

Old Marston Mill Lane Allotments Association

Tenancy Agreement for the period of November 2023 to October 2024

The Old Marston Mill Lane Allotments Association (OMMLAA) which manages the site on behalf of the Old Marston Parish Council, by this agreement, lets the allotments detailed below to the Tenants who sign to accept the following conditions:

1. To pay the agreed rent in full with one month's grace, starting from the date of the Annual General Meeting, or the date of first taking on the allotment. The rental period is from the date of the AGM for one calendar year, regardless. Subs can be paid into the association's bank account
Lloyd's Bank, Headington Branch
Sort code: 30-94-04
Account number: 01563342
Or by cheque made payable to OMMLAA and posted to Dana Vlad,
74 the Paddocks, Yarnton OX5 1TE.

When paying directly into the bank account, please use your plot number and surname as a reference. If you're paying for more than one plot use all plot numbers.

2. If the rent remains unpaid after the due date, and after a request for payment within seven days has been posted/delivered to the Tenant's last address, the tenancy shall be deemed to have ended.
3. Should OMMLAA, or the Old Marston Parish Council, give notice to quit, then the provisions of The Allotments Act should apply.
4. Tenants wishing to terminate their tenancy shall give three months' notice to the Secretary of OMMLAA.
5. New tenants must ensure that 1/3 of the plot is cultivated within 3 months of joining the site and 2/3 within 12 months of taking over the plot. Trees and perennial plants may only be planted after an initial 12-month lease period with the permission of the Committee.
6. The tenant shall maintain the plot and cause no annoyance to neighbours. Trees shall not be permitted to exceed 3.5 metres in height and their root/shade (equivalent to branch spread) must fall within the plot boundary. A dispensation has been granted in respect of trees in existence since before 1st October 1998.
7. Sheds/greenhouses may be erected on plots only with the permission of the Committee, and their dimensions **should be no larger than 6ft x 8ft**. No sheds/greenhouses should shade/impair adjacent plots.
8. Plots or any portion of them may not be sublet, but may be shared between the parties. They cannot be used for any trade or business except for the sale of surplus produce.
9. Tenants must keep their plots in a reasonable state of cultivation, so that they will not contaminate adjoining plots with weeds.
10. **The use of sprinklers is prohibited, and hoses must not be left unattended.**

11. The Tenant is required to co-operate with OMMLAA in overseeing the general conditions of the area, and adjoining pathways must be tended to the width of 2ft. (60 cm) with each tenant responsible for the pathway on one long side and one short side of the plot. Pathways must be mown on a regular basis and must not be covered by foil, plastic, wood or other substances.

12. Bonfires will no longer be allowed on plot-holders' own sites, but are allowed in the communal bonfire area near the lock-up. Anyone starting a bonfire must only do so when the wind direction does not blow smoke onto the ring road or any neighbouring houses. Bonfires must be attended until they are extinguished. Health and Safety Act requirements must be observed.

13. Small amounts of compostable home waste may be composted on plot-holder's own sites, provided it is managed as part of a well-maintained compost heap.

14. Tenants must not deposit any rubbish or building materials on their plot, and must not be a nuisance to neighbours.

15. Any complaints from Tenants must be made in writing to the Secretary, who will refer them to the Committee for resolution.

16. At the end of any tenancy the plot shall be left clean and tidy. Any necessary remedial work will be charged to the tenant by the Committee.

17. When inviting guests, the plot holder must be present at all times. Unaccompanied guests will be treated as trespassers and asked to leave.

18. Any feed kept on the allotment must be in rat-proof containers. Hoppers and chicken feeders must be rat proof and all precautions taken against rat infestations. The Committee reserves the right to ask plot holders to remove livestock if these become a hygiene or welfare concern.

19. The Committee reserves the right to terminate the tenancy agreement in case of non-compliance with this agreement

Annual Subs for 2024:*

£35.00 for a full plot

£20.00 for a half plot

A discount of £5.00 will be subtracted for any subs paid by the end of December 2023.

£5.00 refundable deposit for a gate key (one-off payment at start of tenancy)

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Sort code: 30-94-04
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Plot Number

Name and Address of Tenant

.....

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Email address:

Signature of Tenant.....

Date: 14/11/2022

Signed on behalf of OMMLAA

Chris Mitchell, Secretary

* Information correct as of Octo15 November 2022. Please make cheques payable to OMMLAA and pay as per instructions in point 1 above.

Please returned a completed and signed copy of this form to the Secretary, Chris Mitchell at 31 Mil Lane, Marston Oxford OX3 0QB or by email to chrisaw.mitchell@yahoo.com