



Beaudesert & Henley-in-Arden Allotments (BaHA) Guideline Do's and Don'ts

Statutory Allotments have their own government legislation which dictates how allotments should be used. For ease of reference here are some Do's and Don'ts.

Persistently breaking any of the rules mentioned below or in your tenancy agreement could result in you being sent a Notice to Quit your allotment plot.



Do's

1. You can plant herbs and flowers as well as fruit and vegetables.
2. Both sites have security gates that you MUST always ensure you lock behind you to prevent access by unauthorised persons or animals.
3. You can bring your dog on site if it's always kept on a lead and clear up any feces. (Dog Pooh bin located on public footpath dissecting allotments)
4. You must cultivate and keep free from weeds at least 50% of your plot and keep the rest free from weeds and cut any long grass.
5. You can have a lawned area as long as it's regularly mown and no more than 25% of your plot.
6. You can build a small pond, if it's built in a way that's not dangerous to people, animals and wildlife.
7. You MUST erect a clearly visible number board on your plot.
8. If you have fruit bushes/trees, etc, you MUST maintain the area around them.
9. If there is a shed on your plot you must maintain it in a serviceable and safe condition.
10. You MUST pay your allotment rent within 40 days of receiving an invoice.
11. If you think you qualify for a rent discount you must apply during the month of October EVERY year.
12. If you vacate you must pay any rent owed.
13. Always inform and update the JPC Clerk of your current address, telephone number and e-mail address.
14. Permit entry to sheds/structures for JPC inspection at any time requested.
15. If you vacate your plot you MUST remove all belongings within two weeks.
16. There should be evidence of at least 25% of the plot worked within the first three (3)-months of a new Tenancy, and at least 50% of the plot should be worked within the first year, and thereafter. *(After the first year, if a plot remains uncultivated after 28 days, without good reason, a notice to quit will be issued.)*
17. If you have started renting an overgrown plot, a first-year rent reduction and extra time may be given for cultivation depending on its condition.
18. Paths on either side of your plot should be maintained.
19. Always inform the JPC if you have any problems.



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Don't's

20. You are not permitted to sublet your plot.
21. You are not permitted to use your plot for any trade or business.
22. You are not permitted to bring onto or use carpets on allotment plots or tires (legislation since 2012 - they are known to contaminate the soil).
23. You must get permission from the JPC if you wish to erect structures over 1 meter in height including sheds, greenhouses etc, or if you wish to plant dwarf rootstock fruit trees)
24. You are not permitted to bring rubbish onto the site (if you do you will be charged for its removal).
25. You are not permitted to block communal or public pathways.
26. You are not permitted to wash crops or tools in water troughs or using the communal water taps.
27. You are not permitted to use a hosepipe or a sprinkler to water crops.
28. You are not permitted to have smoky bonfires that cause a nuisance or leave fires unattended.
29. You are not permitted to stay overnight on your allotment plot.
30. You are not permitted to cause a nuisance to other plot holders or neighboring property – nuisance could include bad language, getting drunk, playing loud music, racist language, etc.
31. You or your children are not permitted to go onto other people's plots unless they have given you permission to do so.
32. You are not permitted to use any form of harassment or violence on-site, be it physical or verbal.
33. You are not permitted to let your dog stray onto or foul other plots or paths.
34. You are not permitted to transfer your tenancy if there is a waiting-list.
35. You are not permitted to give your key to other people or allow them to visit your plot unsupervised.
36. You are not permitted to bring firearms onto allotment sites.
37. You cannot keep any bees, birds or livestock such as chickens on your allotment plot.
38. You must not deposit waste of any type (green waste, wood, white goods, tires etc.) anywhere on the allotment sites or adjoining land. All waste should be removed from the sites.



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Cultivation requirements

- From the start date of your tenancy agreement, you have a three (3)-month period in which enforcement for non-cultivation is not applicable. (**see 17.** above for exception for overgrown plots). After this time, you will receive twenty-eight (28)-day notice to remedy if at least 50% of your plot is not at a good level of cultivation.
- Good cultivation involves a regular level of work, with crops planted or ground prepared ready for planting and a virtually weed-free plot.
- If you have fruit bushes/trees, then the area around them must be maintained to a high standard and not be allowed to become overgrown and covered in weeds.
- You should not allow your plot to become covered in weeds that seed or spread.
- If you fail to pay your rent within 40 days or fail to improve the condition of your plot following a Notice to Remedy or receive three Notice to Remedy letters within three years, you will be issued with a twenty eight (28)- day Notice to Quit. If you do manage to remedy the plot's condition during the Notice period, your Notice to Quit may be cancelled.

Allotments Act 1908. The Act was updated in 1925 and again in 1950. It has subsequently been updated by more recent pieces of legislation such as the Local Government Act 1972 the Local Government, Planning and Land Act of 1980, and more recently Statute Law (Repeals) Act 1993

The above legislation is there to protect the interests of plot holders and to provide allotment tenants with some security of tenure. It also allows the JPC a degree of flexibility to tailor the legislation to suit local variances and the current environment, both post Covid and economic.

The current JPC Tenancy Agreement (updated 2023) and these guidelines form the general rules for plot holders which are designed to ensure that all plot holders can enjoy and benefit from their plot. These guidelines include clear and practical criteria for defining non-cultivation.