



## **Guidance on Rules when renting an allotment from Quinta Viewpoint Allotments.**

**Updated 29<sup>th</sup> of March 2023.**

**Official Website.**

**[www.quintaviewpoint.co.uk](http://www.quintaviewpoint.co.uk)**

We aim to be Affiliated to  
**The National Society of Allotment and Leisure Gardeners Ltd.**  
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## **Guidance on Rules when renting an allotment from QVA**

### ***Helpful information and what you need to know when renting an allotment.***

The Allotment Acts 1908 – 1950 and your Tenancy Agreement give the terms and conditions of your allotment tenancy. The site is leased by Torbay Council and self-managed by Quinta Viewpoint Allotments (**QVA**) as such they require certain standards of behaviour, in line with the Tenancy Agreement and the Allotments Act, to ensure that the property is maintained correctly, good practice is maintained and to ensure that neighbours and other plot holders are not inconvenienced. These rules have been developed over the years in consultation with allotment holders and try to strike a balance between allowing people freedom to work their plot whilst ensuring they do not infringe on other allotment holders. Therefore, the following is a summary of rules which **QVA** expects its allotment holders to comply with. Reports of non compliance will be investigated and assessed on a case by case basis. In some cases the offence can lead to immediate termination of the agreement and in others it may be a warning. If two warnings are issued, then on the third we will terminate the agreement.

If you break any of the following seven rules, it will lead to immediate termination of your agreement.

<b>Rule Number</b>	<b>Guidance on Rule Updated 04/10 2021</b>	<b>Action Taken</b>
Rule 5 code T1	You <b>MUST</b> pay your allotment rent within 28 days of receiving your invoice, & within 14 days for new members. Annual rent by 31 <sup>st</sup> January.	Immediate Termination of Agreement.
Rule 6e code T2	You are not allowed to remove anything from a vacant plot, including sheds, greenhouses, plants, crops, etc. unless given permission by the Rep (we will not accept permission verbal or written from the previous plot holder). When a plot is given up, the plot and all items on it reverts to the ownership of <b>QVA</b> .	Immediate Termination of Agreement.
Rule 6f code T3	You or a guest must not use any abusive or threatening behaviour on site, be it physical a 1st offence or verbal. a 2nd offence will lead to Termination.	Immediate Termination of Agreement for physical abuse.
Rule 6i code T4	You must not fly tip, deposit or bury any materials, rubbish from your allotment plot, or from off site, anywhere else on the allotment site, this includes onto vacant plots, footpaths, roads and ditches. (NB. You will be informed if there are specific areas you can tip waste, please contact your site Rep).	Immediate Termination of Agreement, possible prosecution.
Rule 6e code T5	You must not take anyone else's produce or property from their plot without their permission.	Immediate Termination of Agreement, possible prosecution.
Rule 11 code T6	You are not permitted to carry or use a firearm at any time on site.	Immediate Termination of Agreement.
Rule 11 code T7	The use of snares is strictly forbidden for catching wildlife using the site. Rat and mouse traps are permitted for pest control.	Immediate Termination of Agreement, possible prosecution.

**The following rules will usually result in a warning if they are broken depending on severity.**

Each case will be investigated on its merits; the types of evidence we look at include (but are not restricted to) written evidence submitted, witness statements, complaints received, physical evidence on site, police statements, recorded interviews, photographs etc. Any complaints of witness statements can only be accepted in writing, signed by the plot holder making the allegations.

We can not accept third-party or anonymous statements or allegations. If you have any worries or concerns over other people's actions or conduct, then please do call us or come in for a chat.

In the case of non-cultivation, there is only one warning given. If your plot is not brought up to an acceptable condition within the time frame set out in the warning, then we will serve a repossession, for which there is no appeal.

If you do bring your plot up to an acceptable standard but then let it fall into non-cultivation again, we will serve another warning, however we will only do this three times in a three-year period before repossessing the plot.

Although all the below carry a warning, there may be cases where they are extreme enough for us to go straight to an immediate termination. You will be kept informed of any decision we make and the reasons for it.

