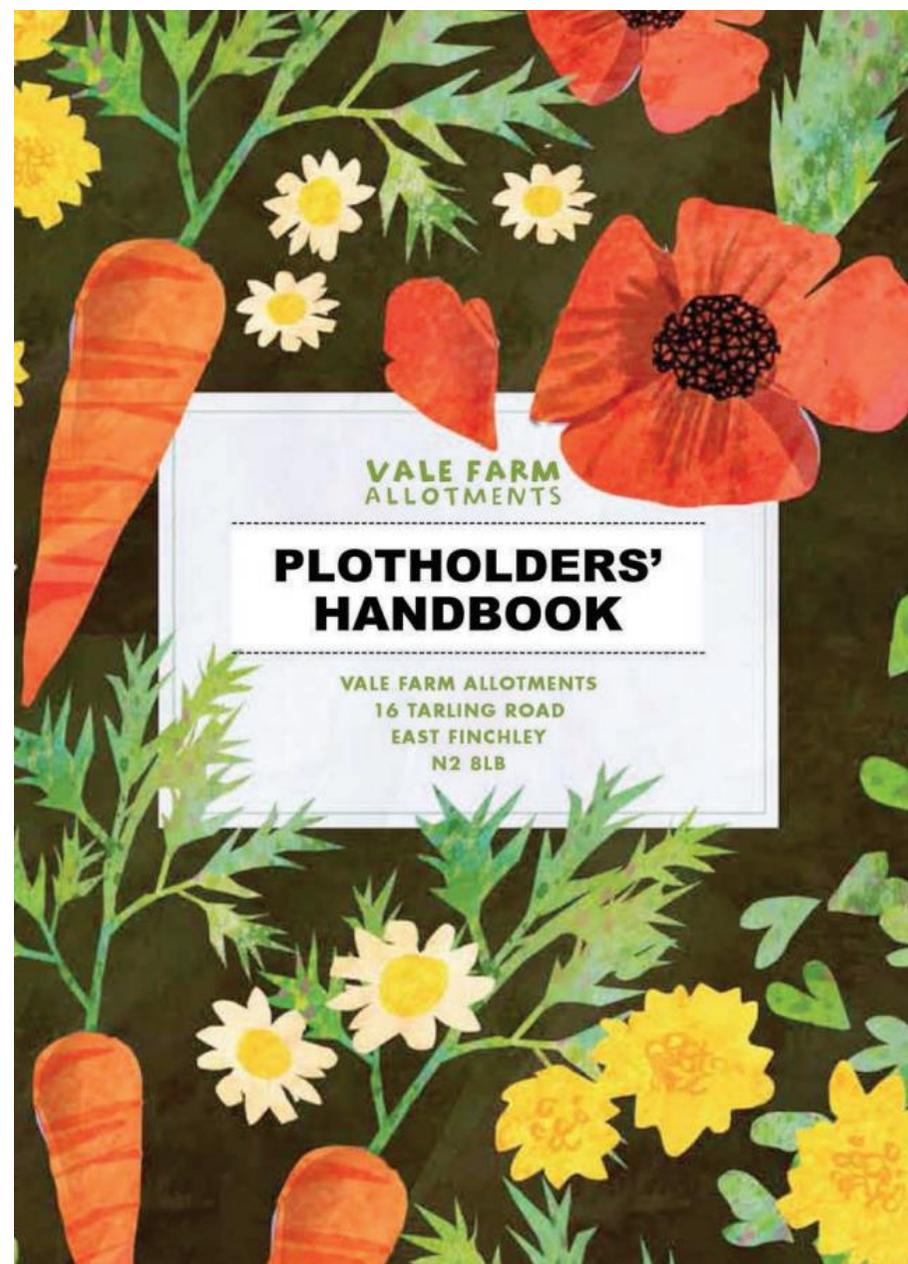


VALE FARM
ALLOTMENTS

**PLOTHOLDERS'
HANDBOOK**

VALE FARM ALLOTMENTS
16 TARLING ROAD
EAST FINCHLEY
N2 8LB



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Contacts

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This Vale Farm Handbook [Edition 4] produced May 2020

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VALE FARM HORTICULTURAL SOCIETY

Welcome to Vale Farm Allotments.

This handbook aims to provide ploholders with essential information and to set out the rules of tenancy.

