

# Ashbourne Road District Allotment Association

## Addendum to standard Tenancy Agreement for Starter Plot Holders

### Plot 11

The words 'allotment' or 'plot' have the same meaning.

The words 'Tenant' and 'plot holder' have the same meaning.

**Plot holders on the 6 Starter Plots will be subject to the usual ARDAA rules with regard to cultivation, weed management and plot inspections but in addition:**

1. Each plot will have a complete set of basic tools: rake, hoe, fork, spade. These will be kept in good order by the plot holder or replaced if broken or damaged. They will remain colour coded where appropriate and remain the property of ARDAA.
2. Where an individual tool shed has been allocated to a plot, it will remain the property of the ARDAA and must be kept in good order. It will not be painted by the starter plot holder.
3. The starter plot holder will have access to a shared area set aside for seating and shelter known as the "Community Area".
4. Water will be used from the Community Orchard for the plots as well as from the water butts at the back of the plots and those attached to the shelter and sheds.
5. Rent will be paid annually to the ARDAA to include a full growing year for each starter plot holder.
6. The flat rent for each plot will be £50 per annum which is non-refundable.
7. Each plot holder will be subject to a 3 month probation during which time each starter plot holder will be expected to cultivate the plot and keep in good, weed free order.
8. No fruit trees or bushes will be set on the starter plots.
9. During the tenancy period each starter plot holder will be offered a plot on the main site if they have shown to have the ability to tend an allotment proficiently.
10. At the end of the tenancy, each starter plot holder will be offered their key deposit back and will leave their plot in good order including being dug over ready to be re-let to the next plot holder.
11. All compostable materials will be removed from the site by each starter plot holder and not left on the plots.
12. Each starter plot holder is responsible for sweeping the communal paths and sheds and maintaining each.
13. The paths on the plots are communal paths and must not be blocked by another plot holder.
14. No structures will be built on the Starter Plots. This includes pathways, raised beds and greenhouses.