

**March 2013  
and as amended  
(V10)**

Registered society under the Co-operative and Community Benefit Societies Act 2014

## **MEMBERS RULES**

of the

**Torquay Allotment Holders Co-op Association Ltd**

South Parks – Quinta – Beechfield – Stantaway

**Official Website**

**[www.torquay-allotments.co.uk](http://www.torquay-allotments.co.uk)**

Affiliated to



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1. Every Member is on equal terms with all other Members and is expected to assist the field Stewards and Committee as much as possible for the welfare of all Members, exercise their rights by attending the Annual General Meeting and to share in the Administration of the Association if required.

2. All Members are expected to keep their respective plots cultivated at all times to the satisfaction of the Committee and to keep their portion of footpath and cart path clear of weeds and rubbish. Footpaths will be trimmed and kept to the boundary lines and shall be a minimum of 30 inches wide (where possible). Guests must be accompanied by a Member at all times unless advance notice has been given to a Committee Member. Members are responsible for their guests at all times.

3. Members or Guests **must not**:

3.a) Injure or deteriorate the land in any way and not to sell or carry away minerals, gravel, sand, clay or soil from the Allotment land nor cut prune or carry away the timber on the land.

3.b) Use your allotment plot or any part thereof as a Market Garden.

3.c) Transfer, sub-let, part sub-let, assign or part with the possession of the allotment plot or any part thereof.

3.d) Fail to make "good use" of their plot in a twelve month period.

3.e) Remove produce, or other items from another Members plot or vacant plot without the consent of that plot holder. Whereas a vacant plot, the Committee.

3.f) Demonstrate rowdy or unacceptable behaviour, disturb the peace, intimidate, or offend other Members of the Association.

3.g) Cultivate more than two individual plots unless you have permission from the Committee.

3.h) Copy any gate keys without the permission of the Committee.

3.i) Use or erect barbed wire or razor wire.

3.j) Deposit or bury non-biodegradable items on any part of the land.

3.k) Cultivate more than 25% of 'Cut Flowers' per individual plot or plots without written approval of the Committee who will then consult with Torbay Council.

3.l) Light a bonfire at any time from 1st May to 30th September inclusive and must not create a nuisance to members of the public or plot holders. Bonfires must not be left lit or unattended at any time and not burn any types of plastic.

3.m) The feeding of Herring Gulls, Badgers and Foxes is prohibited. Feeding of all wildlife should be limited to Birdseed and suitable Peanuts. (Adopted 2014)

3.n) The Communal ground on C Section of South Parks is for use of a Wildlife area and for Communal Events and cannot be changed back to a working plot or other. **Adopted March 2015**

3.o) Bring Carpet and or underlay on to the Allotment apart from use as a compost cover.

#### **4. Members Must:**

Give notice of any change of contact details to the Secretary or Field Steward within fourteen days of such changes. **Lock the access gates** when **entering or leaving** the allotment site. Distribute Grass cuttings etcetera equally.

## 5. Non Cultivation

In the event of a Member(s) failing to maintain their plot to a satisfactory state of cultivation the Member(s) will receive a 'Non Cultivation' Letter. Provided that the weather is reasonable the Member(s) will have a period of six weeks in which to bring the plot back to a reasonable state of cultivation. Failure to comply with this first warning will result in an 'Intention to Expel' letter. Should the allotment holder show substantial improvement within the six week period the notice may be withdrawn at the discretion of the Committee. However, if the plot is again considered unsatisfactory within a twelve month period commencing from the date of the 'Non Cultivation' Letter, the Member(s) will be given an 'Intention to Expel' letter. In the event of this you will have 28 days to vacate your plot and remove all personal property.

*The Committee reserves the right to inspect any plot at any time without prior notice.* **If you have difficulty maintaining your plot for whatever reason, please speak to your Section Steward.**

**6. Hens:** Members can keep up to the Maximum of 12 hens on their plot and not take up more than 25% of the plot area. Not to neglect the animals and ensure that they are fed, watered, healthy and disease free. Members must also follow RSPCA guidelines. Hens must not cause a nuisance to other plot holders, nearby residential properties or persons. No other livestock can be kept on any allotment plot or part with the exception of rule 7.

