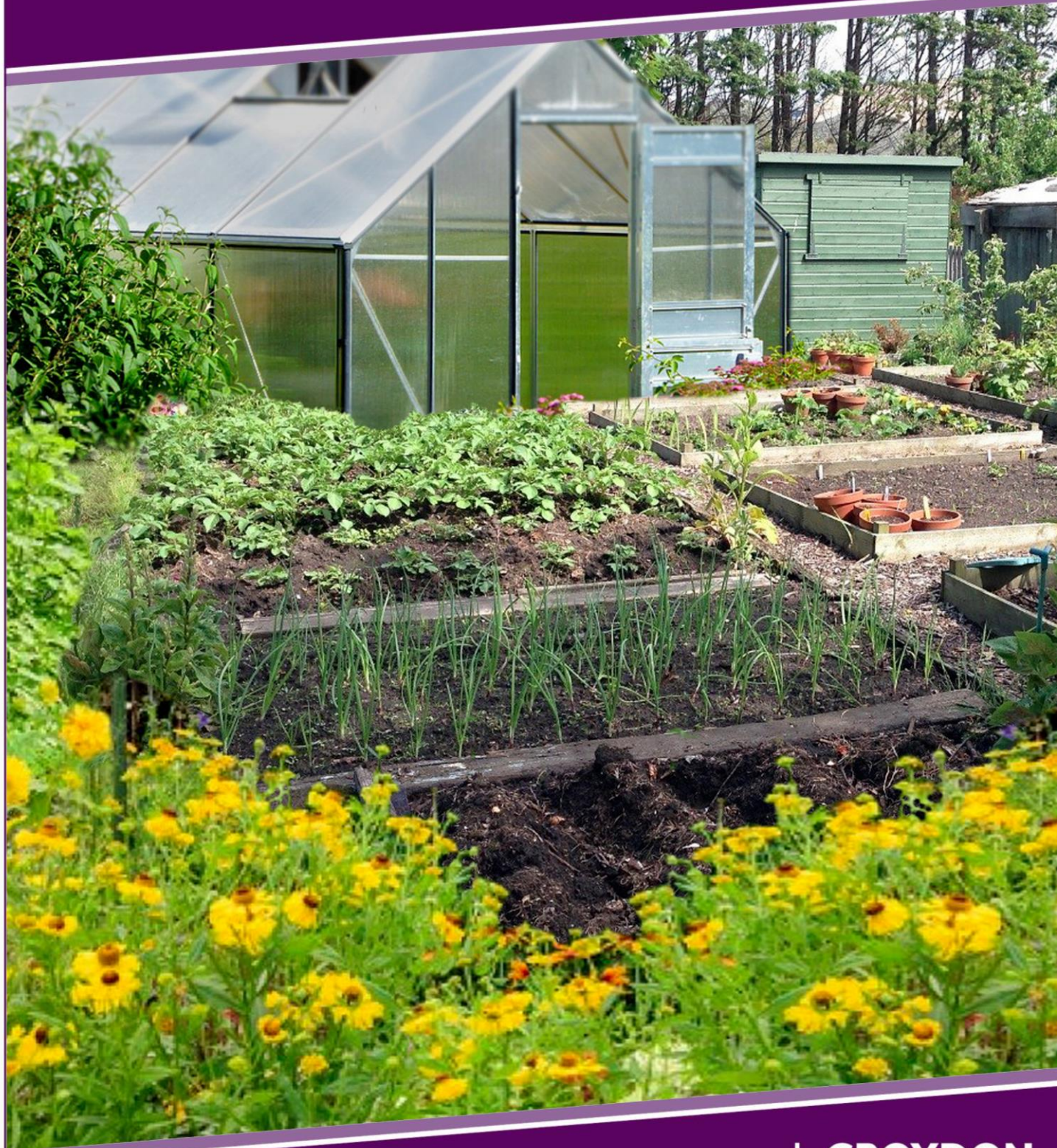


Croydon Council Allotments Rules for Temporary Structures

Allotment Service, Active Lifestyles
October 2019



Delivering for Croydon

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Temporary Structures

1. General Conditions

Temporary structures can include sheds, poly tunnels, livestock shelters, storage units and other structures erected on a plot that follow the rules below. They must be approved through the application process by Croydon Council Allotment Service before installation on allotment plots.

All temporary structures must comply with the rules contained in the lease agreement along with the conditions described in this document.

