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## ALLOTMENT TENANCY AGREEMENT

**THIS AGREEMENT** is made the first day of April 2024, between EAST BOLDRE PARISH COUNCIL (hereinafter called "the Council") and

Name(s) Address 1 Address 2 Address 3

(Hereinafter called "the Tenant").

NOW IT IS AGREED as follows:

1. The Council shall let to the Tenant to hold as Tenant from year to year the allotment plot number:
2. Where the Tenant is more than one person the obligations and liabilities will be joint.
3. Allotment Gardens are provided for residents of East Boldre parish over the age of 18 subject to availability. The Council will also let allotments to residents from neighbouring parishes if there are no residents of East Boldre on the waiting list.
4. The Council, acting through its Parish Clerk may determine that a resident shall not be determined a 'suitable tenant' if they have previously held an allotment, the tenancy of which was terminated because of non-payment of the rental or a failure to comply with any of the allotment rules.
5. The Tenant must immediately inform the Council of any change of address/email/contact telephone number.
6. The Council shall give at least three months' notice of any rent increase to the Tenant before the tenancy is due for renewal.
7. The rent shall be due on the first day of April each year in advance, or as date on any agreement for part years. The signed agreement and payment of rent must be

received by the Council no later than 40 days after the due date, failure to do so will result the Council serving one month's notice to terminate the tenancy.

8. The Tenant is required to join East Boldre Allotment Association (EBAA) and will be automatically enrolled as a member of the National Allotment Society (NAS). The Tenant's name(s) and contact details will be shared by the Council with the EBAA and the NAS so that the NAS may provide the Tenant with Allotmenters Liability Insurance.
9. The Tenant shall abide by the most recent allotment rules set out by the Council.
10. Water supply costs and NAS membership are included in the rent. The Tenant may be required to pay a membership fee to the EBAA. Where additional works or amenities are provided on the Allotment Site these will be considered when setting the following year's rent.
11. The Tenant must observe and perform all conditions and covenants that apply to the allotment gardens contained in any lease under which the Council hold the Allotment gardens.
12. The Tenant must at all times during the tenancy observe and comply fully with all enactments, statutory instruments, local, parochial or other byelaws, orders or regulations affecting the allotment gardens.
13. TERMINATION OF TENANCY  
The tenancy of the allotment garden shall terminate:
  - automatically on the Rent Day next after the death of the Tenant
  - by either the Council or the Tenant giving to the other at least twelve months' notice in writing expiring on or before 6 April or on or after 29 September in any year
  - if the Tenant has not complied with these rules for 3 months or more
  - if the rent is in arrears for not less than 40 days
  - if the Tenant becomes bankrupt or compounds with their creditors.
14. In the event of the termination of the tenancy the Tenant shall return to the Council any property made available to him during the Tenancy and shall leave the plot in a clean and tidy condition. If in the opinion of the Council the plot has not been left in a satisfactory condition, any work carried out by the Council to return the plot to a satisfactory condition shall be charged to the Tenant (section 4 Allotments Act 1950).
15. The tenancy is subject to the Allotment Acts 1908 to 1950 and to the regulations and conditions shown as current East Boldre Parish Council Rules and available to view on the Parish Council website at [www.eastboldre-pc.gov.uk](http://www.eastboldre-pc.gov.uk).

Signed by:

Clerk to East Boldre Parish Council .....Dated: .....

Tenant..... Dated: .....

Tenant..... Dated: .....

**Please retain one copy and return the other to the Parish Clerk.**

Approved by EBPC 14/2/2023

From April 2024