

Guidance for Deposit Returns

All plots will be photographed and marked against the following criteria and given a rating. This rating will determine the state a plot must be returned in so as to ensure the deposit is returned.

Good

All of the following:

- Plot is clear of rubbish
- All growth cut back recently
- Earth over whole plot cultivated.

Acceptable

Does not meet the standard for 'good' because of any one or more of the following:

- Small amounts of rubbish
- Attempts to cut back growth but signs of regrowth
- Incomplete cultivation of plot.

Would expect no more than 60 minutes work to bring up to 'good'.

Poor

Does not meet the above standards due to any one or more of the following:

- Extensive rubbish
- Over 50% uncultivated or overgrown
- Failure to cultivate

Would expect between 60 and 120 minutes work to bring up to 'good'

Very Poor

Does not meet the above standards due to any one or more of the following:

- Extensive and/or difficult to dispose of rubbish
- Over 75% uncultivated or overgrown
- Presence of brambles or other weeds taken hold

Would expect more than 120 minutes to bring up to 'good'

The following schedule will be applied to deposit deductions:

		State Provided			
		Good	Acceptable	Poor	Very poor
State Returned	Good	0%	0%	0%	0%
	Acceptable	25%	0%	0%	0%
	Poor	50%	25%	0%	0%
	Very poor	100%	50%	25%	0%

Other Terms and Conditions

- Where a plot is provided rent free for the first year, it will automatically be deemed to be in satisfactory condition.
- If a plot holder disagrees with the Outdoor Services Manager's decision of the returned state, they may within 7 days pay an additional £15 fee for an allotment site rep to decide on the state of the plot. If the site rep deems it to be in better condition than the Outdoor Services Manager the £15 fee will be returned and the site rep's adjudication applied.
- Where a key is issued, failure to return it within 14 days of termination will lead to a £10 deduction
- The following items must have written permission from Didcot Town Council to be left on a plot or will be subject to the following deductions:

Raised beds	50%
Polytunnels	50%
Greenhouses	100%
Dwarf fruit trees	100%
Sheds	100%
Compost areas	25%

- The presence of non-dwarf fruit trees will automatically incur the loss of a deposit, whether or not the next tenant is willing for the tree to stay.