- 1.a Temporary structures on an allotment plot will be the Tenant's responsibility and must be maintained at all times in a safe, secure, neat and tidy condition.
- 1.b The Council may at any time withdraw permission for a temporary structure with a 40 day notice given. If permission is withdrawn or when the tenancy ends, the structure must be removed at the tenant's expense.
- 1.c No permanent materials can be used in the construction of the foundation.
- 1.d The Council is responsible for decisions about temporary structures. The Allotment committee will be consulted.
- 1.e Permission for a temporary structure will be ongoing, subject to the Council's annual plot inspection and site risk assessment. If a structure is assessed as unsafe or inappropriate a 40 day notice to repair or remove will be issued. Failure to comply will result in a notice to quit and the tenancy will end.

2. Nature of temporary structures

- 2.a The nature of the structures must be temporary (i.e. minimal or no foundations). Use of permanent materials in the foundation will make the structure above it permanent and in breach of the rules.
- 2.b Details of proposed changes to the design, purpose or building materials must be sent to the Council in writing. Permission for the changes must be received from the Council before they can be made. Only changes agreed by the Council can be made. Contact: allotments@croydon.gov.uk

3. Use of temporary structures

- 3.a Temporary structures must only be used for cultivation of plots or housing livestock. Storage of items must comply with the tenancy agreement.
- 3.b The Tenant shall not use the structure to buy or sell any allotment produce or carry on any trade or business. Failure to comply with this condition will result in an automatic termination of the allotment tenancy.

4. Size

- 4.a The size of the structure must conserve the statutory cultivable space at all times. The cultivable area in the plot is $\frac{3}{4}$ of the allotment it is equivalent to:

Allotment Site / Cultivable area

250 M ²	/	187.5 M²
125 M ²	/	93.75 M²
62.5 M ²	/	46.87 M²

- 4.b The cultivable area must be maintained if permission is also gained for livestock housing and runs on the plot. See Keeping Livestock rules (rabbits and hens) for further details.
For designated beekeeping plots see Beekeeping rules for further details.
- 4.c The following types and sizes of buildings are permitted on sites. A tenant may only erect:
 - One hut (maximum size 1.80m in height, 1.20m in width, and 1.80m in length)

- One combined hut and greenhouse (maximum size 1.80m in height, 2.40m in width and 3.60m in length)
- One growing tunnel (maximum size 2.25m in height, 3.0m in width and 5.40m in length) on their plot, the structure must be erected on the position agreed
- One hen house or rabbit hutch with runs, please see the livestock rules for specifications.
- For beehives, please see the beekeeping rules for specifications.

5 **Structure**

- 5.a All buildings must be of a semi-permanent nature and soundly constructed of an approved commercially available type. Used or home built structures should comply with the size guidelines shown above and be constructed to an acceptable standard.
- 5.b A gap of at least 60 centimetres (2 feet) should be left between any structure and the boundary fence of any private garden alongside the allotment.
- 5.c The structure shall be kept by the tenant at all times in a clean and tidy condition and in a good state of repair.
- 5.d Growing tunnels are to be constructed of a single sheet of clear polythene or plastic over a minimum of 5 rigid hoops. Maximum height is to be 2.25 metres with an overall maximum size of 5.4 metres by 3.0 metres.

6. **Responsibility**

- 6.a The tenant shall pay all charges or fees and other outgoings which may become payable in respect of the structure its installation, maintenance, repair or removal.
- 6.b The Council shall not be liable for any damage to the structure nor for the loss of or damage to any tools or other property placed in the structure by the tenant or any other person.
- 6.c The tenant shall not have or make any claim against the Council for compensation in respect of the structure on the termination in any manner of this agreement.
- 6.d In event of any breach or non-performance of these conditions, the Council will revoke and put an end to the agreement to site a temporary structure on the plot.

7. **Other structures**

- 7.a For structures not meeting the above guidelines, permission from the Council's allotment service and planning permission will need to be obtained by allotment holders before erecting any structures on their plot.
- 7.b Children's swings, climbing frames, slides, paddling pools or similar are not covered by these rules. Written consent from the Council Allotment service is required before any are placed in the Allotment Garden or Allotment Site. The tenant is responsible for any liability insurance.

8. **Application**

To apply, please fill the form below and send it to allotments@croydon.gov.uk.

Structures Application Form

Date

Allotment site

Plot number

Plot Holder

Plot Size

Structure type

Hut Green House Growing tunnel

Livestock Structure

Hen House Rabbit Hutch

Beehives

Primary contact details

Name

Telephone Number

Email Address

Address

Structure Location Plan

Structure Description

Dimensions

Please tick to Confirm ticking the boxes

I have read and Understand the structure's rules as part of the Allotment Lease agreement, and I am happy to comply.

I understand that I am solely responsible for the structures in my Allotment and I will pay any necessary expense for the installation, maintenance, repair or removal of the structure.

I understand that Croydon Council can revoke the permission granted, I will remove or modify the structure when required by Croydon Council.

Designation

Plot Holder signature

Permission to keep Livestock at the allotment start Date /__/__/__