

## **Key Points:**

1. **Automatic Renewal:**
    - o The tenancy continues year after year without requiring a new contract.
  2. **Notice Period:**
    - o Either party may terminate the tenancy with **advance written notice** (commonly 3 months).
  3. **Probationary Period:**
    - o The first year may be treated as probationary, allowing early termination for non-compliance with rules.
  4. **Rent:**
    - o Payable **annually** and must be kept current.
  5. **Tenant Responsibilities:**
    - o Maintain the plot/property in good condition.
    - o Follow all tenancy rules regarding structures, plants, and behaviour.
    - o Report changes of address or contact details.
  6. **Landlord/Council Responsibilities:**
    - o Provide reasonable access to the plot/property.
    - o Maintain communal facilities (paths, water supply, fences).
    - o Communicate clearly about rent, rules, and any inspections.
  7. **Flexibility & Security:**
    - o Tenants enjoy long-term access and continuity.
    - o Landlords retain the right to terminate for breaches of rules or misuse.
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## **Best Practice - Parish Council Guidance**

### **For the Parish Council:**

- Provide tenancy agreements in writing with a simple summary for tenants.
- Keep a register of tenants and rent payments.
- Conduct regular inspections with reasonable notice.
- Ensure agreements are legally compliant and enforce Council rules fairly.
- Communicate clearly about any rule changes, rent increases, or site improvements.

### **For Tenants:**

- Read and understand the tenancy before signing.
- Maintain plots tidily and safely.
- Notify the Council of changes of address or issues promptly.
- Respect neighbours and communal areas.
- Pay rent on time to maintain tenancy rights.