

EGLINTON GROWERS RULES (version 1.8)

Rule 1: Plot allocated to members of Eglinton Growers for the production of vegetables, fruit and flower crops and for no other purpose whatsoever.

Rule 2:

2a. For the allocation of plots from 3rd November 2024, only in exceptional circumstances as outlined in Rule 30 can a plot holder, family member or their agents shall hold more than one plot.

2b. On application two current utility bills must be shown for confirmation of address purposes.

Rule 3: The number or raised beds allocated to a plot holder or group shall be at the committee's discretion.

Rule 4: If a plot holder fails to maintain their allotment in a proper state of cultivation, or is in breach of any other condition contained in these rules and regulations, the Eglinton Growers Committee may serve a written notice on the Plot holder requiring them to rectify the breach within 4 weeks. If such notice is not complied with the Plot holder will forfeit the right to occupy the allotment together with any fee paid and the Secretary will thereafter have the power to re-let the allotment.

The definition of "a proper state of" cultivation is as follows: –

- (1) A plot is used for the recreational growing of vegetables, fruit, nuts and flowers only.
- (2) A plot is kept clean and maintained in a good state of horticulture and fertility throughout the year.
- (3) A plot is mulched, pruned and weeded throughout the year.
- (4) A plot is kept free of weeds that cause a nuisance to adjoining plot holders and weed seed heads are removed before the seed has set. Pernicious weeds that spread through root extensions are controlled.
- (5) A plot that is cleared annually of weeds, but remains uncropped or unplanted during one year will be deemed not in a proper state of cultivation and therefore in contravention of Rule 4.

Rule 5: Boundary paths and hedges between plots shall be kept clear and weed free by the plot holder.

Rule 6: Plots shall be clearly numbered by the plot holder.

Rule 7: Plot holders shall be responsible for maintaining the condition of the soil and the fertility of their plot. This includes the application of manure and compost.

Rule 8: Plot holders shall ensure that non-compostable waste materials and rubbish does not accumulate on their plots or on the site, that it is removed from the site for disposal and not placed anywhere within the Eglinton Growers site.

Rule 9: In acceptance of a plot all members shall agree to contribute to the maintenance of the site and the development of communal areas.

Rule 10: All plot holders and their representatives shall be responsible for the securing of the site at the end of the day.

Rule 11: No member shall use any type of pesticide in any common areas, i.e., pesticides should not be used on the common pathways.

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Rule 12: Cultivation of trees over 10 feet on individual plots shall not be permitted without the prior consent of the committee.

Rule 13: Plot holders wishing to erect a potting shed shall apply for permission from the committee by sending the potting shed application form to the secretary. All sheds must be pre-manufactured and of a standard size and construction. The committee reserves the right to request the removal or remove at the plot holder's expense any unapproved structures, which breach this policy.

Rule 14: All goods, vehicles, grow houses and potting sheds shall be brought on to the site at the owner's risk.

Rule 15: The keeping of pets and livestock including bees on individual plots is prohibited.

Rule 16: Any dogs brought onto the site shall be restrained on a leash in all public areas. Where plot holders bring a dog onto site they shall be held responsible for its behaviour.

Rule 17: Plot holders who bring children onto the allotments shall be responsible for their safety and behavior. They should not cause a nuisance to other plot holders.

Rule 18: If any plot holder has occasion to complain about the behaviour of any plot holder, the complaint should be made in writing to the committee.

Rule 19: The use of vehicles brought on to site shall be restricted to 10 miles per hour, access roads and car parks. The committee reserves the right to refuse vehicular access to plot holders who do not observe the site notices imposed for the health and safety of members.

Rule 20: All communal plot holders shall appoint a principle plot holder, this includes community groups, and the principal plot holder shall be responsible for the plot.

Rule 21: Plot holders are responsible for ensuring all communal buildings including the containers and toilets are maintained in a clean and tidy condition.

Rule 22: Payment of plot rents shall be made in a timely manner as stated by the committee, all fees outstanding within one calendar month shall be considered overdue and the tenancy terminated.

Rule 23: The committee maintains the right to periodically inspect all plots, to investigate any serious disputes, illegal acts, failure to maintain plots and other issues, which may bring Eglinton Growers into disrepute or infringe the conditions of our lease. After investigation the committee maintains the right to consider a range of corrective and disciplinary actions against a plot holder from requesting corrective action to expulsion.

Rule 24: The plot holder has the right to reply to any decision of the committee and this should be done in writing to the Committee within 14 days.

Rule 25: Any member wishing to terminate their plot shall notify the committee in writing..

Rule 26: Any member terminating their plot lease shall not be considered for a plot for the subsequent season.

