

PLOT 22

England & Wales · Charity number 1165624

Details

Status Registered

Legal form CIO

Registered 2016-02-17

Register [View on the Charity Commission register](#)

Contact

Address Welkin
Hill Top Road
West Hoathly
East Grinstead
West Sussex
RH19 4QJ

Phone 07801230935

Email info@plot22.org

Website www.plot22.org

Activities

Objects: 1. TO PROVIDE FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION BY PROVIDING AN AREA FOR USE AS A COMMUNITY GARDEN AND ALLOTMENT AND OTHER ACTIVITIES FOR INDIVIDUALS IN BRIGHTON & HOVE AND THE SURROUNDING AREAS, WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE OF THE SAID INHABITANTS.2. TO ADVANCE EDUCATION FOR THE PUBLIC BENEFIT IN THE SUBJECTS OF HORTICULTURE, HEALTHY EATING, CONSERVATION OF NATURAL RESOURCES AND IMPROVEMENT OF WILDLIFE DIVERSITY, IN PARTICULAR BY PROVIDING OPPORTUNITIES FOR LEARNING IN AND AROUND THE COMMUNITY GARDEN/ALLOTMENT.3. TO ADVANCE HEALTH BY THE PROMOTION OF I) PHYSICAL EXERCISE THROUGH GARDENING II) THERAPEUTIC HORTICULTURE III) HEALTHY EATING, FOR INDIVIDUALS IN BRIGHTON, HOVE AND SURROUNDING AREAS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE.

Activities: We host communal gardening and outdoor cooking opportunities, seasonal celebration events for our community of garden volunteers, outdoor skills sharing workshops. We offer our garden space as a

unique outdoor venue for therapeutic activities. We share learning through hosting skills sharing opportunities, visual tools, books and learning resources, and an online collaboration platform.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Environment/conservation/heritage
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Brighton And Hove

Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£93,692	£85,393	-	-
2024-09-30	£83,575	£86,575	-	-
2023-09-30	£98,825	£82,728	-	-
2022-09-30	£111,893	£99,511	-	-
2021-09-30	£72,367	£68,469	-	-

Trustees

Name	Role	Appointed
Bunty Dann	Chair	2019-01-16
Charlotte Evans		2023-01-18
JENNIE SMITH		2016-02-17
Lynne Ridden		2019-05-17
Simon Rowledge		2019-01-16
Vanessa Mayor		2023-07-20

PLOT 22

England & Wales - Charity number 1165624

Accounts



Trustees' Annual Report for the period 1st Oct 2024 to 30th Sept 2025.

Charity name: **Plot 22**

Charity registration number: **1165624**

1. Objectives and Activities

1.1 Summary of the purposes of the charity as set out in its governing document

1. To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden and allotment and other activities for individuals in Brighton & Hove and the surrounding areas, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.

2. To advance education for the public benefit in the subjects of horticulture, healthy eating, conservation of natural resources and improvement of wildlife diversity, in particular by providing opportunities for learning in and around the community garden/allotment.

3. To advance health by the promotion of i) physical exercise through gardening ii) therapeutic horticulture iii) healthy eating, for individuals in Brighton, Hove and surrounding areas who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large.

1.2 Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.

2024/25 saw continuation of four longstanding funded projects delivering regular sessions aimed at specific cohorts:

- **Thyme & Space** – a twice monthly session for women facing mental health challenges such as depression and anxiety and / or recovering from abuse related trauma.
- **Growing Together** - a twice monthly session for older people, people living with dementia, and carers
- **Family sessions** – providing nature access for families who don't have their own outdoor spaces, delivered to coincide with key festivals and school summer holidays, and
- **Tuesdays** – weekly gardening focussed sessions for a mix of adults who may also be receiving formal support, with a focus on inclusivity and supporting each other (comprising morning and afternoon taster sessions for new participants).

In addition, two new regular projects were established:

- **Garden Buddies** – (a fortnightly session, similar to Tuesdays, but for people who need a little more 1-1 support), and

- **Garden Builders** – a monthly maintenance themed session, designed to support the upkeep of the Plot whilst extending our offer to appeal to a wider section of the local community,

Our regular sessions were supplemented with a new programme of fortnightly inductions (to enhance opportunities for new members of the community to collect with the project), and continued delivery of a mixture of volunteer led events (including monthly poetry and meditation meets), skills workshops hosted by guest presenters, collaborative ad hoc workshops with partner organisations and community plot hires.

Partners we worked with included Voices in Exile (supporting refugees and vulnerable migrants), Wild Purpose (who provide opportunities for multi-generational mentoring), Migrant English Project (asylum seekers, refugees and migrants), Beckmead Trust (young people with special educational needs) and Hangleton & Knoll Youth Project (local young people).

1.3 Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit

Plot 22 Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

2. Achievements and Performance

2.1 Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.

Outputs

In total we hosted

- 140 regular / internally delivered sessions
- 14 sessions in collaboration with partner organisations
- 10 skills workshops / community hires
- 19 inductions
- 15 volunteer led poetry and meditation sessions

Total numbers of participants increased by just over 25% to 1318 (from 1045 adult and child spaces in '23/24).

Across the year, 185 new participants signed up as Plot 22 members. At the end of the year, Plot 22 had 488 active members (classed as those who have either attended a session and / or signed up since September 2023).

Benefits

A significant body of academic research identifies numerous physical and mental wellbeing benefits associated with providing access to allotments. For example, Healthy Ageing is shown to be enhanced through increased sense of purpose, physical health, independence, reduced instances of falls and reductions in cognitive decline / need for dementia care. Benefits for people facing mental health challenges include reduced loneliness, depression, fatigue and stress, and improved happiness, self- esteem, sense of identity, purpose and perceived social support

Given the nature of our work, quantifying the precise extent of beneficial participant / societal impact is challenging for a number of reasons (ranging from the varying and complex factors

impacting an individual's wellbeing to an understandable reluctance of many participants to become (or Plot 22 to treat them as) 'research subjects'.

