**OAKHAM SMALL HOLDERS ASSOCIATION LEASE**

**Whereas:**

The Council, in pursuance of its powers under the Allotment Acts, is the owner of a parcel of land as depicted on plan OSA Plan LT376106 (hereinafter referred to as "the Land"), with the intention that it be used and managed exclusively as allotment gardens; and

The Society has been established and exists, inter alia, to own, manage, and let allotments, and it is willing to collaborate with the Council for this purpose.

**Now, therefore, it is agreed as follows:**

1. The tenancy shall be for twenty-one (21) years, commencing on the 1st day of April 2025.
2. The rent for the first seven (7) years of the tenancy shall be the annual sum of one hundred and thirty-five pounds (£135), payable in advance on the 1st day of April each year, with the first payment due on the 1st day of April, 2025.
3. One year before the end of each seven-year period, the Council and Society will review and agree on the rent for the following seven years, adjusting it based on the cumulative Retail Prices Index (RPI) for each January. If they fail to agree, the President of the National Association of Local Councils will appoint an arbitrator whose decision will be final and binding.
4. The Society shall let the Land as allotments, collect rents therefrom, and manage the Land in accordance with best practices.
5. The Society shall not permit the keeping of any animals or livestock on the allotments without the prior written consent of the Council, except hens or rabbits as allowed under Section 12 of the Allotments Act 1950.
6. The Society shall maintain the hedges, fences, and gates in good and sufficient repair.
7. The Society shall use its best endeavours to ensure a high standard of allotment huts and shall prohibit the use of ramshackle, untidy, or unsightly structures.
8. The Society shall permit the Council and/or its duly authorized officers to enter and inspect the Land at all times.
9. When letting allotments, the Society shall prioritize allotment holders who have been displaced from other Council allotments needed for statutory purposes. Additionally, veterans will receive special consideration during the allocation process.
10. The Society will make every effort to provide accessible plots so that individuals with disabilities have suitable access to the allotments.
11. During the lease period, tenants are responsible for paying all applicable property charges, including local general rates, drainage rates, and any other fees or impositions that may arise for the benefit of the Land
12. Provided that:
13. If the rent is in arrears for more than three calendar months, whether demanded or not; or
14. If, at any time after three years from the commencement of this tenancy, the Council is satisfied that the Society has failed to comply within a reasonable time with any written notice served by the Council requiring the Society to remedy any breach of the terms and conditions herein, then, the tenancy shall, after one further month's written notice, forthwith cease and determine, without prejudice to the tenancies of individual allotment holders.

IN WITNESS whereof the Council and the Society have hereunto affixed their respective Common Seals the day and year first before mentioned

The signatories of Oakham Town Council

Chairman

Town Clerk

Dated: Dated:

The signatories of the Oakham Small Holders Association

 Chairman Secretary / Treasurer (delete as appropriate)

Dated: Dated: