

WOODLEY ALLOTMENTS TENANTS ASSOCIATION

SPECIAL BULLETIN – 77

Advice on the new Tenancy Agreement

Woodley Town Council has recently become aware that some tenants may not have fully understood or be totally compliant with the new Tenancy Agreement which came into effect in January 2022.

The Council has asked us to write to you to about this; to provide you with additional advice and to let you know of some new arrangements that have been put in place about who to contact regarding specific questions you may have.

The Woodley Allotments site is now one of the largest allotment sites in Berkshire and since Council resources remain stretched the Committee has offered to support the Council in a number of ways to make sure your emails and queries are responded to quickly and the site runs as smoothly as possible.

The Council will continue to deal with any problems concerning your tenancy whilst the Committee has agreed to be the first contact for a number of site issues such as site security, water, deliveries of woodchip, manure and pallets, seeking permission for new buildings, plot viewings and plot inspections. The Committee will liaise directly with the Council who will still make all the final decisions and take any necessary action.

By doing this we believe that we will be in a much better position to offer you help and advice whilst continuing to support the ongoing growth and development of the site, and encouraging tenants to be part of an inclusive community focused on growing vegetables, fruit and flowers in an organic and environmentally friendly way.

To help you to navigate a few of the more problematic areas within the new Tenancy Agreement, we would like to bring the following clauses to your attention (in blue) and offer you supporting advice below each one listed:

4f :The Tenant shall not bring to or use on the site (i) any carpet (ii) any asbestos containing materials (iii) any waste items or materials, including green waste from offsite.

However, items specifically for the betterment of the plot may be permitted e.g. woodchip, manure – by agreement with the Council.

- **All carpet must be removed** as soon as possible and taken to the tip. It is difficult to dig out once buried and as it breaks down it releases pollutants into the soil.
- **No asbestos** is allowed but should you discover any you must report this immediately to the Council.
- **Avoid bringing green waste onto the site.** This includes weeds, grass clippings and prunings from your garden. This is to prevent any tenant unwittingly bringing pests, diseases, weed seeds, herbicides or pesticides onto the site.
- **Please email the Committee (not the Council) to arrange a delivery of woodchip, pallets, manure or mulch.**

To help to manage the quality, quantity and the delivery of these materials, Woodley Town Council has asked that the Committee oversee this. This procedure should help to avoid contaminated products from being delivered onto site.

The Committee are in the process of putting together a list of suppliers of quality products so **if you can recommend a good supplier, please let us know.**

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4i(i) The tenant shall abide by the speed limit in force on the site.

- **The speed limit is 5mph.** This is to protect the people who walk or cycle to site and to prevent the roads from being churned up.
- **Persistent offenders will be reported** to the Council for further action.

4i(iii) Where a plot abuts a neighbouring property care should be taken to avoid causing nuisance to the occupier of the property. Any erection/structure should be no greater than 0.75 metres in height and be at least 1 metre away from the property boundary. The siting of any structure above two metres in height must be by prior approval of the Council.

4i(iv) Where the Tenant maintains a compost heap on a plot abutting a neighbouring property, this should be contained and at least 1metre away from the property boundary.

- **Note -these 2 sub-clauses apply to plots on A, H, L and M rows which back onto the gardens of surrounding properties.** The clauses have been added by the Council in response to letters and complaints from the owners of neighbouring properties.
- **Please email the Committee (not the Council) if you have any questions** about this.

4j: The Tenant shall not erect any building or fence without the written consent of the Council.

- **Please email the Committee (not the Council) for approval before building** any new fence, shed, polytunnel or greenhouse.

4k: The Tenant shall not without the written consent of the Council cut or prune any timber on any trees except the proper pruning of fruit trees or bushes in the proper course of husbandry or take or sell or carry away any mineral gravel, sand or clay or permit any other person to do so.

- **Please email the Committee (not the Council) to seek approval** before severely cutting back or removing an existing tree.

4l: The Tenant shall not store any vehicles or vehicle parts on the allotment site.

- **All tyres must be removed from plots** as soon as possible. Some tenants have been using these to plant in and to hold down membrane but car tyres are pollutants which over time are known to leach heavy metals and hydrocarbons into the soil. Many allotment sites have now banned tyres.

4n: The Tenant shall not remove from their allotment plot to another part of the site any material whatsoever but shall dispose of it responsibly.

- **Do not fly tip any waste from home or your plot** onto the wild areas or abandoned plots. Taking time to remove this waste prevents the Council Maintenance Team from doing other important site work such as mowing, strimming, drainage work and cutting back brambles. It also turns our site into a tip! If you see anyone fly tipping please let the Committee know straight away, do not ignore it!



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4o: The Tenant shall not remove any item(s) from another plot, unless permission by the Council has been given.

- **No trespassing on other tenant's plots and removing crops/other items, even if you suspect the plot is abandoned.** There have been recent reports of this happening on site but it is **stealing** and any incidences will be immediately reported to the Council for further action. If you see anyone stealing please let the Committee know straight away, do not ignore it!

4q: The tenant shall only light bonfires after 4pm from 1 October to 30 April. Bonfires are not permitted outside these times or at any other time of the year unless permission is given.

- **So, no fires between 1 May and 30 September inclusive.** This is a compromise. At a recent Council meeting, a number of Council members wanted to ban bonfires completely but the Committee argued that a few fires are still needed to burn material that cannot be composted e.g. diseased material.
- **When fires are permitted, keep the number to a minimum and make sure the material you are burning is as dry as possible** so less smoke is given off.
- **Only light fires after 4pm NOT before.**

To email the Committee: readingroadplots@woodley-allotments.org.uk

To contact the Council: admin@woodley.gov.uk tel - 0118 969 0356

Many thanks

Sarah Lane – Vice-Chair

vice-chair@woodley-allotments.org.uk