

ALLOTMENTS AT THE WALLED GARDENS,
ADDERBURY HOUSE

CONDITIONS OF TENANCY

General Conditions under which the Allotment Garden is to be cultivated:

1. The tenant of an allotment garden shall comply with the following conditions:

- (i) He shall keep the allotment garden clean and in a good state of cultivation and fertility and in good condition.
- (ii) He shall not cause any annoyance or nuisance to the occupier of any other allotment garden or obstruct any path set out by the Council for the use of the occupiers of the allotment garden and every such path on which the allotment garden abuts shall be kept by the tenant not less than 12 inches wide.
- (iii) He shall not under-let, assign or part with the possession of the allotment garden or any part of it without the prior written consent of the Council.
- (iv) He shall not, without the prior written consent of the Council, cut or prune any timber or other trees, take sell or carry away any mineral, gravel, sand or clay or sink any well on the allotment garden.
- (v) He shall keep every hedge that forms part of the allotment garden properly cut and trimmed, keep all ditches properly cleansed and maintain and keep in good repair any other fences and any gates on the allotment garden.
- (vi) He shall not, without the prior written consent of the Council, erect any building or structure of any kind on the allotment garden.
- (vii) He shall not keep any animals or fowl on the allotment garden.
- (viii) He shall not use barbed wire for a fence adjoining any path set out by the Council for the use of the occupiers of allotment gardens.
- (ix) He shall observe and perform any other specific conditions which the Council consider necessary to preserve the allotment garden from deterioration and of which notice to the tenant is given by the Council or other agent.

2. Payment of Rent

The rent of the allotment garden shall be paid in advance on the first day of October in each year.

3. Power to Inspect the Allotment Garden

Any Member or Officer of the Council shall be entitled at any time when directed by the Council to enter and inspect the allotment garden.

4. Termination of the Tenancy of the Allotment Garden

The tenancy shall, unless otherwise agreed in writing, terminate on the quarterly rent day next after the death of the tenant.

The tenancy may also be terminated by the Council in any of the following manners:-

- (a) By either party giving to the other not less than TWELVE MONTHS' previous notice in writing expiring on or before the sixth day of April or on or after the twenty-ninth day of September in any year.
 - (b) By re-entry by the Council at any time after giving THREE MONTHS' previous notice in writing to the Tenant on account of the Allotment Garden being required by the Council for a purpose (not being the use of land for agriculture) for which it was acquired by the Council or has been appropriated under any statutory provision.
 - (c) By re-entry by the Council after giving ONE MONTH'S previous notice in writing to the Tenant:
 - (i) if the rent or any part thereof is in arrear for not less than 40 days whether legally demanded or not, or
 - (ii) if it appears to the Council that there has been a breach of the conditions and agreements on the part of the Tenant herein contained, or
 - (iii) if the tenant shall become bankrupt or compound with his creditors.
5. Any notice may be served by the Council upon the Tenant either personally or by leaving it at his last known place of abode or by recorded delivery service addressed to him there or by fixing the same in some conspicuous manner on the allotment garden.

Additional Specific Conditions:

1. Sheds

Tenants should apply in writing to the Clerk for permission to erect garden sheds.

Sheds may be erected as follows:

Sheds should not exceed base 3ft wide by 2'6" deep, height 6ft. To be constructed of timber throughout and finished with dark brown stain. The plot number should be affixed to the shed. The shed will be the sole responsibility of the allotment holder and be properly maintained.

Plots 1 - 10 (Lower Garden) - to be located next to the southern wall, between buttresses. The sheds in the Lower Garden should be moveable case the wall behind requires repairing.

Plots 11 - 15 (Upper Garden) - to be located on the southern edge of the plots, at least three feet away from the wall. However, if the sheds are portable, they can be placed close to the wall.

Plots 16 - 19 (Upper Garden) - No sheds to be located on this land. It is a requirement of Cherwell District Council Planning Department that any sheds on the allotments should be shielded and out of view from the Oxford Road. If a tenant of these plots requires a shed, it will have to be sited on the southern edge of the plot directly opposite his own, alongside the sheds for plots 11 - 15.

2. Walls

Access for inspection and maintenance must be kept available. These walls are 'Listed' and, as such, the Parish Council must keep them maintained.

3. Car Parking

Four parking spaces have been provided on the eastern side of Lambourne Way. No cars should be parked on the private roadway outside the entrance gate to the allotments where they will obstruct access to 'The Grasslands'. Cars may be parked in the Upper Garden by the eastern boundary wall.

4. Water Troughs

Dirty tools etc. should not be washed in the troughs.

5. Bonfires

Tenants should be considerate towards neighbours when lighting bonfires.