

Ashbourne Road and District Allotments Association

Policy Title Buildings/Structures on Plots Policy

This Policy applies to all instances where there are buildings on a plot.

The words Plot, Allotment Garden and Allotment shall have the same meaning.

The word 'rules' includes; Tenancy Agreement, Bye-Laws, Constitution or other Policies.

1. Where a plot has no building or structure erected on the plot when let:
 - 1.1. The Tenant may erect either a shed or greenhouse, or both, which must comply with the rules.
 - 1.2. Any building or structure erected by the Tenant is their property and as such the Tenant may on giving up their tenancy, for whatever reason, decide to:
 - a. Remove the building(s) from the site
 - b. Sell or give the building(s) to another Tenant
 - c. Leave the building(s) on the plot, the building then becomes the property of the Association.

2. Where a plot already has a building(s) erected on the plot when let:
 - 2.1. The Tenant becomes responsible for maintaining the building(s) or structures in a reasonable condition, taking into account the age and condition of the building when the Tenant became responsible for its maintenance.

 - 2.2. The Tenant, on giving up their tenancy, for whatever reason, **must not:** give, remove or sell the building(s) from the plot without written approval of the Committee.

 - 2.3. The Tenant can only remove an existing building(s) with good reason and written consent from the Committee. If the Tenant erects a replacement then clause 1.2 will dictate any action when tenancy ends unless the Committee deem the existing building to be in a reasonable condition in which case the replacement would become the property of the ARDAA.

3. No new concrete bases or structures will be permitted on plots.

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Policy Revisions			
Date	Reason	Amendment	Approved
14/11/17	Document Review	Apply consistency of terms used throughout ARDAA policy documents Other minor typographical amendments Addition of 2.3	14/11/17
09/11/14	For clarification	Clause 1. In the first title line; after the word "building" add the word "structure"	
	For clarification	Clause 1.1: after the word "both" replace the words "neither of which can exceed the sizes specified in" with "which must comply with"	
	For clarification	Clause 1.2. c. after the word plot add "the building then becomes the property of the Association"	
	For clarification	Clause 2.1 after the word structures add; "in a reasonable condition, taking into account the age and condition of the building when the Tenant became responsible for its maintenance".	
	For clarification	Clause 2.2 after the word "reason" add the word "must"	
	To prevent future concrete structures.	Clause 3. Add this clause; "No new concrete bases or structures will be permitted on plots."	
	Document identification.	Footer: added the date of amendment into the unique document reference.	
05/01/14	Approval of original version	None	05/01/14

Signed:		Date:
Position:		