However, of 22 participants who completed an externally managed validated evaluation survey in the reporting period, 90% reported increased wellbeing, 55% increased exercise and 68% increased socialising. These quantitative indicators of impact support and supplement the more nuanced qualitative feedback we gather on a regular basis. Examples include:

- 'Over recent months it's been tough going working with 'X' but today after your session she was a different woman! Thank you as always for a wonderful morning'
- "'X' loves the Growing Together sessions. We really notice a difference when she comes back from a session. She is smiley and relaxed'
- 'This is what I would call therapeutic.....the sun, the birds, the company, the courgettes and the beans'
- 'It was great to mould and shape a bell out of clay and to use natural resources like leaves and poppy seed heads. I felt very at home being creative and was able to talk with some new folk and share their stories'.
- 'I have found that however I am feeling before going to the plot, and whatever the weather, I always feel significantly better after the session. It lifts my mental health and provides contact with a range of lovely people which reminds there is still good in this crazy world. Plot 22 is an oasis of kindness.'

3. Additional information

3.1 Achievements against objectives set

In 2023/24 our focus was stabilisation, as we sought (and eventually secured) a new primary source of core funding (from the Lottery), and transitioned to a new organisational structure following the decision of our founder and long-standing CEO to step down after 13 years.

2024/25 has focussed on beginning the process of re-growing Plot 22 – extending our capacity and scope for optimal community benefit.

Our current (primary / core) Lottery funding agreement is structured around 4 core objectives:

1. Continuing to provide our existing services to the local community (through ongoing delivery of existing projects / sessions)
2. Increasing our community impact (through delivery of new projects / sessions)
3. Optimising our approach (by better understanding and responding to the barriers to access experienced by some of our most isolated and difficult to reach individuals), and
4. Sharing our experience (transitioning from a reactive collaborator to a proactive contributor of best practice and knowledge exchange, so that we can help to support similar organisations across the country).

As identified in section 2, we have maintained our existing offer (objective 1) whilst starting the process of extending our impact through the introduction of new internally delivered sessions and external collaborations (objective 2). We expect our positive impact to continue to grow in '25/26 as we consolidate our new initiatives / partnerships whilst identifying additional opportunities.

Whilst some practical progress has been made towards objectives 3 and 4 (for example the introduction of dedicated inductions), most of our work over the past year has focussed on identifying and planning programmes of work that will substantively commence in early 2026.

3.2 Performance of fundraising activities against objectives set

Over the course of the year, alongside Lottery funding we raised £25,535 from other sources, including £5,198 in donations and £18,434 in additional grants.

Although other priorities (growing our impact whilst reviewing and strengthening our organisational processes) meant our focus on additional fundraising was lower than ideal, we still enjoyed a relatively high success rate in terms of funding applications we did submit (8 of 12 resulting in funding). The additional grants figure above excludes funding in excess of £8K already secured for the new financial year.

4. Financial Review

4.1 Review of the charity's financial position at the end of the period

We held cash in the bank at 30th September 2025 of £83,300 (2024 £75,000). Our total Income for the year was £93,692 (2024 £83,575). Total costs for the year were £85,393 (2024 £86,575). Although finances look relatively healthy, and Lottery funding covers 80% of core operating costs for two more years, ability to secure additional funding required to fund the longstanding projects identified in 1.2 (which are not Lottery funded) present a short to mid-term challenge. In 2026 work will also increase on developing strategies to cover potential funding scenarios beyond the current period of Lottery support.

4.2 Statement explaining the policy for holding reserves stating why they are held

Our Reserves Policy, last updated in July 2022 (and due for review in early 2026), sets out our rationale for holding a proportion of '...unrestricted funds in reserve to enable us to act when:

- An unforeseen emergency happens (unexpected bill or to provide seed funding for an urgent project)
- Unforeseen day to day (provide temporary staff cover for long term sickness)
- Long-term grant not being renewed (giving time to take action)
- Planned commitments (match funding requirements)
- Fund short term deficits (money needed before future grant received)
- To help plan for growth or to grasp opportunities when they arise.
- To promote the ethos of permaculture and the PLOT 22 way by publishing and developing products that can provide an income.

We have looked at having a minimum of three months running costs and a maximum of one years running costs. This will enable PLOT 22 to apply for funding and if unsuccessful then to responsibly close the project. Using clear, timely, compassionate communications by:

- Informing participants about this change and to help them to connect with other local opportunities to engage with outdoor gardening and gathering opportunities within the Green Alliance projects.
- Informing partners and establish a smooth exit for their participants and for the partnership to be ended.
- To be able to pay any outstanding debts
- To inform and carry out all legal requirements both with the Charity
- Commission and tax office.
- To pay any outstanding PAYE/NIC and redundancy

The maximum amount of 1 years running costs is to enable time to research, identify funding opportunities, apply and await the decisions of funders as this process can easily take up to a year'.

4.3 Amount of reserves held

At the end of the year, our unrestricted reserves were £57,171, including designated closure reserves of £15,000 and designated general reserves of £15,216.

4.4 Explanation of any uncertainties about the charity continuing as a going concern

With the completion of the first of the new 3-year period of Lottery funding, October 2024 to Sept 2027 (which meets over 80% of core costs) and a healthy reserves balance, the board considers preparing accounts on the going concern basis entirely appropriate.

However, our ongoing success will be dependent on maintaining efforts to raise additional funding to meet the costs of our key sessions, and the next two years will require increased efforts in developing additional income streams to ensure we can be as self-sustaining as possible in the mid to long-term. Consideration towards planning for the transition out of the Lottery funding is vital for the stability of the organisation.

4.5 Related Party Transaction

Jim Mayor continues in the role of CEO. He is married to trustee and treasurer Vanessa Mayor. Additional procedures relating to all financial transactions involving both individuals are strictly adhered to for ensuring full independence and transparency within the organisation. The financial policy document was updated to reflect this. The board are fully satisfied that no conflict of interest exists. During the year Jim was paid a total of £29,144 for his services.

The following trustees were paid for services provided to the organisation, independently of their capacity as trustee:

Emma Leech (formerly Houldsworth) £630 – Communications & Social Media services
Jennie Smith £5,300 Session Delivery services

The following trustee hired the plot to deliver workshops independently of their role as trustee:

Lynne Ridden £480. At 30 September 2025 £240 was still due.

5. Structure, Governance and Management

5.1 Type of governing document

Constitution

5.2 How is the charity constituted?

CIO // Association

5.3 Trustee selection methods

New trustees are appointed on the basis of having the appropriate skills, experience and relationship with the plot to ensure good fit. We are mindful to invite project participants and those from diverse backgrounds.