**7. Bees** can be kept on an Allotment plot but must be tendered by a member of the *British Bee Keeping Association*, the member must provide their own Public Liability Insurance. Arrangements must be made so that bees are forced to fly above head height when leaving the hive which should be sited so that only the Bee Keeper can approach them. Permission must also be granted by the Committee 'in writing' before hives are installed. Bees must not cause a nuisance to other plot holders, nearby residential properties or persons. Individual sites can vote not to keep bees on their field by a majority vote

## **8. Sheds, Greenhouses & Poly tunnels**

No structural alterations, extensions or new building works except for the erection of no more than 2 structures on any one allotment plot, each measuring no greater than 8ft X 6ft in size comprising either 1 shed and 1 greenhouse or 1 shed and 1 poly tunnel are permitted without the Council's prior written approval. Approval for the structure measuring no more than 8ft x 6ft can be obtained from your Steward. Approval for structure above 8ft X 6ft should be first obtained from the Committee before applying to Torbay Council. Where a Shed/Greenhouse exists on any given plot it is the Member's responsibility to ensure the ongoing maintenance or replacement. Sheds, Greenhouses and Polytunnels must be left on site when a Member vacates their plot unless purchased and erected during the tenancy of the member vacating the plot. The Member may remove the structure if they wish to do so. All Sheds/Greenhouses must be in 'safe order'. Greenhouses must not be erected against any other structure.

**9. Trees:** The permission of the Committee must be obtained prior to the planting of trees. Any such trees must be of a dwarf variety and maintained accordingly.

**10. Dogs.** A tenant may take his or her dog to the allotment, as long as the dog is under control at all times, on a lead and remains on the tenant's plot only. Note that if a dog is aggressive or particularly nervous, then this might constitute a nuisance to others and you may be asked not to bring the dog to the allotments in future. All faeces must be removed immediately and disposed of appropriately. **Adopted March 2017**

**11. New Members:** All new plot Members will be on probation for a twelve month period, pending plot inspections. It will be the Committee's discretion if the application is extended. You may only cultivate a single plot in the first season. A gate key will be issued by the section Steward at the cost of £5.00. Gate key deposit will be refunded on vacation of plot and return of key. All New Members will have '**14 Days**' to clear any outstanding invoice.

**12. Vacating your plot:** If you wish to vacate your plot you must notify the Secretary in writing. Upon vacating or terminating an allotment plot, all property belonging to the Member shall be removed on an agreed date. Any property remaining on the allotment after this date shall be deemed as abandoned. No refunds of rent paid will be given and the plot will be immediately re-let. The Association reserves the right to charge the Member the cost of removal of any property or litter.

**13.** Any Member(s) that have been evicted for whatever reason are not allowed on any site managed by Torquay Allotment Holders. **Adopted March 2017**

**14.** Fences, raised beds or other constructions cannot be more than 60cm high where they border adjacent plots without the knowledge of the next door plot holder(s) and site Stewards' agreement. **Adopted March 2017**

**15.** Any dispute that may arise shall be referred to the Committee. Matters not covered in the members rules shall be resolved by the Committee of Management.

**16. Subscriptions**

Member's annual subscription to the association shall be included in their annual plot rent. Rent Payments: Rent is due on the 1st January and is payable in advance. If not paid by 31st January Membership will lapse with immediate effect and the plot re-let from 10th February. Payment must be made to the Treasurer only who will issue an official receipt if requested. Please provide a SAE. Members joining part way through a financial year will pay pro rata fees (unless the plot is in poor condition) Committee to make judgement on what is fair. New members are still eligible for annual subscription and gate key deposit.

**17.** The use of firearms, including airguns, bows, crossbows etc., on the allotment site, either for hunting or target practice is strictly prohibited. No firearm may be brought onto an allotment site regardless of its intended use. The Police will be informed if any person is found to be using or keeping a firearm on any TAHCAL allotment site or boundary. Any tenants, or third party, found to be carrying out 'hunting activities', will have their allotment tenancy terminated with 1 month Notice to Quit. Trapping of Rats and Mice is exempt from this rule. Please contact the Committee for advice regarding the proper removal of Rats & Mice.

**Adopted by the Committee on 19/6/2017 under Article 15 in Members Rules**

### **18. CCTV - Video & Still Images**

CCTV or similar recording devices can only be used if the camera is projected onto your own plot. Pointing the camera at another Plot, Footpath, Communal Areas and or part of is NOT PERMITTED as it infringes human rights of others and the right to privacy.

**Adopted by the Committee on 09/10/2017 under Article 15 in Members Rules**

*Our Constitution is available to view or download online at [www.torquay-allotments.co.uk](http://www.torquay-allotments.co.uk)*

## You're Stewards Name & Plot Details



**Kings Seed Catalogue will be available towards the end of August/September for Members. Please look out on our website to the availability of Catalogues.**

### **Working Parties**

From time to time the Committee may ask for 'Working Parties' to help tidy up the Allotment Site or for Projects. Please look out on our website and notices boards for details. Tea & Biscuits will be at hand and it gives you the opportunity to meet other Allotmentees.

### **Feedback**

We would love to hear from you with any feedback that could help to improve the Allotment. Please email [secretary.torquayallotments@gmail.com](mailto:secretary.torquayallotments@gmail.com) with any suggestions that you may have or speak to your section steward.