There are three sections:

1 - Introduction -pg 2-4

2 - Terms and Conditions of Allotment Tenancy. pg 9-26

3 – Information. pg 27

Introduction

The site is owned by the London Borough of Barnet and leased to Vale Farm Horticultural Society. Vale Farm Horticultural Society is run on a communal basis, so please remember to be considerate and ensure that your plot, your activity on it and its surrounding paths do not pose a hazard or inconvenience to others.

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Vale Farm Horticultural Society (VFHS). Every plot holder is required to be a member of Vale Farm Horticultural Society, an unincorporated association.

The Society is affiliated to: The Royal Horticultural Society and is a member of: The Barnet Federation of Allotment and Horticultural Societies.

Vale Farm management

The committee of VFHS has overall responsibility for the allotments and authorises any expenditure. It deals with the long-term maintenance of the site as well as the day-to-day running. It recruits plot holders, carries out plot inspections and implements the tenancy rules. Committee members, who must be Vale Farm plot holders, are elected annually by all plot holders at the VFHS annual general meeting held early in the year. Minutes of the AGM are posted on the notice boards and sent out by email. Committee members are all unpaid volunteers and receive no special benefits.

Plotholders wishing to raise an issue or report an incident can contact any committee member (page 2).

Volunteering . Vale Farm Allotments is managed

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entirely by unpaid volunteers, who undertake most of the essential maintenance and communal jobs to maintain a safe and pleasant environment. As members of a self-managing Society, all plot holders are required to volunteer, either for the list of tasks maintained by the committee or in any other way they feel they can contribute. The Society champions volunteering as a fun way to spend time with fellow members, and to share tips with other avid gardeners. Volunteering maintains and improves common facilities, reduces maintenance costs, and is essential for the success of Open Days and other social events.

TERMS AND CONDITIONS OF ALLOTMENT TENANCY

The following 50 clauses are the Society's terms and conditions. By signing a Tenancy Agreement, tenants agree to abide by these terms and condition

For clarity, the following terms are used in this document:

- 'the society', means Vale Farm Horticultural Society
- an 'Allotment' means any plot rented from the Society.
- 'the Tenant' means the named current holder(s) of an allotment.
- the Council' means the London Borough of Barnet.
- the Committee' means the management committee of the Society.
- the Site' means the allotment site managed by the Society and located at Tarling Road, East Finchley, N2 8LB.
- the use of the masculine includes the feminine and vice versa; the singular includes the plural and vice versa. where an
- the allotment is let to two or more tenants the terms and conditions in this document apply to each of them

1. Basis of tenancy. Allotments are let to tenants solely as allotment gardens as provided for in the provisions of the Allotments Acts 1908 to 1950 as to allotment garden tenancies, and the provisions of those Acts apply accordingly. Allotments are to be wholly or mainly cultivated by the tenant for the production of vegetables, fruit crops and flowers, for consumption by the occupier and his/her family. Tenants may use their allotments only for their own cultivation and may not carry on, or permit to be carried on, any trade or business involving the allotment.

2. Society Membership Tenants are required to be members of the Society for the whole of their tenancy. Membership is also open to non- plot holders (e.g. plot holders' partners, family, friends or other) at the discretion of the committee; applicants should apply to the committee, whose decision is final. A nominal annual membership fee is payable [£2 for year 2013-14]. All Society members are entitled to vote in elections.

3. Plot Rental Annual allotment rents and water charges are due on April 1. Rental is valid until March 31. Any tenant who is 40 days in arrears with rent payment and water charges automatically forfeits the allotment tenancy on the 41st day.

4 Before taking possession, every tenant shall pay the required rent and other charges in advance – on the days and at the time and place appointed by the Society – to the treasurer or other person authorised by the Society to receive it, whether legally demanded or not.

5 The Council and the Society, their accredited representatives and persons acting on their behalf or with their permission shall be

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entitled at any time to enter and inspect any allotment, and carry out any works or repairs required or authorised by the Society or by the Council.

6 Tenants must not do, nor allow anything (in relation to the tenant's allotment) which is inconsistent with, or in breach of, the provisions of the lease (which the Society shall make available for inspection by the tenant on demand).

7 If any notice is served by the Society in respect of any breach of the terms of this agreement, the tenant shall immediately comply with such a notice and carry out any work required by the notice.