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Rule 27: Any member whose lease is terminated due to breach of the organisation's rules will not be eligible to re-join, unless the committee has determined any variance in individual cases.

Rule 28: Any member terminating their membership may remove the following from their plot before the new plot holder takes over; any greenhouses, poly tunnel or hut erected by the member, any plants or bushes and any produce remaining on site. The terminating member shall complete the removal within 4 weeks and has the responsibility to leave the plot in a fit and tidy state for the next plot holder. The existing plot holder may be liable for any expenses incurred by the committee in clearing the plot.

Rule 29: All plot holders shall comply with the rules and conditions of their occupancy including any changes imposed by our landlords.

Rule 30: With effect from 3rd November 2024, a separate member's priority waiting list will be created and maintained. Any plot holder wishing to increase from a small plot or decrease from a medium or large plot shall notify the committee in writing and will be placed on the members priority waiting list. Only members who have had their plot for more than one year and have demonstrated that they can maintain their existing plot will be considered for a larger plot.

When a plot becomes available the members waiting list will be reviewed first and plots allocated in a strict consecutive manner to members requesting the size of the available plot. If no members require the available plot size, then the plot will be offered to the person at the top of the Association's waiting list.

A member may hold more than one plot in the following circumstances

1. While transitioning from an existing plot to a newly allocated plot; allowing time to prepare the new plot and move any greenhouses, polytunnels or huts erected by the plot holder on their existing plot and to harvest or move any produce.
2. Where a small plot holder has requested more space and the adjoining small plot becomes available, the member will be permitted to hold and pay for the two small plots. The boundary between the two plots must not be built on or cultivated in any way that would prevent the two plots being allocated separately, when the member terminates their leases.

Rule 31: Tyre's (Can, Van or Lorry) are strictly prohibited from being brought onto site. Plot holders will be liable for the cost of removing any such item and its disposal.

Rule 32: Carpets and floor coverings of any description are strictly prohibited from being brought onto site. Plot holders will be liable for the cost of removing any such item and its disposal.

Rule 33: Fires are permitted on the allotment under the following conditions:

1. Fires must be in a container with a chimney
2. Fires are allowed for burning untreated, dry, organic materials.
3. Do not burn plastic, rubber, painted or treated wood.
4. The fire must be located away from neighbouring plots, structures and fences- at least 10 ft.
5. Fires must not be left unattended.
6. Avoid lighting fires in windy or very dry conditions.
7. Fires must not create excessive smoke or nuisance to other plot holders or nearby residents.
8. Ensure the fire is fully extinguished before leaving the allotment.
9. No accelerants may be used to start fires.

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10. Members are liable for any damage to other peoples property
11. Any member breaching these rules may face disciplinary action including restrictions on fire use and could face eviction from their allotment.

Rule 34: When the Committee has been informed a member has passed away the following action is taken:-

Week 2

- (1) Within 2 weeks of being informed the Committee issues an email / letter:-
 - (a) to the secondary plot holder (if named on the Tenancy) requesting if they wish to take over the Tenancy.
 - (b) to the next of kin offering condolences and confirming the Committee will be in touch regarding the future of the plot.

Week 6

- (2) Within 6 weeks of being informed the Committee issues an email / letter to the next of kin requesting them to inform the Committee of their intentions regarding the plot / Tenancy within the next four weeks.

Week 10

- (3) If the next of kin have not responded within 4 weeks the Committee issues a sympathetic email / letter to the next of kin:
 - (a) confirming there has been no response to the previous correspondence, and
 - (b) stating it is assumed the next of kin do not wish to takeover the plot / Tenancy, and
 - (c) unless informed otherwise the plot will revert back to the Eglinton Growers Waiting List 4 weeks from the date of the email / letter, and
 - (d) any items or structures the next of kin wish to retain should be removed from the plot within 4 weeks from the date of the email / letter.

Week 14

- (4) Subject to the previous steps in this rule being followed and the next of kin still does not make contact or does not take over the plot / Tenancy the plot is placed on the Eglinton Growers Waiting list within 14 weeks of the Committee being informed the member's passing.

