

# **MRALGA Plot Inspections Policy**

**Tenants of MRALGA need to ensure that they adhere to their tenancy agreement:**

*Use the plot for the growing of vegetables, fruit and flowers for use by the Tenant and his (her) family) and for no other purpose; and keep plots clean, in a good state of cultivation throughout the term of tenancy. Plots must be maintained in such a manner that they do not become unsightly or a nuisance by allowing weeds to spread to adjacent plots*

## **General Standard**

75% of the plot to be cultivated for the growing of fruit and vegetables. The remaining 25% may be used for sheds, water catchment and/or parking. On full and half plots rainwater collection points are in situ from solid buildings. Where birds are present on full plots. Their pens/coops should be of good repair and good standards of cleanliness should be visible. The rest of said tenants plot should not fall below the standards set in this policy. Full and half plots to have water collection from any static buildings.

## **New Tenants Standard**

Plot should have 25% cultivation within 1 month, 50% at 3 months and 75% within 4 months.

## **Winter Plot Inspections October to March**

To ensure plots are tidy, weeded and being prepared for the next growing season. That no items deemed to be not allotment related noted and removed from site immediately. Any fly-tipping is dealt with in line with the tenancy agreement. Pathways to the right hand side and front of plot should be maintained by the tenant.

## **Summer Plot Inspections March to October**

To ensure plots are tidy, weeded and the appropriate standard of cultivation and growing is being achieved. That no items deemed to be not allotment related noted and removed from site immediately. Any fly-tipping is dealt with in line with the tenancy agreement. Pathways to the right hand side and front of plots should be maintained by the tenant.

Inspection Letters/emails will be sent to tenants who fall below the expected standard.

### **1<sup>st</sup> Letter**

The first letter will inform the tenant that they have a 4 week period to bring their plot in line with this policy. To contact us if there are mitigating circumstances as to why they cannot commit to their tenancy. Mitigating circumstances need to be notified at the first letter point and will not be permissible after this point. If there are mitigating circumstance why cultivation standards are not being met. It is in this 4 week period appeals need to be made to the trustees. By email, phone or in writing.

### **2<sup>nd</sup> Letter**

If after the 4 week period we have had no contact with the tenant and the standard requirement of cultivation has not been met the notice to quit letter will be sent. When given notice to quit the tenant has a 14day period to clear the plot of personal belongings. The trustees WILL NOT reverse a notice to quit letter unless there is extreme mitigating circumstances. If the association needs to intervene due to the condition of the plot, all charges incurred will be levied against the tenant. Invoicing immediately. The plot will then move to vacant status.

*In the event of the termination of the tenancy the Tenant shall return to the Association any property (keys, etc.) made available to him during the Tenancy and shall leave the plot in a clean and tidy condition. If in the opinion of the Association the plot has not been left in a satisfactory condition, any work carried out by the Association to return the plot to a satisfactory condition shall be charged to the Tenant (section 4 Allotments Act 1950).*