8. Tenants must not;

- a) Transfer, assign, sublet, part with possession of, or otherwise deal with the allotment or any part of it or with any interest in it;
- b) Grant or purport to grant any right, interest, licence, or easement in or over or under the allotment;
- c) Do in connection with the allotment any act or thing which may be, or become, illegal or a nuisance to the Council, to the Society, to other tenants or to the owners or occupiers of other property in the neighbourhood;
- d) Encroach or trespass, or allow others to trespass, upon another tenant's allotment or encroach onto any path, road or communal space;
- e) Cause, or allow to be caused, any damage to or theft of any property, including crops, belonging to other persons or the 8

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Society.

9. Tenants must:

- a) Indemnify and keep indemnified the Society, its officers and servants from and against all costs, claims, demands, proceedings, expenses and payments whatsoever that may be made or instituted against them or any of them in relation to the use of the allotment by the Tenant or the Tenant's employees, visitors or contractors either directly or indirectly, and which would not have arisen but for the granting of this tenancy;
- b) Inform the Society of any attempt by the owners or occupiers of other property in the neighbourhood to encroach on or acquire any right or easement over the allotment, including any unauthorised access to the site;
- c) Cooperate as far as reasonably possible with the Society and its officers in ensuring the efficient, effective and harmonious running of the site;
- d) Inform the Society immediately of any change in their address, email address or phone number.

10. The Society is not responsible for any loss, theft, damage or injury to any persons or property on the allotment site, and all persons who enter the site do so at their own risk.

11. Tenants shall observe and perform any special condition which the Society considers necessary to preserve the allotment from

deterioration, and of which notice shall be given to the tenant in accordance with these terms and conditions.

12. Volunteering: Tenants must, from time to time, participate in volunteer activity for the maintenance and repair of common areas of the Site and/or the running of the Society and its activities. The committee will maintain a list of responsibilities which volunteers should, from time to time, sign up to and perform. **Failure to perform** any committee-approved volunteer act for a period of a year will be considered a breach of tenancy, resulting in eviction.

13 Cultivation a) Tenants are personally responsible for the upkeep of their allotment – whether solely or with the assistance (paid-for or otherwise) of their partner, family member(s) and/or others. Cultivation is defined as the physical working of the ground for the production of crops, defined as vegetables, flowers, fruit bushes, fruit trees and herbs.

b) Tenants must keep their allotment in a good state of cultivation to the satisfaction of the Society.

c) Their plot should be kept reasonably free from weeds and rubbish. An area that is cleared of weeds yet remains uncropped or unplanted during any one year will be considered to be non-cultivated.

d) The whole plot, including any uncultivated/leisure areas, must be

kept tidy, safe and free from weeds.

e) Some plots that have areas not suitable for cultivation – such as heavily shaded areas – may be allowed extended lawn and wildflower areas. Extended grass areas must be agreed in writing with the committee.

f) The committee carries out two unannounced plot inspections a year: one in spring, one in late summer.

14. Tenants must not:

a) Plant, or allow to grow, any hedges or erect any fencing, walls or other barriers around their allotments; b) Use barbed or razor wire or the like for any purpose; c) Erect any notices or advertisements.

15. Tenants must keep any ditches and watercourses bordering their allotment open and clear of obstructions and must not, without the prior approval of the Society, divert, alter or in any way interfere with the free running or percolation of water in or under the site, whether the water is in defined channels or otherwise.

16. Bonfires. A communal bonfire is provided on both sides of the Site and tenants are encouraged to use them for the disposal of small branches etc. These bonfires are lit and managed by the site manager. Tenants may, if agreed with by the society have small bonfires on their plot, these must be agreed with a committee member.

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Waste items from outside the Site cannot be brought in for burning.

17. Sheds and other fixtures. Tenants wishing to erect a structure on their allotment **must** first seek advice from the committee. Moreover, tenants **must not build** or allow to be built on their allotments: a) Any permanent structures; b) Any temporary structures exceeding **2.00 metres in height, or to be erected without a clear 2 ft between fences**

18. The total area of all temporary structures on a plot - including sheds, greenhouses, poly tunnels, all paths and grass areas, may not exceed **[20%]** of the area of the allotment and must be built and maintained to a reasonable standard, in relation to the size of the plot.

19. Any exposed, concreted areas on an allotment, such as paths, must not in total exceed 10% of the total area of the permitted structures as mentioned at point 18 above.

20. Structures, fixtures and the like erected or installed on an allotment shall remain the property of the tenant during the term of the tenancy.