5.4 Trustees

- Bunty Dann (Chair)
- Vanessa Mayor (Treasurer)
- Olivia Canham
- Emma Leach
- Charlotte Overton-Hart
- Lynne Ridden
- Simon Rowledge
- Jennie Smith

6. Reference and Administrative details

6.1 Charity's principal address



Welkin, Hill Top Road, West Hoathly, East Grinstead RH19 4QJ

6.2 Independent Examiner

Rachel Hall, Bulldog Accounting - 12 Brogdale Place, Faversham, Kent ME13 0AF

7. Declarations

The trustees declare that they have approved the trustees' report above.

Signatures		
Name	Bunty Dann	Vanessa Mayor
Position	Chair	Treasurer
Date		



Section A Independent Examiner's Report

Report to the trustees

Charity Name
Plot 22

On accounts for the year ended

30 September 2025 **Charity no (if any)** 1165624

Set out on pages

7 - 9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30/09/2025**

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").


I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: 

Date: **5/3/26**

Name: Rachel Hall

Relevant professional qualification(s) or body (if any):

ICAEW

Address:

12 Brogdale Place
Faversham
Kent ME13 0AF



Receipts and payments accounts

CC16a

For the period
from

Period start date
01.10.24


To

Period end date
30.09.25

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	5,198		-	5,198	3,534
Grants		86,830	-	86,830	77,033
Interest Received	483		-	483	463
Sale of Goods & Services	1,132		-	1,132	2,545
Other Income	49	-	-	49	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	6,862	86,830	-	93,692	83,575
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	6,862	86,830	-	93,692	83,575
A3 Payments					
Delivering Charitable Activities	105	33,845	-	33,950	46,778
Administration		7,221	-	7,221	22,993
Employee Costs	-	44,222	-	44,222	16,804
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	105	85,288	-	85,393	86,575
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	105	85,288	-	85,393	86,575
Net of receipts/(payments)	6,757	1,542	-	8,299	3,000
A5 Transfers between funds					
A6 Cash funds last year end	50,175	24,826	-	75,001	-
Cash funds this year end	56,932	26,368	-	83,300	3,000

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash in Bank	56,931	26,368	-
		-	-	-
		-	-	-
	Total cash funds	56,931	26,368	-
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Details	to nearest £	to nearest £	to nearest £
B2 Other monetary assets	Receivables	240	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Payables	Restricted	3,827	
	Other Liabilities	Restricted	753	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name		Date of approval
		Vanessa Mayor		24.10.25



Section A Independent Examiner's Report

Report to the trustees

Charity Name
Plot 22

On accounts for the year ended

30 September 2025 Charity no (if any) 1165624

Set out on pages

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Signed: 

Date: 5/3/26

Name: Rachel Hall

Relevant professional qualification(s) or body (if any):

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Address:

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Receipts and payments accounts

CC16a

For the period
from

Period start date
01.10.24


To

Period end date
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			-	-
			-	-
			-	-
			-	-
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Payables	Restricted	3,827	
	Other Liabilities	Restricted	753	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name		Date of approval
		Vanessa Mayor		24.10.25

PLOT 22

England & Wales - Charity number 1165624

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period 1st Oct 2023 to 30th Sept 2024.

Charity name: **Plot 22**

Charity registration number: **1165624**

1. Objectives and Activities

1.1 Summary of the purposes of the charity as set out in its governing document

1. To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden and allotment and other activities for individuals in Brighton & Hove and the surrounding areas, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.

2. To advance education for the public benefit in the subjects of horticulture, healthy eating, conservation of natural resources and improvement of wildlife diversity, in particular by providing opportunities for learning in and around the community garden/allotment.

3. To advance health by the promotion of i) physical exercise through gardening ii) therapeutic horticulture iii) healthy eating, for individuals in Brighton, Hove and surrounding areas who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large.

1.2 Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.

March saw a programme of Lottery funded 'Garden Volunteers' sessions come to an end. Established to meet increased demand for an additional women-only group in the immediate aftermath of Covid, the sessions had gradually and expectedly subsequently diminished in importance.

Otherwise, in 2023/24 our funded projects focussed on delivery of four regular key sessions aimed at specific cohorts:

- **Thyme & Space** – for women facing mental health challenges such as depression and anxiety and / or recovering from abuse related trauma.
- **Growing Together** - for older people, people living with dementia, and carers
- **Family sessions** –providing access for families who don't have their own outdoor spaces
- **Tuesdays** –for a mix of adults who may also be receiving formal support, with a focus on inclusivity and supporting each other (comprising morning and afternoon taster sessions for new participants).

We continued to supplement our key sessions with a mixture of volunteer led events including monthly poetry and meditation meets, skills workshops hosted by guest presenters and collaborative ad hoc workshops with partner organisations.

1.3 Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit

Plot 22 Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

2. Achievements and Performance

2.1 Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.

In total we delivered 139 key sessions (including 40 Tuesday morning and 28 afternoon taster sessions).

Despite the number of key sessions dropping by almost 20% on the previous year (for reasons explained later in this report), total numbers of visits remained broadly consistent: 1045 adult and child spaces were attended in 23/24, compared with 1068 in 22/23.

Our key sessions were supplemented by an additional 42 sessions comprising:

- The final 12 Garden Volunteers sessions referenced above
- 17 volunteer led poetry and meditation sessions
- 7 skills workshops, and
- 6 sessions delivered in collaboration with partner organisations

Across the year, 169 new participants signed up as new Plot 22 members.

A significant body of academic research identifies numerous physical and mental wellbeing benefits associated with providing access to allotments. For example, Healthy Ageing is shown to be enhanced through increased sense of purpose, physical health, independence, reduced instances of falls and reductions in cognitive decline / need for dementia care. Benefits for people facing mental health challenges include reduced loneliness, depression, fatigue and stress, and improved happiness, self-esteem, sense of identity, purpose and perceived social support

Given the nature of our work, quantifying the precise extent of beneficial participant / societal impact is challenging for a number of reasons (ranging from the varying and complex factors impacting an individual's wellbeing to an understandable reluctance of many participants to become (or Plot 22 to treat them as) 'research subjects').

