consent of the Association.
- Cause or suffer nuisance or annoyance to the Association or the occupier of any other allotment garden
- Obstruct any path or accommodation way on the land of which the allotment garden forms part
- Place or use barbed wire for a fence adjoining any path road or accommodation way on the land of which the allotment garden forms part
- Interfere with or remove any existing or future hedges fences walls or boundary marks

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- Fell or remove any timber or other trees nor to take sell or carry away any mineral gravel sand or clay or permit any other person to do so, without the previous written consent of the Association.
- Assign, underlet or part with the possession of the allotment garden or any part of it
- Keep any livestock or animals on the allotment without prior permission from the association.
- Erect any notice or advertisement on the allotment garden
- Use weed-killer or herbicide on any path adjoining the allotment garden.
- Erect any structure such as a shed or greenhouse greater than 3m by 3m without the prior written permission of the Association. If you erect a shed or greenhouse you must keep it in an excellent state of repair.
- Create a pond.

The tenancy created by this agreement will continue until:

- The tenant dies.
- The Tenant gives the Association not less than one week's notice in writing at any time
- The Association gives the Tenant not less than six months' notice in writing expiring on the Twenty-eight day of February or the Thirty-first day of August in any year
- The rent or any part thereof is in arrears for not less than twenty days whether legally demanded or not
- It appears to the Association that there has been a breach of the conditions and agreements on the part of the Tenant
- The Tenant becomes bankrupt or compound with his or her creditors
- If this agreement is terminated for whatever reason there shall be no reimbursement of rent paid.

Any notice given by the Association may be served by sent to the last known address or last known email address of the Tenant. Any notice required to be given to the Association shall be sufficiently given if signed by the Tenant and sent in a prepaid letter to the Secretary for the time being of the Association.

Signed		
Date		