Upon the expiration or termination of the tenancy for whatever reason, the tenant or his or her personal representative shall be entitled to dispose of such structures, fixtures and the like to whom and on such terms as they may desire, including sale to an incoming

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tenant, or remove such structures and fixtures and any produce. If the outgoing tenant neither disposes of nor removes such structures, then an incoming tenant may either enter into possession of these structures without payment or cause these structures to be dismantled and removed and to charge the outgoing tenant the cost of these works.

21. Upon the termination of the tenancy of an allotment the tenant shall, if required to do so by the Society, remove from the allotment all his/her property of any kind within 14 days of such termination, and shall make good any defect to the allotment caused by such movement.

The Society may thereafter remove any such property remaining on the allotment and charge the expense of such removal and making good any defect to the tenant, who shall upon demand pay to the Society the amount of such expense.

22. Trees. Tenants must not plant, or allow to grow by natural seeding or otherwise, any trees or bushes other than fruit trees and bushes of recognised varieties cultivated for their crop.

23. Fruit trees and bushes must not be planted in such a way that they will encroach or hang over roads, paths, fences or neighbouring allotments when fully grown, and should not exceed 4 metres in height.

24. All trees must be regularly inspected and properly maintained to the satisfaction of the Society.

Paths, roads and boundaries

25. Tenants must keep in repair, to the satisfaction of the Society, every path or road bordering their allotment, and keep any hedges and verges bordering and forming part of their allotments properly cut and trimmed, except the car park, which the Society maintains in good order.

26. a) Cultivation is **not** permitted within 2'0 ft of any hard pathways. This is to avert root disruption. Grassed areas, that border hard pathways, must be kept mown or strimmed, with the surface flush with the pathway to avert edges breaking away.

b) Where there is a border path between allotments, the tenants of each of those allotments are jointly responsible for maintaining properly, and at a width of no less than 0.5 metres, the path between their allotment except that, by mutual agreement, the tenants involved may agree that one or the other of them will be solely responsible for maintenance of the path.

27. The Society reserves the right, acting reasonably, at the end of any tenancy year and having given reasonable notice, to re-define the boundaries of any allotment and re-calculate the rent if it believes this to be necessary to promote the efficient and effective

management of the site.

28. Livestock and bees. The keeping of livestock and bees may be permissible, but tenants wishing to do so must first seek approval from the committee. In making its decision the committee will consider that: a) the numbers are manageable;

b) they are well and humanely managed; c) they do not cause any danger, nuisance, interference, disturbance or annoyance to tenants or to anyone else including members of the public and the owners or occupiers of the neighbouring and adjoining property; and d) subject to the agreement of the Society which may at its discretion decide that the keeping of some or all of rabbits, hens and bees on the site would be prejudicial to health or a nuisance.

29. Bees may be kept, but the Society must first be satisfied that the tenant and/or the beekeeper is suitably qualified to care properly for them and that the following conditions are satisfied:

a) The beekeeper should have undertaken a recognised course of at least one- or two-years duration, covering both theoretical and practical hands-on training, to a good level of competence.

b) The beekeeper must be a full member of a recognised beekeeping association with full insurance against third party damages. c) Any bees brought on to the allotment should be of 17

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good temperament and kept that way.

30. Water. Hosepipes may be used on the site, subject to water company regulations. Hoses must be held in the hand at all times and must not be left unattended. **Sprinklers, irrigations systems and the like are forbidden.**

31. Care of the Site. Tenants must not:

- a) Remove or carry away or permit to be removed or carried away from the site any clay, soil, mineral, gravel or sand; b) Dig or permit to be dug any pits, shafts, wells or ditches; c) Import, store or allow on the site any soil, fill or material from an external source, or any rubbish or other materials or items, which are not connected with the proper and lawful use of the site or which are likely to damage the horticultural quality of the site; d) Deposit any manure, refuse or other material of any kind on the roads, paths, lay-bys or anywhere on car- parking areas, in watercourses or on communal land except with the prior agreement of the Society and provided the material is cleared promptly; e) Park or cause to be parked any motor vehicle or wheeled vehicle on any allotment or on any part of the site except in designated parking areas and only when in attendance on the site;
- f) Interfere in any way with any material, plant, equipment, building

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or installation owned by the Society or the Council.