However, of 60 participants who completed a validated evaluation survey in the reporting period, 98% reported increased wellbeing, 48% increased exercise and 75% increased socialising. These quantitative indicators of impact support and supplement the more nuanced qualitative feedback we gather on a regular basis. Examples include:

- 'I am very restricted in regards of my independence and spend most days at home, the plot is perfectly placed for access for me'.
- 'I feel included and welcome, help me stabilize my mental health, feel I belong'
- 'I couldn't have brought up my son without plot22. It really helped me (over the) last 8 years'.

3. Additional information

3.1 Achievements against objectives set

The cost-of-living crisis, ongoing legacy of Covid and increasing competition for decreasing levels of funding made 2023/24 a particularly challenging year for all working within the community and voluntary sector.

Against this general context, Plot 22 entered the year facing two additional significant challenges: our founder, Emma Houldsworth, decided to step aside as CEO after 13 years of leading day to day operations, and our primary source of funding, a three-year grant from the Lottery Community Fund, came to an end in March.

Successfully navigating these potentially existential challenges formed two of our primary objectives for the year, the third being maintaining provision of our key sessions. Ultimately, Emma's decision to step down as CEO has provided an opportunity to review and strengthen our organisational structure. Leadership duties are now divided across a management team comprising new CEO, Jim Mayor, Garden Lead Alison Whitehead and Coordinator Dee McDonald – an arrangement that enables Plot 22 to benefit from new insights and resilience, whilst retaining Emma's significant experience through her transition into an ambassadorial role.

In July we were delighted to discover that we had been successful in securing ongoing Lottery funding for a further three years. This new period of Lottery funding, which starts at the beginning of our next financial year, provides the platform that will enable Plot 22 to continue to deliver our established services, whilst investing additional resource into expanding that offer to a wider cross section of the local community in the form of additional sessions for new cohorts, and giving more focussed attention to knowledge exchange and sharing of best practice.

And as outlined in the previous section, we continued to provide all of our key sessions, benefitting similar numbers of people despite the total number of sessions delivered dropping by almost 20% year on year. (This drop was mainly due to a one-off grant having enabled an unusually high number of Thyme & Space sessions in '22/23 and a decision to pause Tuesday afternoon sessions over winter '23/24 due to the impact of weather on take up and so relative value for money).

3.2 Performance of fundraising activities against objectives set

Over the course of the year, Plot 22 has worked to three broad financial objectives:

1. To secure sufficient funding to deliver our key sessions (our ongoing / immediate term objective),
2. To ensure Plot 22 has sufficient short-mid-term core funding to provide the platform that enables us to deliver those sessions, and
3. To ensure a robust reserves policy is implemented to help us mitigate any temporary shortfalls funding targets, or, in a worst-case scenario, close down responsibly.

Ultimately, we made good progress in each area:

- Our core sessions were supported through successful bids to the Enjoolata Foundation and Hubbub (Family Sessions), D'Oyly Carte (Thyme and Space), Awards for All / TSIP (Tuesdays) and the Sussex Community Foundation (Growing Together),
- Our successful bid to the Lottery Community Fund secured sufficient funding to meet the majority of our core costs for the next three years, and
- Our Designated General reserve was £15.126 against a target of holding a minimum of three months running costs and a maximum of one years running costs (approximately £22,500 - £90,000).

4. Financial Review

4.1 Review of the charity's financial position at the end of the period

We held cash in the bank at 30th September 2024 of £75,000 (2023 £78,000). Our total Income for the year was £83,575 (2023 £98,825). Total costs for the year were £86,575 (2023 £82,728). The main financial risks to the charity are loss of funding and increased costs due to inflation. Although the core grant from the National Lottery has been re-secured, another significant grant from the local authorities is due to finish during 2024-25 and a new

award is uncertain due to a restructuring of the awards system driven by local authority cuts. Alternative funding sources are being sought to address this.

4.2 Statement explaining the policy for holding reserves stating why they are held

Our Reserves Policy, last updated in July 2022, sets out our rationale for holding a proportion of '...unrestricted funds in reserve to enable us to act when:

- An unforeseen emergency happens (unexpected bill or to provide seed funding for an urgent project)
- Unforeseen day to day (provide temporary staff cover for long term sickness)
- Long-term grant not being renewed (giving time to take action)
- Planned commitments (match funding requirements)
- Fund short term deficits (money needed before future grant received)
- To help plan for growth or to grasp opportunities when they arise.
- To promote the ethos of permaculture and the PLOT 22 way by publishing and developing products that can provide an income.

We have looked at having a minimum of three months running costs and a maximum of one years running costs. This will enable PLOT 22 to apply for funding and if unsuccessful then to responsibly close the project. Using clear, timely, compassionate communications by:

- Informing participants about this change and to help them to connect with other local opportunities to engage with outdoor gardening and gathering
- opportunities within the Green Alliance projects.
- Informing partners and establish a smooth exit for their participants and for the partnership to be ended.
- To be able to pay any outstanding debts
- To inform and carry out all legal requirements both with the Charity Commission and tax office.
- To pay any outstanding PAYE/NIC and redundancy

The maximum amount of a years running costs is to enable time to research, identify funding opportunities, apply and await the decisions of funders as this process can easily take up to a year'.

4.3 Amount of reserves held

At the end of the year, our unrestricted reserves were £50,175, including designated closure reserves of £15,000 and designated general reserves of £15,126.

4.4 Explanation of any uncertainties about the charity continuing as a going concern

With the new 3-year period of Lottery funding set to commence in October 2024 (which meets over 80% of core costs) and a healthy reserves balance, the board considers preparing accounts on the going concern basis entirely appropriate.

However, our ongoing success will be dependent on maintaining efforts to raise additional funding to meet the costs of our key sessions, and the next three years will require increased efforts in developing additional income streams to ensure we can be as self-sustaining as possible in the mid to long-term.

4.5 Related Party Transaction

During the year new CEO, Jim Mayor, was appointed. He is married to trustee and treasurer Vanessa Mayor. Vanessa had no involvement in the appointment. Additional procedures relating to all financial transactions involving both individuals were immediately implemented to ensure full independence and transparency within the organisation. The financial policy document was updated to reflect this. The board are fully satisfied that no conflict of interest exists. During the year Jim was paid a total of £12,213 for his services.

5. Structure, Governance and Management

5.1 Type of governing document

Constitution

5.2 How is the charity constituted?

CIO // Association

5.3 Trustee selection methods

New trustees are appointed on the basis of having the appropriate skills, experience and relationship with the plot to ensure good fit. We are mindful to invite project participants and those from diverse backgrounds.