<b>Rule Number</b>	<b>Guidance on Rule</b>	<b>Action Taken</b>
Rule 2 code W1	You must cultivate at least 75% of your plot (by this we mean preparing the ground, planting, growing and harvesting crops/flowers) and the remainder must be cut down and free from weeds (the area must look maintained). From the start of your tenancy agreement, you have a two-month period in which enforcement for non-cultivation is not applicable.	One warning only  (letter of non-cultivation).
Rule 6f code W2	You must not cause a nuisance to other plot holders or neighbouring properties - nuisance could include bad or racist language, getting drunk, playing loud music, bonfires, excess rubbish, noncultivated plot etc.	Warning second offence Termination of Agreement.
Rule 1.f code W3	You must erect a clearly visible number on your plot.	Warning.
Rule 4a code W4	You and any helpers must always ensure you padlock the gates when entering and leaving the site. Combination locks must be scrambled and the code or keys must not be given.	One warning only – Termination of Agreement for second offence. If keys or code is given out, termination of agreement.
Rule 6e code W5	Don't take others water, Please use your water sparingly.	Warning possible Termination of Agreement.
Rule 9a code W6	You must get permission from the Allotment Rep or committee if you wish to erect sheds, greenhouses, poly tunnels etc.	Warning – asked to remove the item at own cost or charged for removal by <b>QVA</b> .
Rule 7a code W7	Applications to keep bees or chickens subject to complying with the terms and conditions that you have agreed. Note:- maximum number of chickens (Hens) allowed is 12 and no cockerels.	In cases of neglect to chickens or bees, one warning only. For second offence or serious cases of neglect, immediate confiscation of livestock and permanent ban on keeping livestock. One warning and subsequent ban if ignored.
Rule 6 code W9	You are not allowed to go onto other plots unless you have been given permission to do so by the plot holder or Allotment Officer. If you have children on-site they should be supervised at all times and should not be allowed to stray onto other plots.	Warning postable Termination of Agreement.

Rule 6c code W10	You are not allowed to sublet your plot. By subletting, we mean if a plot is wholly or the majority being worked by someone different from the named plot holder.	Warning postable Termination of Agreement.
code W11	You must not exceed the five-mile speed limit.	Warning postable Termination of Agreement for second offence.
Rule 8 code W12	You are not permitted to plant any fruit trees on your plot without permission, and they must be on dwarf root stock. See permitted rootstock information sheet.	Warning – Asked to remove any trees at own cost or charged for removal by <b>QVA</b> .
Rule 5m code W13	You are not allowed to use your plot for any trade or business.	Warning postable Termination of Agreement.
Rule 5j code W14	You are not allowed to use carpets on allotment plots. Except to cover a compost bin.	Warning – Asked to remove carpets at own cost or charged for removal by <b>QVA</b> .
Rule 6i code W15	You are not allowed to bring in any more Tyres on to allotment plots/sites. And all Tyres on site/plot must be removed by January 1 <sup>st</sup> 2025.	Warning – Asked to remove tyres at own cost or charged for removal by <b>QVA at £10 per Tyre</b> .
Rule 5j code W16	You must not bring in, burn or store rubbish on site or building materials on site.	Warning – Asked to remove rubbish at own cost or charged for its removal by <b>QVA</b> .
Rule 1g code W17	You are not allowed to dig up or obstruct paths between plots or cart ways or roads.	Warning – Asked to reinstate the path at own cost or charged for the reinstatement by QVA.
Rule 4b code W18	You are not allowed to give or copy your key or code to other people or allow them to visit your plot unsupervised unless they are registered as a helper.	Key – Warning. Or Termination of agreement. If an unauthorized copy's of keys are made or a combination code is given out.
code W19	Using concrete on plots for bases, securing posts etc. will be discouraged, but in some cases it may be considered an improvement. Therefore, prior approval must be sought before using concrete on plots. If permission is not requested and the use of concrete is not considered as acceptable, a warning will be issued.	Warning – asked to remove the base/concrete at your own cost or charged for removal by the QVA.
Rule 6k code W20	You are not allowed to have bonfires that cause a nuisance, or leave fires unattended. Only burn dry material on suitable days.	Warning repeated breach may lead to you receiving a total ban on having any bonfires.
Rule 1e code W21	The tenancy agreement can only be held in one name, but plot holders sometimes share a plot with family and friends. You, will need to make sure that the Allotment Officer has the contact details of whoever is sharing. There is maximum of 1 named helpers. The person sharing must be a member Helpers are co-responsible for the condition of the plot.	If a person is found on your plot who is not a named helper, your plot may be repossessed. If a plot is repossessed for non-cultivation, the named helper will not be allowed to take on a plot.
code W22	NO play equipment is allowed on plots. This includes but not limited to Paddling Pools, Trampolines, Slides, Swings, Climbing Frames, Wendy Houses and Sand Pits.	Plot holders to remove all play equipment. Failure to comply will result in a warning, allowing a further 2 weeks to remove. Termination of Agreement if still not removed.