Changes to the Rules:

December 2024

1. Rule 33 delete the existing rule and change as follows:

Fires are permitted on the allotment under the following conditions:

 1. Fires must be in a container with a chimney
 2. Fires are allowed for burning untreated, dry, organic materials.
 3. Do not burn plastic, rubber, painted or treated wood.
 4. The fire must be located away from neighbouring plots, structures and fences- at least 10 ft.
 5. Fires must not be left unattended.
 6. Avoid lighting fires in windy or very dry conditions.
 7. Fires must not create excessive smoke or nuisance to other plot holders or nearby residents.
 8. Ensure the fire is fully extinguished before leaving the allotment.
 9. No accelerants may be used to start fires.
 10. Members are liable for any damage to other peoples property

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11. Any member breaching these rules may face disciplinary action including restrictions on fire use and could face eviction from their allotment

November 2024 – AGM

1. Rule 2a: Delete existing rule 2a and replace with “For the allocation of plots from 3rd November 2024, only in exceptional circumstances as outlined in Rule 30 can a plot holder, family member or their agents shall hold more than one plot”.
2. Rule 12: Change 7ft to 10 ft
3. Rule 30: Delete existing rule 30 and replace with “With effect from 3rd November 2024, a separate member’s priority waiting list will be created and maintained. Any plot holder wishing to increase from a small plot or decrease from a medium or large plot shall notify the committee in writing and will be placed on the members priority waiting list. Only members who have had their plot for more than one year and have demonstrated that they can maintain their existing plot will be considered for a larger plot.

When a plot becomes available the members waiting list will be reviewed first and plots allocated in a strict consecutive manner to members requesting the size of the available plot. If no members require the available plot size, then the plot will be offered to the person at the top of the Association’s waiting list.

A member may hold more than one plot in the following circumstances

- 1 While transitioning from an existing plot to a newly allocated plot; allowing time to prepare the new plot and move any greenhouses, polytunnels or huts erected by the plot holder on their existing plot and to harvest or move any produce.
- 2 Where a small plot holder has requested more space and the adjoining small plot becomes available, the member will be permitted to hold and pay for the two small plots. The boundary between the two plots must not be built on or cultivated in any way that would prevent the two plots being allocated separately, when the member terminates their leases.”

June 2023

1. Rule 4 add the following at the end of the paragraph:-
The definition of “a proper state of” cultivation is as follows: –
 1. A plot is used for the recreational growing of vegetables, fruit, nuts and flowers only.
 2. A plot is kept clean and maintained in a good state of horticulture and fertility throughout the year.
 3. A plot is mulched, pruned and weeded throughout the year.
 4. A plot is kept free of weeds that cause a nuisance to adjoining plot holders and weed seed heads are removed before the seed has set. Pernicious weeds that spread through root extensions are controlled.
 5. A plot that is cleared annually of weeds, but remains uncropped or unplanted during one year will be deemed not in a proper state of cultivation and therefore in contravention of Rule 4.

2. Add a new Rule as follows:-

Rule 34: When the Committee has been informed a member has passed away the following action is taken:-

Week 2

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Within 2 weeks of being informed the Committee issues an email / letter:-

1. to the secondary plot holder (if named on the Tenancy) requesting if they wish to take over the Tenancy.
2. to the next of kin offering condolences and confirming the Committee will be in touch regarding the future of the plot.

Week 6

Within 6 weeks of being informed the Committee issues an email / letter to the next of kin requesting them to inform the Committee of their intentions regarding the plot / Tenancy within the next four weeks.

Week 10

If the next of kin have not responded within 4 weeks the Committee issues a sympathetic email / letter to the next of kin:

1. confirming there has been no response to the previous correspondence, and
2. stating it is assumed the next of kin do not wish to takeover the plot / Tenancy, and
3. unless informed otherwise the plot will revert back to the Eglinton Growers Waiting List 4 weeks from the date of the email / letter, and
4. any items or structures the next of kin wish to retain should be removed from the plot within 4 weeks from the date of the email / letter.

Week 14

Subject to the previous steps in this rule being followed and the next of kin still does not make contact or does not take over the plot / Tenancy the plot is placed on the Eglinton Growers Waiting list within 14 weeks of the Committee being informed the member's passing.

April 2022

1. **Rule 2A:** Delete rule 2a and replace with "For the allocation of plots from 25th April 2022, no plot holder, family member or their agents shall hold more than one plot."
2. **Rule11:** Delete rule 11 and replace with "No member shall use any type of pesticide in any common areas, i.e., pesticides should not be used on the common pathways."
3. **Rule 25:** Delete rule 25 and replace with "Any member wishing to terminate their plot shall notify the committee in writing."
4. **Rule 30:** Delete rule 30 and replace with "Any member wishing to change their plot shall notify the committee in writing and be put to the end of the waiting list."
5. **Rule 33:** Add new rule 33 as follows: "No fires of any kind are permitted on the allotment."

April 2021

1. Rule 4 Line 3: Change 8 weeks to 4 weeks.
2. Rule 18 Line 2: Change Chairperson to Committee.
3. Rule 22 and Rule 28: Last sentence: to be deleted.
4. Rule 24: Change chairperson to committee.
5. Rule 25: Change chairperson to committee.

This issue supersedes any previous issue of the Rules.