

Allotment rules for Nairn Allotment Society - 2021

1. Nairn Allotment Society is managed by a committee of volunteers elected annually at the AGM; it exists to uphold the Society's regulations, policies and obligations, both to plot holders and to Highland Council, from whom the Society rents the land. The committee shall retire at the AGM but be eligible for re-election by the membership. A quorum shall be four members.

2. Any problems please contact the committee. The NAS contact email is info@nasplots.com

3. Committee members have no authority to mediate in matters outwith their remit. In matters of personal disagreement between plot holders, it is expected that the people concerned will sort out their differences amicably. Plot holders are reminded of part 3 of the NAS Equal Opportunities policy. Any plot holder causing others to feel uncomfortable or otherwise disrupting the peace and harmony of the site, which is one of the Society's stated objectives, risks forfeiting his/her/its plot.

NAS has zero tolerance to any threatening or abusive behaviour

4. Each allotment plot shall be let on a yearly basis beginning on 1st January annually or at other times on initial allocation.

5. The land shall be let at rents which may from time to time be determined by the membership at a general meeting.

6. Membership of Nairn Allotment Society is compulsory for all allotment holders and is an acceptance of tenancy, a tenancy is renewable annually on 1st January with plot rent. It is the responsibility of the plot holder to ensure the Committee is kept up to date with changes to contact details.

7. On the demise of a tenant, the plot will be offered to next of kin if it is not already in joint names.

8. Any notice, other than the notice in Rule 5, may be served on the tenant either personally or by leaving it at their last known place of abode or by registered letter to that place, or by fixing the notice in a conspicuous place upon their allotment.

9. Allotments must be used for cultivation and horticultural purposes only, and in accordance with the lease from Highland Council.

10. Allotments must not be used or occupied for business purposes.

11. No turf, soil, aggregates or timber may be sold or removed from the allotment site.

12. Every allotment holder shall weed and sufficiently cultivate their allotment to keep up the appearance and fertility of the site.

13. Allotment holders must ensure boundary fences, gates, roadways, standpipes and other fittings provided for security and welfare remain undamaged. Any damage must be reported and paid for. All site water will be turned off at the end of October and reconnected in April of the following year. The committee is responsible for this. Toilets that require mains water at both sites will be also closed when the water is switched off although the compost toilet at Sandown will remain open throughout the year

14. No building or other structure may be erected on allotments or within the site without prior notification to the committee. All structures should not cover any more than 30% of the plot (this is a combined size)

- a. They must be of a temporary nature and for horticultural purposes only.
- b. Sheds should be no bigger than 8ft by 6ft, or metric equivalent, polytunnels 14ft by 25ft or metric equivalent. Only one shed per plot.
- c. Any new development or replacement on an existing site shall comply with this rule.
- d. Greenhouses can be of any size within 30% rule
- e. Windbreaks should not be fixed to the existing boundary fences, as this will quickly weaken their stability.
- f. Paving slabs should only be used for paths and should be just single width. They shouldn't be used for the creation of patios or the such like as this limits the area available for cultivation. The exception is a base for sheds or greenhouses.

15. No allotment holder shall let, sublet or assign their allotment or any part thereof, as procedures to split and reallocate allotments are already in place.

16. Allotments are to be clearly defined and marked with the plot number at the front of the plot.

17. No allotment holder will deposit or allow rubbish or refuse to accumulate on their plot or on the roadway.

18. Members who bring their children to the plot must accept full responsibility for their safety. Children should not be allowed to play on roadways.

19. Allotment holders must ensure that any dogs brought onto site are on a leash and are controlled. It is a requirement that you clear up after your dog and ensure that it doesn't wander outwith your plot

20. Allotment holders' motor vehicles brought on to the site are to be driven at no more than 5mph and parked in the car park or designated parking space. Any large vehicles must be cleared by the committee before entering the site. You are permitted to park briefly outside your plot to load or unload heavy items but you must ensure your vehicle is moved to a recognised parking space as soon as the task is completed

21. Allotment holders shall be permitted access to the site only through the locked entrance gates. Please ensure that when you leave the site that you lock the gates if you're the last person there.

22. NAS has a responsibility to maintain the Society's sites to the high standards expected by The Highland Council and funding partners. Each plot holder shall be responsible for and must keep his/her section of the pathway/roadway/boundary clear and free from weeds, long grass or any obstructions. We encourage the growth of wild flowers along boundary fences.

23. Spraying. We encourage a no glyphosate spray policy. Any product used must only be used within the confines of your own plot and be appropriate for use with food crops. It's NOT permitted to use commercial products. Please have consideration for any organic neighbours and due to chemical drift do not spray in windy conditions.

24. Use of water. Plot holders should appreciate that there will be times when a lot of people need to water their crops at the same time. Everyone has to be prepared to wait their turn for using the hoses. The use of tanks, barrels etc for the collection of rainwater/storage of mains water is recommended. Taps/hoses should not be permanently connected to any one person's plot, as this prevents the fair sharing of water. Timers may not be used. Plot holders must be in attendance when water is being used.

25. No plot holder or contractor employed by one should enter another plot without prior arrangements. The only exceptions being in the case of a medical emergency or to prevent damage to property (i.e. in a high wind).

26. The plots will be inspected by the committee every month during the growing season (April - October) to monitor cultivation levels and general maintenance as well as noting any non-conformance of these rules and regulations. These inspections will be informal and not announced. Plots should be cultivated to their full potential. This is taken to mean that the plot is either :- in readiness for growing (early season), well stocked with growing produce or being prepared for the following season (between harvest and Spring only). Plots may not be left fallow

28. Plots found not to be up to standard will be given 4 weeks to complete the work. A further inspection will be carried out and if conditions have not improved, a subsequent email/letter will be issued, giving a final 2 weeks to achieve all requirements. A final plot inspection will be made and if work is not completed to a satisfactory standard, the tenancy will be terminated and the plot holder advised by letter, which will be sent by Recorded Delivery, to clear the plot of all belongings within one week. Plot failure whilst under the monthly inspection regime will result in forfeiture of the plot. This notwithstanding, any plot failing 3 consecutive inspections will result in the holder forfeiting their plot.

29. The Committee will always try and work with a tenant who is experiencing a temporary difficulty. It is the plot holder's responsibility to communicate with the Committee. A plot holder experiencing health problems, whether temporary or chronic, must put in place arrangements to manage their plots.

30. Newly allocated plots will be inspected in the interim. A new plot holder will be subject to a probationary period of three months. During this time the plot will be inspected monthly, and ongoing advice/guidance will be available. At the end of the probationary period progress towards a productive plot must be in evidence. In exceptional circumstances, e.g. if the plot was allocated at a time when the weather dictated that the plot could not be worked, then the Committee may at their discretion, extend this period.

31. Bonfires. We encourage you to recycle or compost material from your plot. Only plant matter grown at your plot can be used for a bonfire. Bonfires are only permitted between 1st Oct to 31st March and only after 2pm at weekends and should never be left unattended. Only matter grown on your plot may be burnt

32. Tenants persistently breaching any of these rules, or found not upholding the objectives of The Society, as laid down in the constitution, or moving outwith the postcode area of Nairnshire will be liable to forfeit their tenancy. This notwithstanding you have the right of appeal to the committee

33. All allotment holders shall abide by the Codes of Conduct and Practice laid out in the policies of the Nairn Allotment Society.

Rules agreed at the NAS AGM - September 2021