code W23	Children are not allowed to cycle around the allotment sites. Bikes can be ridden to and from the plot only.	Warning.
Rule 7d code W24	All bird feeders must be positioned in the centre of your plot.	Warning.

Allotments are often busy places, with many allotment holders all sharing the site and working in close proximity to each other.

People differ in the way they manage and maintain their allotment plots, and this may not be the same as the way you would do it yourself.

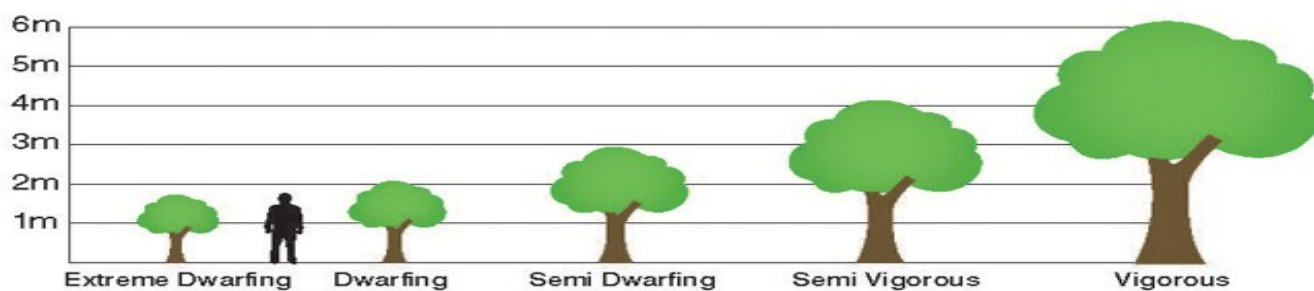
We therefore ask that all plot holders have respect for their neighbouring plot holders and tolerate the different approaches to allotment holding that they will see on site.

The following guidance is set out to help make the allotments a better place for everyone and help to keep it in good order, for future users.

<b>Guidance Number</b>	<b>Guidance</b>
G1	You can plant herbs and flowers as well as fruit and vegetables.
G2	You can have a small lawn area as long as it's regularly mown. This makes up Part of 25% none cultivated area.
G3	You can build a pond, as long as it's built in a way that's not dangerous to people and animals. For advice, contact the Allotment Rep. This makes up Part of 25% none cultivated area.
G4	Fruit bushes/fruit trees must be compact and of a small growing variety. You must also maintain the surrounding area. See Rule 8 Rootstock varieties allowed are Extreme dwarf, Dwarfing and Semi Dwarfing, no other types.
G5	Paths either side of your plot must be maintained. If unsure which path is yours, please ask your site rep.
G6	You are actively encouraged to compost green waste on your plot and one way of doing this would be to have a Compost Bin, however please do not let this encroach onto any paths.
G7	Report damaged fences to the site rep or the Allotment Officer.
G8	Keep an eye out for anybody you don't know on the site and don't be afraid to ask them what they are doing.
G9	Always inform the Allotment Officer if you change address. Rule 1d
G10	If you vacate your plot or are evicted, all belongings must be removed by the given date. If you vacate your plot during the rent year there is no notice period. However, plots must be cleared of all waste.
G11	We do allow bees on some sites, but you must get permission if you wish to keep bees, and we will see if there is anywhere suitable. If we get complaints, we will ask for them to be removed again. Rule 7b.
G12	You are not allowed to block communal pathways. Rule 1g.

G13	Subscriptions (Plot Rent) are due on the 1 <sup>st</sup> January and if not paid by 31 <sup>st</sup> January Membership will lapse with immediate effect <b>RULE 5.</b>
G14	Please only use noisy machinery such as petrol strimmers etc. during the following times: Monday to Friday 9am – 7pm, Saturday and Sunday 10am – 7pm.
G15	In cases of theft or vandalism, this should be reported by plot holders to the police on 101. Please obtain a crime reference number in order to report any further incidents.
G16	Site Reps are representatives of the QVA and must be treated with respect.
G17	There is not a reservation list for individual plots/sites, this will be at the discretion of the allotment officer.
G18	You are allowed to have BBQ and social gatherings on your plot, but this must be limited to plot holders, immediate family and helpers only.
G19	Plot holders must not inform others that they are able to take on their plot when given up. All plots will be offered in strict waiting list order. Plot holders currently on the waiting list are restricted to one plot only.

**Failure on the part of QVA to not enforce any of the rules above can not be seen as a waiver of that rule, and does not in any way remove QVA’s ability to enforce the rule again in the future.**



### **Guidance on Members rule 8a Re Fruit Trees.**

All newly planted fruit trees must be of Extreme Dwarf, Dwarfing and Semi Dwarfing types only.

**And must be maintained below 2.4m (8ft) high and not overhang paths or other plots.**

When buying fruit trees in store or online you will often see a rootstock described by a name or code such as M6. This can be particularly important when deciding what sized tree is most suitable for the space available. Take a look at the table of fruit trees to check that you have the right fruit rootstock for your plot before buying it. If you are unable to identify the rootstock don't take a chance leave it..

**Note trees count as part of the 25% non-cultivated area.**

**unless under plated with fruit bushers or vegetables but not flowers or grass.**

<b>Fruit Rootstock.</b>	<b>Rootstock name.</b>		<b>Rootstock type.</b>	<b>Ultimate Height if not properly maintained.</b>
<b>Apple.</b>	M27 (Similar to: P9)	Allowed.	Extreme dwarf.	1.2m (48")
	M9 (Similar to: Pajam 2, Pajam 9, P2)	Allowed.	Dwarfing.	1.8-2.4m (6-8ft)
	M26	Allowed.	Dwarfing.	2.4-3m (8-10ft)
	M6	Allowed.	Semi Dwarfing.	3m (10ft)
	M106	<b>Prohibited.</b>	Semi Dwarfing.	3-4m (10-13ft)
<b>Cherry.</b>	Gisella 5	Allowed.	Semi Dwarfing.	2.4-3m (8-10ft)
	Gisella 6	<b>Prohibited.</b>	Semi Vigorous.	3-4m (10-13ft)
	Colt	<b>Prohibited.</b>	Semi Vigorous.	5m (16ft)
<b>Peach, Plum, Apricot Nectarine, some nuts.</b>	St. Julien or <b>St. Julien A</b>	<b>Prohibited.</b>	Semi Vigorous.	4.5 (14ft)
	VVA1	Allowed.	Semi Dwarfing.	2.5m (8ft)
	Torrinel 24	Allowed.	Semi Dwarfing.	2.4-3m (6-10ft)
	Myrobalan	<b>Prohibited.</b>	Semi Vigorous.	5m (16ft)
	Ferlenain	Allowed.	Semi Dwarfing.	3m (10ft)
	Mont Clare	Allowed.	Semi Dwarfing.	3m (10ft)
	<b>Pear.</b>	Quince A	<b>Prohibited.</b>	Semi vigorous.
	Quince C	Allowed.	Semi Dwarfing.	2.4-3m (8-10ft)
	Quince Adams	Allowed.	Semi Dwarfing.	2.4-3m (8-10ft)
<b>Citrus.</b>	PS	Allowed.	Dwarfing.	2.4-3m (8-10ft)
<b>Walnut.</b>	Juglans regia	<b>Prohibited.</b>	Vigorous.	Over 6m (over 20ft)

**Note the same rules apply to none fruit trees like hazel, Cob, filberts, almond and olive etc.**

**All newly planted fruit trees must be of Extreme Dwarf, Dwarfing and Semi Dwarfing types only. And must be maintained below 2.4 m (8ft) high and not overhang paths or other plots, and any existing trees should be reduced to below 2.4 m (8 ft) where postable. and don't plant them near paths.**