5.4 Trustees

- Bunty Dann (Chair)
- Vanessa Mayor (Treasurer)
- Charlotte Overton-Hart
- Lynne Ridden
- Simon Rowledge
- Jennie Smith

6. Reference and Administrative details

6.1 Charity's principal address



Welkin, Hill Top Road, West Hoathly, East Grinstead RH19 4QJ

6.2 Independent Examiner

Rachel Balchin, Bulldog Accounting - 12 Brogdale Place, Faversham, Kent ME13 0AF

7. Declarations

The trustees declare that they have approved the trustees' report above.

Signatures		
Name	Bunty Dann	Vanessa Mayor
Position	Chair	Treasurer
Date	18.01.25	16.01.25



CHARITY COMMISSION
FOR ENGLAND AND WALES

Plot 22		1165624		CC16a
Receipts and payments accounts				
For the period from	Period start date 01.10.23	To	Period end date 30.09.24	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	3,534	-	-	3,534	4,492
Grants	-	77,033	-	77,033	91,901
Interest Received	463	-	-	463	142
Sale of Goods & services	1,045	1,500	-	2,545	2,290
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	5,042	78,533	-	83,575	98,825
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	5,042	78,533	-	83,575	98,825
A3 Payments					
Delivering Charitable Activities	968	45,810	-	46,778	46,228
Administration	-	22,993	-	22,993	2,633
Employee Costs	-	16,804	-	16,804	33,867
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	968	85,607	-	86,575	82,728
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	968	85,607	-	86,575	82,728
Net of receipts/(payments)	4,074	- 7,074	-	- 3,000	16,097
A5 Transfers between funds	1,318	- 1,318	-	-	-
A6 Cash funds last year end	44,783	33,218	-	78,001	-
Cash funds this year end	50,175	24,826	-	75,001	16,097

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash in Bank	50,175	24,826	-
		-	-	-
		-	-	-
	Total cash funds	50,175	24,826	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Receivables	245	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Vanessa Mayor	08.01.2025
	Bunty Dann	14.1.2025



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Plot 22

**On accounts for the year
ended**

30 September 2024

**Charity no
(if any)**

1165624

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 / 09 / 2024.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

**Independent
examiner's statement**

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

16/12/2024

Name:

Rachel Hall FCA

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

12 Brogdale Place

Faversham

ME13 0AF

PLOT 22

England & Wales - Charity number 1165624

Accounts

PLOT 22 Trustee Annual Report for period 1 October 2022- 30 September 2023

Prepared by EH January 2024 on behalf of: PLOT 22 CIO // Reg Charity number: 1165624

Introduction from Chair of Trustees, Bunty Dann

The period covered in this report has seen the embedding of even stronger community roots and the expansion of people and place.

Through funding, partnerships and collaborations, Plot 22 has connected with 40 community services from across Brighton & Hove. These services have brought groups, referred people and promoted opportunities, meaning over 1,500 adult visits, and over 130 children's visits took place across the year. Enabling a growing community to benefit from, and contribute to, this beautiful, loved, inspiring, food growing, open air space.

The design, set up, management and maintenance has been possible through the strength of the team of people who bring their skills and knowledge and provide a unique experience that welcomes all to connect with nature, each other and to share food together.

The progression route for volunteers has been established this year seeing volunteers inducted, trained, mentored, encouraged to lead where appropriate and become Trustees within Plot 22, we have also seen team members gain employment and start education courses.

This is the second year (of three) of our main grant from the Lottery and we have been able to increase the frequency of some project sessions, hosting three sessions a day on several days of the week during the summer months and sessions continuing throughout the winter. With an additional plot space, we have been able to provide twice the growing space along with more shelter from rain enabling more sessions during the winter months, so we have been able to meet the additional demand from the community.

We are going into our third and final year of the main lottery grant and we have built up our reserves to provide a bridge whilst we apply for funding and develop further income streams. These will be challenging times ahead in this economic environment, but we have been able to start to put resources in place so that we are in a position of strength to move forward.

Bunty Dann, Chair Plot 22

Site of operations:

PLOT 22 Weald Allotments, Weald Avenue, Hove, BN3 7JN Postal address: 32 Ruskin Road, Hove, BN3 5HA

Objectives and Activities: Summary of the purposes of the charity as set out in its governing document:

1. To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden and allotment and other activities for individuals in Brighton & Hove and the surrounding areas, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
2. To advance education for the public benefit in the subjects of horticulture, healthy eating, conservation of natural resources and improvement of wildlife diversity, in particular by providing opportunities for learning in and around the community garden/allotment.
3. To advance health by the promotion of i) physical exercise through gardening ii) therapeutic horticulture iii) healthy eating, for individuals in Brighton, Hove and surrounding areas who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large.

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts:

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. PLOT 22 relies on grants and the income from donations, hire fees and workshop ticket sales to cover its operating costs. The trustees give careful consideration to the accessibility of PLOT 22 for those on low incomes.

Funded Projects:

Now into our second year of a three year grant, this stability has enabled steady collaborations with community partners, enabling more beneficiaries to visit PLOT 22 and benefit from participating in the space. We continue to see steady numbers of referrals/demand:

- We secured further NHS/SMI funding to enable Millview Hospital OT Team to bring small ward groups weekly to PLOT 22 for lightly hosted sessions (until Dec 2022).
- Our Growing Together project dedicated to older isolated people and those living with dementia and their carers secured additional funds allowing it to run fortnightly and reduce waiting lists.
- We continued to run collaborative sessions with Switchboard who bring LGBT folk living with dementia for a group session once a month (Rainbow Cafe). And this year we collaboratively ran a new Grief Project with them providing a lightly facilitated outdoor space in which to explore grief and loss.
- Community partner Sensing Friends (young people with sensory impairment) continued to use PLOT 22 on a regular basis especially during the warmer months.
- Thyme & Space our project for women only also now runs fortnightly.
- All our projects continued through the winter months due to popular demand.

- Our weekly Tuesday volunteering sessions for adults continues to be the engine of the plot. Here we see higher numbers of men, most referred via social prescribing routes.
- We have established progression routes for role development within and across our projects. Several participants have also gone on to further study or employment this year. One has been accepted onto a residential year of professional study with RHS. They said the confidence gained from volunteering at PLOT 22 was a supporting factor in helping them take this step. Our team of paid session facilitators expanded to 10, all have previously volunteered with us.

Developments:

- We saw a rise in self-referrals and also referrals via health professionals/social prescribing across 40 community services.
- We also hosted groups from a range of new community partners (including: Release, Lifestages, Changes Ahead). With the space booked for 3 sessions a day on several days of the week during the summer months.
- We developed our wildlife education work this year, hosting 12 family friendly Nature Discovery sessions and 2 further 24-hour Bioblitz days. This work was funded by the Fonthill Foundation. We worked with community partners to reach parents and children with greater barriers to access. We also brought in guest experts to host workshops focusing on specific areas: bats, moths, pond life, plant ID. These were very popular with demand for more.
- In autumn 2023 the council confirmed our tenancy of the neighbouring plot. This extra land has doubled the size of our growing and activity space, improving the experience for all: More space to grow, harvest and engage in activities. More undercover space for tender plants and all-weather cover for people.
- This year we introduced Induction sessions for new volunteer participants and a new impact evaluation tool.
- We have welcomed 2 new members to the board of Trustees: Charlotte Evans (who formerly led our Dementia Inclusive Gardening project) and Vanessa Mayor (Treasurer).

Challenges:

- As we came out of the Covid pandemic we have felt the impact of inflation and the increased 'cost of living'.
- Our running costs are increasing as additional funding sources are being squeezed.
- Community partner capacity to accompany groups or help people attend for the first time was greatly reduced during winter 22/23, especially among grass roots organisations.
- An extended period of restructuring has been taking place across local Family Hubs and this disrupted the delivery of some of our projects for families.
- Barriers to engaging those with less support, especially the chronically isolated or those with progressive illness/aging. Travel buddy support available is only short term or takes a long time to set up. This has meant that those without family support are less able to attend. We are developing our own volunteer buddies but the roll out of this will be funding dependent.

- The first six months of 2023-24 are the final six months of the National Lottery three-year funding period which is the single largest fund secured by the charity. This funding has covered the majority of the core costs, along with the delivery of specific sessions, and alternative forms of funding continue to be sought, some of which have already been successful. A second bid has been submitted to the National Lottery for another three-year funding period, the outcome of which is uncertain at this time.

Achievements and Performance Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole:

Delivered this year:

333	funded project sessions
30	community partner sessions (hires)
31	volunteer lead session (poetry, meditation, skills workshops)
1513	adult beneficiary visits
137	child beneficiary visits
115	first time visits

PLOT 22 is committed to outreach and collaboration with community partners as we recognise this is the best way to engage those hardest to reach and facing the greatest barriers.

Our 4 core projects serve the following groups:

- Adults experiencing mental health or wellbeing challenges (self referral/social prescribing/community partners)
- Women experiencing mental health or wellbeing challenges (self referral/social prescribing/community partners)
- Isolated older people and people living with dementia (community partners/social prescribing)
- Families and young people (working closely with Family Hubs and Community Partners)

These projects have been developed in response to demand from the community for outdoor activities and opportunities.

Evidence of impact:

Statistics are gathered via 6 monthly surveys and new (since March 23) before/after validated questionnaires:

- 156 respondents reported:
- 93% increased wellbeing
- 51% increased exercise
- 70% increased socializing
- 43% reported living with a disability

- Substantial qualitative feedback / long-form interviews / audio recordings and written case studies and photographs published on our website and newsletter bear this out.
- Established role progression for participants > support volunteers > sessional work/other employment/training/trustee role.
- Over 1000 freshly cooked hot plates of food served to participants annually using produce grown, cared for and harvested on site.
- Over 25 hours of advice and guidance sought by other projects from across the UK about how to set up/run a similar project in their area

Quotes/Feedback

Read and hear stories in PLOT 22 participant's own words on our website:

<https://www.plot22.org/voices-from-the-plot>

I notice I am less anxious and more positive, my mood improved.

I come along as a support to a friend who attends for health reasons - but I find myself supported by being at Plot 22

I couldn't have brought up my son without plot22. It really helped me last 8 years. We are so lucky to find it.

Helps me feel less lonely.

I'm able and encouraged to bend and move more after a long spell in ICU hospital last year. Also, I now occasionally exercise whereas before I volunteered I did not exercise at all.

I suffer from agoraphobia so leaving the house has been particularly hard. It took me a few attempts to get to Plot 22...Now I'm able to go there and it makes me feel safe and happy. It's helped me to try going to other new places. Like walks and college. It helps me feel less alone.

Before the group I hadn't socialized with others (except professionals) for a long time. Over the six months that I've attended I have got a bit more confident within the group with other regular attendees.

I enjoy being at Plot 22 and find it very peaceful and calming. It gives me a bit of a break from some mental health problems that I have.

I went from sitting down and lying down for most of days to slowly start building up muscles, strength and resistance.

I feel included and welcome, help me stabilize my mental health, feel I belong

Financial Review

This reporting period spans part of year 2 and year 3 of our main Lottery grant (£60K pa April 2021 to March 2024). This year we moved from using the JioSoft accounting package to Liberty online accounting package which has enabled all of the trustees to have viewing access of the

platform. It also meant we could take the payroll function in house (we were previously using Sussex Payroll Services). In July 23 we were pleased to recruit a new Treasurer who, as a professional accountant, brings valuable experience to the board and support to our CEO.

Main grant awards in the reporting period:

- £60K pa (180K National Lottery Communities Fund April 2021-2024 over 3 years)
- £12500 pa TSIP/BHCC (3-year grant 2020-2023 extended from 2024 - March 25)
- £8320 The Fonthill Foundation
- £6250 Sussex Community Foundation
- £3000 Ernest Kleinwort

Reserves:

During this period the trustees continued to review, and revise our Reserves Policy with a view to building up enough to maintain sustainable delivery post Lottery fund period.
£30K were held in reserves as of 30 September 2023

Going Concern

The board of trustees are of the opinion that it is appropriate to prepare statements on the basis of a going concern as although there is significant uncertainty on whether our bid to renew our National Lottery funding will be successful we have prepared a fully costed budget to 31st March 2025 which provides a strong indication that the existing restricted, unrestricted funds and reserves are of a sufficient level to continue operating at the broadly the same level as at the present until that time, even if no further bids are successful.

Structure, Governance and Management Type of governing document:

Constitution

How is the charity constituted:

CIO // Association.

Trustee selection methods:

New trustees are appointed on the basis of having the appropriate skills, experience and relationship with the plot to ensure good fit. We are mindful to invite project participants and those from diverse backgrounds.

Trustees:

Bunty Dann - Chair

Terry Clegg - Treasurer (resigned 20 July 2023)

Jennie Smith (paid for professional services to PLOT 22)

Lynne Ridden
Simon Rowledge
Charlotte Evans (joined 19 January 2023)
Vanessa Mayor - new Treasurer (joined 20 July 2023)

Independent Examiner:

Rachel Balchin
Bulldog Accounting
12 Brogdale Place, Faversham, Kent ME13 0AF Telephone: 07813 181340
Email: rachel@bulldogaccounting.co.uk

Declaration:

The trustees approved this report for submission: minuted 8th February 2024

Signed on behalf of the charity's trustees

Name: Bunty Dann
Position: Chair

A handwritten signature in black ink, appearing to read 'Bunty Dann', is written over a light grey rectangular background.

Date 8/7/24



Plot 22		1165624		CC16a
Receipts and payments accounts				
For the period from	Period start date 01.10.2022	To	Period end date 30.09.2023	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations	4,492	-	-	4,492	1,794
Grants	1,833	90,068	-	91,901	103,759
Interest Recd	142	-	-	142	-
Other income	2,290	-	-	2,290	6,340
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	8,757	90,068	-	98,825	111,893
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	8,757	90,068	-	98,825	111,893
A3 Payments					
Delivering Charitable Activities	2,409	43,819	-	46,228	41,373
Admin	14	2,619	-	2,633	3,023
Employee Costs	-	33,867	-	33,867	35,615
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	2,423	80,305	-	82,728	80,011
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	2,423	80,305	-	82,728	80,011
Net of receipts/(payments)	6,334	9,763	-	16,097	31,882
A5 Transfers between funds	6,035	- 6,035	-	-	-
A6 Cash funds last year end	32,415	29,663	-	62,078	-
Cash funds this year end	44,784	33,391	-	78,175	31,882

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash In Bank	44,784	33,391	-
		-	-	-
		-	-	-
	Total cash funds	44,784	33,391	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Pension Contributions	Restricted	153	05.10.23
	Salaries	Restricted	21	31.10.23
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Print Name	Date of approval
Signature 	VANESSA MAYOR	02.07.24



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Plot 22

**On accounts for the year
ended**

30 September 2023	Charity no (if any)	1165624
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Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30/09/2023**

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: 

Date: 21/2/24

Name: Rachel Balchin FCA

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

12 Brogdale Place

Faversham

ME13 0AF

PLOT 22

England & Wales - Charity number 1165624

Accounts

PLOT 22 Trustee Annual Report for period 1 October 2021- 30 September 2022
Prepared by EH June 2023 on behalf of: PLOT 22 CIO // Reg Charity number: 1165624

Introduction from Chair of Trustees, Bunty Dann

This year has seen us all coming out of the pandemic restrictions, more experienced, many having suffered isolation and feeling slightly shell shocked and in need of gentleness and connection.

We have seen a renewed realisation of the importance of being outside in nature, growing produce and having a connection to people and the wonders of sharing food together.

At Plot 22 the new partnerships that were formed have continued through this year with the opening up of opportunities for more people to experience it, being outside connecting in this gentle very loved space for growing, preparing and eating food together.

We have seen an increase in demand for the many activities that take place. Plot 22 has been recognised as part of the community that delivers for the community a very individual experience. This year we have seen the spread of Plot 22's reputation and understanding, really sowing firm foundations for the future.

We have been fortunate to have had Lottery funding grant till March 2024 which has enabled us to shore up structures both on the Plot and also within the charity itself. Building a bridge of funds has started to ensure we are ready for the end of the Lottery funding grant. This we hope, will ensure that we have time to identify, apply and gain funding to continue with the work of providing specialist help and support to participants and to keep the allotment as an oasis for people to recover, renew and refresh themselves.

Bunty Dann
Chair Plot 22

Site of operations:

PLOT 22 Weald Allotments, Weald Avenue, Hove, BN3 7JN Postal address: 32 Ruskin Road, Hove, BN3 5HA

Objectives and Activities: Summary of the purposes of the charity as set out in its governing document:

1. To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden and allotment and other activities for individuals in Brighton & Hove and the surrounding areas, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
2. To advance education for the public benefit in the subjects of horticulture, healthy eating, conservation of natural resources and improvement of wildlife diversity, in particular by providing opportunities for learning in and around the community garden/allotment.
3. To advance health by the promotion of i) physical exercise through gardening ii) therapeutic horticulture iii) healthy eating, for individuals in Brighton, Hove and surrounding areas who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large.

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts:

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. PLOT 22 relies on grants and the income from donations, hire fees and workshop ticket sales to cover its operating costs. The trustees give careful consideration to the accessibility of PLOT 22 for those on low incomes.

Funded Projects:

Our current secure funding situation has enabled us to foster steady collaborations with community partners enabling more beneficiaries to visit PLOT 22 and benefit from participating in the space. We deliver more now than pre-covid and continue to see increased numbers of referrals/demand:

- Sensing Friends (young people with sensors impairment) use PLOT 22 on a monthly basis
- Millview Hospital OT Team bring small ward groups weekly to PLOT 22 for lightly hosted sessions. We have secured further NHS/SMI funding to enable this to continue (until December 2022).
- Similar projects from across the south visited to learn from us. (Tuppeny Barn and Wimbledon Park Patch (Portsmouth and Chichester). Also Plwmp Patch South Wales.
- Our popular Dementia inclusive project called Growing Together now runs fortnightly as has a waiting list.
- We also run collaborative sessions with Rainbow Cafe/Switchboard who bring LGBT folk living with dementia once a month.
- Thyme & Space our project for women only also now runs fortnightly.
- All our projects continued through the winter months due to popular demand.