32. Keys and visitors. Tenants must:

- a) Pay a deposit for their key to the site (currently £16.50), returnable upon termination of their tenancy.
- b) Lock the gates after entering or leaving the site, even if they are found to be open or unlocked;
- c) Make arrangements to meet personally at the entrance of the site any persons visiting them or vehicles making deliveries to them on the site and to ensure that the entrance is locked securely before and after.
- d) The Society shall have the right to refuse admittance, or to eject from the site, any person other than a tenant, Society member, or a member of his/her family or household to the allotment unless accompanied by the tenant or a member of his/her family;
- e) Return at the end of the tenancy all gate and other keys provided by the Society. All such keys remain the property of the Society. Where replacement keys have been supplied to the tenant, these must be returned at the end of the tenancy or on demand;
- f) Report to the Committee any matters of mains water leakage, any damage to fences, property or produce, through trespass or vandalism or from any other cause.

g) Dogs must be kept on a leash while on the site. They must not be allowed to foul or cause damage to any allotment, or cause annoyance (e.g. incessant barking).

33. Termination of tenancy. The tenant must yield up the allotment at the expiration or termination of the tenancy in such condition as shall be in compliance with the terms and conditions contained in this document.

34. The Society or the tenant may at any time terminate a tenancy by giving One months' notice in writing to the other expiring on or before the sixth day of April or on or after the twenty-ninth day of September in any year except that the Society may at its discretion accept from the tenant a lesser period of notice expiring at any time.

35. In the event of the death of the tenant, the tenancy shall terminate One month after the date of death except that the tenancy may be terminated sooner by agreement with the Society.

Termination of the tenancy by the Society

36. The Society shall have the right immediately to re-enter and take possession of an allotment and to terminate the tenancy of any tenant by giving one month's notice by email or in writing to the tenant: a) whose rent is in arrears for 30 days or more, whether legally demanded or not, or b) who is in breach of any of the other

agreements, covenants or obligations (including the covenants in 14 and 15 above concerning the care and maintenance of the allotment) imposed on the tenant by this document or the tenancy agreement in respect of the allotment

37. Termination of the Society's tenancy

The Society may terminate the tenancy of any allotment at one month's notice if it shall at any time, at one month's notice, be required by the Council to give up possession or occupation of the land, or any part thereof, of which such allotment forms a part.

38. This tenancy shall terminate forthwith whenever any tenancy or right of occupation of the Council shall terminate.

39. If the site or any part thereof that includes the allotment shall be required by the Council for a purpose for which it was acquired or to which it has been appropriated by the Council, the tenancy may be determined by the Society by three calendar months' notice in writing.

40. Compensation Before taking possession of land, every member shall pay to the Society or to the outgoing tenant, as the case may be, any charge due in respect of compensation, adaption or other matters.

41. The Society shall be entitled to recover from the tenant on his/her vacating the allotment on the termination of the tenancy, statutory

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compensation in respect of any deterioration of the allotment caused by failure of the tenant to maintain it as required in this agreement.

42. The allotment is not to be considered let or treated as a market garden or agricultural holding within the meaning of relevant legislation.

Breaches and disputes

43. Breaches - in the case of any member charged with a breach of these rules, the matter should be referred in writing to the committee, or such person(s) designated by them as they see fit, who shall at the earliest convenience deal with the matter. The committee shall have the power to take such steps as they consider necessary.

44. The Society reserves the right to exclude from the site without notice, pending consideration of the matter by the committee under paragraph 43 above, any tenant or other person who is accused of gross misconduct such as (a) causing serious damage to any allotment or to the crops thereon or to any communal area or (b) while on the site, damaging or stealing the property of any other person or of the society or (c) assaulting or threatening any person on the site.

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45. Disputes: Cases of dispute between two or more tenants shall be referred to the committee, or such person or persons designated by them as they see fit. The committee shall have the power to take such steps as they consider necessary.

46. Appeals: Any party to a breach or dispute may appeal against any decision made by the committee under 43-45 above. The appeal shall be made to a person or persons independent of the management of the Society and of the management of the site. Such person or persons shall give the said parties a fair hearing before arriving at any decision on the appeal.

