



**Leeds City Council
Parks and Countryside**

**RULES FOR THE ERECTION OF STRUCTURES AND
GREENHOUSES ON ALLOTMENTS**

May 2015

RULES FOR THE ERECTION OF STRUCTURES AND GREENHOUSES ON ALLOTMENTS

Any decision made about structures by the committees of self managed allotment associations will not usually be overturned by the Council

The tenant shall have the licence or privilege of erecting and maintaining a hut or greenhouse or a combined hut and greenhouse, or structure (hereinafter called "the structure") upon the allotment subject to the following conditions:-

- (a) The licence or privilege hereby granted shall continue until determined by either party giving to the other one calendar month's notice in writing.
- (b) The design and construction of the structure shall be subject to the previous approval of the Council and no alteration or addition to the structure shall be made without the consent in writing of the Council having first been obtained.
- (c) The tenant shall erect the structure upon the site once confirmed by the allotment office/association and not before and as set out in the letter of authorisation upon the allotment.
- (d) The structure shall be kept by the Tenant at all times in a clean and tidy condition and in good state of repair.
- (e) The Tenant shall not use the structure for any purpose other than that of working their allotment and it shall not be used for any noisy, noxious, dangerous or offensive purpose and they shall not do or permit anything to be stored in or placed upon the same which may be or become a cause of a nuisance, annoyance or damage to the Council or their tenants or the owners or occupiers of other property in the neighbourhood. Failure to comply with this condition will constitute an automatic termination of the allotment tenancy on the part of the tenant and will result in one month's notice being given.
- (f) The Tenant shall not buy or sell any allotment produce in the structure nor carry on any trade or business whatever therefrom nor use the same for the storage of any items not for accepted use in managing an allotment.
- (g) 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.
- (h) The Council shall not be liable for any damage occasioned to the structure nor for the loss of or damage to any tools or other property placed in the same by the Tenant or any other person.
- (i) The Tenant shall pay and discharge all charges or fees and other outgoings which may become payable in respect of the structure.
- (j) In event of any breach or non-performance of the foregoing conditions with reference to the structure it shall be lawful for the Council forthwith to revoke and put an end to the licence or privilege hereby previously granted in respect of the structure.

The following types and sizes of buildings are permitted on sites. Written application for permission to erect a hut or greenhouse should be submitted on the structure request form, for consideration. A tenant may only erect:-

One hut (maximum size 2.4m by 1.8m by 2.25m high) and one greenhouse (maximum size 3.6m by 2.4m by 2.4m high)

or

one combined hut and greenhouse (maximum size 4.8m by 2.4m by 2.4m high)

or

one growing tunnel (maximum size 5.4m by 3.0m by 2.25m high) on their plot, the structure must be erected on the position agreed

All buildings to be of a semi permanent nature (i.e. minimal or no foundations) 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.

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 2.5 metres with overall maximum size of 5.4 metres by 3.0 metres.

For structures not meeting the above guidelines, planning permission will need to be obtained by allotment holders before erecting any structures on their plot.

Structures for the keeping of livestock will be classed as horticulture leisure garden and therefore tenants must ensure that the 60/40 rule (see allotment rule 6(3)) is adhered to.