Allotment Rules – Council Chalets, Greenhouses and Tool Lockers

Current BCC Rules and proposed changes: Where such structures are rented from the Council, Tenants must keep them in good repair at all times and in particular must make good any defect or repair within one month of the Council giving the Tenant a notice specifying the repair required. Tenants are also responsible for the repair of tool lockers. (9.1)	*Comment: If structures owned by the Council have been allowed to deteriorate unacceptably through Associations lacking resources to maintain them, it is not reasonable to either expect rent from Tenants or require them to make good or repair, particularly if roof material contains asbestos*
In the third year after the Allotment Garden is let to a Tenant and every third year thereafter, the Tenant must apply a coat of wood preservative to the chalet. (9.2)	*Acceptable rule only if a 'chalet' was in reasonable condition when let to the Tenant*
The chalet, greenhouse or tool locker must not be used except for designated purposes in connection with the proper cultivation of the Allotment Garden and in particular no trade or business may be carried out from the chalet or greenhouse. (9.3)	*As above*
Petrol, oil, fuel, lubricants, gas canisters or other inflammable liquids must not be stored in the chalet, greenhouse or tool locker. (9.4)	*Gas canisters for camping stoves and rings for boiling kettles should not be banned*
Equipment is left at the owners own risk. The Council is not to be liable for loss by accident, fire, theft or damage of any tools or contents in the chalet, greenhouse or tool locker and will not replace any chalet or greenhouse which is destroyed or damaged. (9.5) *The sentence in blue is additional .* *The current rule says '**may** not replace any chalet….'*	*It is likely that these changes are needed to comply with insurance cover i.e. the Council does not provide cover for any loss.*