47. Warning procedures The Society is committed to ensuring the site remains' safe, vibrant and fully utilised borough facility. To this end, it keeps a close eye on potholders progress. Tenants are required to actively cultivate to a good standard (see clause 12). **Simply clearing an area annually is not enough.** Tenants who fail to cultivate their plot sufficiently may be sent:

- a. Non-cultivation email or warning letter: This is likely (but not exclusively) to impose a **30-day deadline** for the required level of cultivation to be achieved. Failure to achieve this, in the opinion of the committee, could result in the potholders tenancy being terminated immediately.

b) General warning letter*: Tenants who break any other terms of their Tenancy Agreement may receive a verbal warning with, if

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appropriate, a deadline to rectify an issue. This could be followed by a formal written warning and, if appropriate, a deadline (typically, but not exclusively, 30 days) to rectify an issue. **Failure to comply could result in termination of the tenancy.**

i) It is essential that ploholders act on any notice received to avoid their tenancy being terminated. If you are still in doubt about why you have received a Warning Letter, please contact a committee member for advice and guidance. ii) Ploholders with mitigating circumstances, such as a medical condition, must inform the secretary or another committee member as soon as the problem significantly curtails their ability to cultivate their plot.

iii) It may be possible to transfer a ploholder struggling with a large plot to a smaller plot, if available. In a first instance of persistent non-cultivation, the committee may seek to offer the ploholder a smaller or more manageable cultivated plot, if available. If a ploholder declines to move and goes on to receive a second Non- Cultivation Warning Letter within 12 months of the first letter, they could have their tenancy terminated.

48. Letter. Any letter or notice required to be served under these terms and conditions may be served by **hand, by pre-paid post, or by suitable electronic means:** a) on the tenant either personally or by leaving it at his/her last known place of abode or by prepaid letter addressed to him/her there or, failing that, by fixing the same in some conspicuous manner on the allotment;

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b) on the Society by addressing it to the secretary for the time being of the society at the Society's published address for correspondence.

49. Notices directed to all tenants may be served by posting them on the Society's outdoor Site notice boards or similar display space or by including them in any newsletter or journal distributed by the Society to all its members.

50. Data protection) Tenants' contact details, allotment history and other information relevant to their tenancy and membership of the Society may be stored on computer or otherwise. This information will be used only for the management and administration of the Society and the site and will not be disclosed to third parties unless the Society is required to do so by law or in compliance with legal obligations. The tenant may inspect the information held by the Society about him/her on request.

This concludes the Terms & Conditions of Allotment Tenancy

Site Information

Waiting list The Society maintains a waiting list of tenant applicants. It advertises when necessary to maintain a list of 10 or more viable members.

Gates. The three entrance gates must be kept locked shut at all times.

Theft. **Do not keep valuable items on site.** Tenants who

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keep items on site (either inside or outside a shed) do so at their own risk. The society does not accept responsibility for the theft, loss or damage to tools, crops, structures, sheds, greenhouses, vehicles or any other possessions. All possessions brought on to the site are the responsibility of the tenant. Vale Farm Horticultural Society advises members to have tools marked with their postcode.

Don't leave tools lying around when you are not on your plot: they may cause an accident or be stolen. Keep hoses and canes etc tidied away when not in use.

Site Guests. Only tenants and their guests are permitted on the site, except on Open Days. Visitors are restricted to the main path, but may enter other parts, provided they are accompanied by an allotment holder.

Members of the Community Payback Scheme are also authorised visitors.

Children. Children are welcome at Vale Farm but must be supervised by their parents/guardians at all times. Children must not trespass on to other plots

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Ball games are not permitted anywhere on the site.

Dogs

Dogs are permitted on site but must be kept on a leash and under control at all times. It is the potholder's responsibility to ensure that any dog mess is disposed of properly.

Strangers

Approach strangers acting suspiciously with caution and seek help if in doubt. All unauthorised persons on site should be politely asked to leave.

For assistance, contact: East Finchley Safer Neighbourhood Team:
020 7161 9014 or 07887 632767

- Police non-emergency incidents: 101
- Police emergency: 999
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All instances of break-ins etc should be reported direct to the police by the plot holder by calling 101.

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Please inform a committee member (*see page 2*) if you have cause to call one of the above numbers, and also to report any break-in, theft, vandalism, breaks in the boundary fence, or suspicious activity or incident

Vehicles

Vehicles may be parked in the car park. Vehicles, including trailers, are not permitted to be driven beyond the boundaries of the car park without the consent of a committee member.

Vehicles must not be left on the site overnight.

Chemicals & wildlife

The Society recommends that chemicals and weed killers be avoided or used sparingly to protect the environment and wildlife. A healthy natural environment is important to our wellbeing and the health of our produce. Chemicals disturb the delicate balance of flora and fauna vital to the health of the soil, which could take a long time to re-establish. We should aim to grow plants that are healthy enough to cope with attacks, and healthy soil and friendly insects and animals are vital to this. If use of chemicals is unavoidable, try to use organic or

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glyphosate-based options. Take care to confine any spraying to the intended area within the confines of your plot.

Avoid spraying on a windy day. Keep use of slug pellets to a minimum to avoid killing predators such as slow worms (a protected species), hedgehogs and frogs.

Rubbish

Vale Farm Allotments must not be used as a place to dump rubbish. Domestic waste, which may encourage rats, must not be brought on to the site. Do not place any garden refuse/plant waste anywhere other than on your own plot, with the exception of pernicious weeds/blighted vegetation.

Please take general rubbish – plastic bottles, punnets, newspapers etc – home to your own domestic bin. Our bins are not for to be used to dump your compost bags etc. Take them home.

Green waste disposal

Green wheelie bins are no longer in use for green waste. We are actively encouraging ploholders to create their own compost heap.

The green bins are no longer in use.

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We are now asking that all plot holders create/make or buy a compost bin to use on their plot.

Bonfires

As per the Society's terms and conditions (*page 9*). Because bonfires are a frequent source of friction with local residents, fires other than the communal bonfire must be small, infrequent and approved in advance by the committee.

Wheelbarrows

Wheelbarrows, marked 'VF', are available for communal use.

Miscellaneous

- Carpet must not be used as a ground or path covering.
- Plots that border hedges, paths and fencing must be well maintained, including the trimming of hedges and removal of litter and other debris.
 - Fruit trees must not exceed 4 metres in height and must be prevented from overhanging adjoining plots.
 - Timber trees may not be cut or pruned without permission of the society.

Deliveries

Piles of ordered manure must be removed from paths and driveways within 21 days of delivery.

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Straw may be purchased, (current price per bale is about £3.50). Look out for emails for potholders to place order of compost etc

Manure can be purchased by barrow load @ £ 3 each or 5 for £12

Wood chip is provided free of charge and is available on a regular basis. It is deposited in the brick bunkers.

Toilets

There are two toilets next to the Trading Hut. Please keep clean and tidy.

Water

Numerous taps are provided for potholders use.

No water sprinkling device or hosepipe may be used unless handheld. Anyone not adhering to this will be asked to stop. If they persist, then they will be asked to leave.

Any leakage from pipes and taps must be reported as soon as possible. **Do not throw or allow children** to throw debris into the tanks. Always check that all taps are turned off and hoses disconnected before leaving the Site. Containers or watering cans used for poisons, insecticides or fertilisers must not be cleaned or dipped into the water tanks. The water supply is turned off in winter. Hosepipe bans and other water use restrictions will be posted on the noticeboards.

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First aid and accidents

A first aid kit (box with a red cross) is kept in the Porta Cabin. All accidents should be recorded in the Accident Book, kept with the first aid kit.

Allotment Events

Two Open Days are held each year to raise funds for the Society and to open up the site to the local community. The events typically include fruit and vegetable stalls, tea and cake stands, a tombola and barbeque. The events are held in early summer and autumn.

Refreshments

The Cabin contains tea-making facilities. You will need to bring your own milk. Please leave as you find it.

Vale Farm Horticultural Society enters the borough's Allotment Site and Plot Competition each year (July). Tenants are asked at this time to make a special effort to ensure that their plots and paths are tidy and in the best possible condition.

Miscellaneous

- Carpet must not be used as a ground or path covering.
- Plots that border hedges, paths and fencing must be well maintained, including the trimming of hedges and removal of litter and other debris.

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- Fruit trees must not exceed 4 metres in height and must be prevented from overhanging adjoining plots.
- **No trees may not be cut or pruned without permission of the society.**
- Please do not take it upon yourself to prune a neighbours' tree or shrub.

BBQ'S

BBq's are permitted on plots, but only with the potholder's in attendance. Family members may not use the allotment site for their own use for BBq's with friends, unless the plotholder is there. Whilst we do not mind late bbqs, please bear in mind we have neighbours in flats and sheltered housing nearby. All rubbish is to be disposed of by the plotholder and not dumped in any VF bins or skips. Any breaches in failing to comply with these regulations could result in eviction.

If you have a particular talent, mending or fixing things, or have knowledge of some DIY, then please feel free to get in touch.