Developments:

- As the UK eased out of the pandemic we continued to run our sessions and were able to gradually increase the numbers per session.
- We are seeing a rise in self-referrals and also referrals via health professionals/social prescribing across 26 community services.
- Our diary is now fully booked with our own projects, plus hosting groups from a range of new community partners. With 3 sessions a day on several days of the week during the summer months.
- From October 2021, with their permission, we took over the cultivation of our neighbours plot. We have approached the council for permission to take on the tenancy. It would offer more growing space for fresh produce to meet increased participation in communal meals; allow us to increase group size safely and reduce our waiting lists; potentially blend groups or have different activities taking place at same time. We are still waiting for a tenancy decision.
- We built a new booking and data logging system with Airtable to manage our referrals and contact information and have transitioned to this.
- We engaged a volunteer through Pro-bono Economics to support us analyse 2021 data.
- In April 2022 we hosted a facilitated visioning session to which we invited participants from all our projects to share their ideas and hopes for the plot for the next 10 years. We have already begun to implement some of these.

Achievements and Performance Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole:

PLOT 22 is committed to outreach and networking as it recognises this is the best way to engage those hardest to reach and facing the greatest barriers.

Numbers for April 2021- March 2022 (this is different to the financial reporting period):

303 total funded project sessions delivered
168 community partner sessions

282 individual beneficiaries (adults)
39 child beneficiaries
73 first time visits:
1364 beneficiary visits (adults)
420 beneficiary visits (children)
9 Volunteers with responsibility including trustees
9 Number of sessional staff

Quotes/Feedback

Read and hear stories in PLOT 22 participant's own words on our website:
<https://www.plot22.org/voices-from-the-plot>

"This is the most constant thing in my life at the moment...Apart from coming here once a week I don't go out...I'm looking after myself a bit more now..."

"That's like the most wholesome thing I've done in ages. It's really nice". (Participant with autism who was signposted to PLOT 22 by Fork & Dig It and now attends regularly)

"The plot helps me with my recovery. I suffer with anxiety and little bit of depression sometimes. When I come to PLOT 22 I feel a lot more happier in myself. I feel like I'm building my confidence back up by meeting new people. Every Tuesday, when I finish at the plot, I feel fantastic. I feel like everything's been lifted off my shoulders. PLOT 22 feels like a community, like a family. It's a really nice atmosphere. A friendly environment. Now things have opened up a bit more we do cooking and that's really good. We go round harvesting different products and we do our cooking and we sit round and have lunch together. We've got an open fire we use and we display our stuff on the table and we take it in turns by cooking and preparing the food. It's lovely, especially when you're sitting round eating and chatting away. It does help out a lot with loneliness and cos you know everyone's got different troubles and problems but we all sit round there. We're all supporting each other, so that's the main thing, so it's good. I've met people here who live not far from me in the area so now I've made new friends. It's lovely." Ronnie

This is the first place I've come out to on my own for a very long time. I was worried I wouldn't be able to cope but...I'd really like to come regularly. I've really enjoyed it. and By text: "I really enjoyed myself. I felt really happy there. I actually felt like a child in a toy shop :) I would love to come next Tuesday thanks you for asking me". Niki

"You are forging a way forward that demonstrates that supporting people is NOT doing stuff for them but opening up doors/spaces/thinking for them to blossom in... Thanks again for this incredible work you are all doing". Paula Turton, St Peter's Brighton

"I really enjoyed being at plot22, my son got stuck in cutting wood, making bread on sticks and exploring.... I like being outdoors, was nice and different. My friend and her Daughter like it too. they was very happy!" (S Akhmad)

"And a big thank you to you and the others for the 5 months there - it really helped me when I needed something, especially after last winter's lockdown" Sophie H

Financial Review

This reporting period spans part of year 1 and year 2 of our main Lottery grant (£60K pa April 2021 to March 2024). PLOT 22 is now in a good financial position. This grant enabled our founder/CEO to move to PAYE from April 21 and resign as a trustee. It also meant we have been able to appoint a Coordinator to support the additional referral admin 7 hours per week from April 2022. This is working well.

Main grant awards in the reporting period:

180K National Lottery Communities Fund April 2021-2024 (over 3 years)
20K NHS SMI funding award received November 2021

5K BHCC COMF fund received October 2021
180K National Lottery Communities Fund April 2021-2024 (over 3 years)
TSIP BHCC £12K pa (3 year grant 2020-2023)

Reserves:

During this period the trustees reviewed and revised our Reserves Policy with a view to building up enough to maintain sustainable delivery post Lottery fund period.
£25K held in reserves as of 30 Sept 2022

Structure, Governance and Management Type of governing document:

Constitution

How is the charity constituted:

CIO // Association.

Trustee selection methods:

New trustees are appointed on the basis of having the appropriate skills, experience and relationship with the plot to ensure good fit. We are mindful to invite project participants and those from diverse backgrounds.

Trustees:

Bunty Dann - Chair
Terry Clegg - Treasurer
Charlotte Semlyen - Former Chair (resigned 12/10/2021)
Jennie Smith (is paid for professional services to PLOT 22)
Lynne Ridden
Simon Rowledge

Independent Examiner:

Rachel Balchin
Bulldog Accounting
12 Brogdale Place, Faversham, Kent ME13 0AF
Telephone: 07813 181340
Email: rachel@bulldogaccounting.co.uk

Declaration:

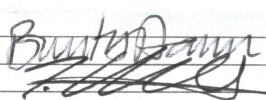

The trustees approved this report for submission: minuted xxxx
Signed on behalf of the charity's trustees
Name: Bunty Dann
Position: Chair
Date

PLOT 22 Annual Accounts Summary Sheet Oct 2021 to Sep 2022

Statement of Assets and Liabilities for PLOT 22 at 30th September 2022

Monetary Assets		General Fund
Bank Accounts		
Co-operative Community Account (65858271)		£36,862.51
Co-operative Savings Account (65869244)		£25,212.88
TOTAL ASSETS		£62,075.39
Breakdown of funds		
Restricted Funds		£29,662.88
Unrestricted Funds		£7,199.63
Reserves		£25,212.88
Total		£62,075.39

Signed by two committee members on behalf of all the members.

Signature	Print Name	Date of Approval
	EUNTY DANIN	5/12/22
	TERRY CLEGL	2/1/23

PLOT 22 ACCOUNTS for

Income account year ended 30th September 2022

General Fund	Unrestricted	Restricted	2021/2022	2020/2021	2019/2020
Current account balances B/F from previous Fiscal year	16020.03	8460.27	24480.30	10291.10	29448.63
Total Assets B/F	16020.03	8460.27	24480.30		
Income	£	£		£	£
Cash tin Donations	286.75		286.75	274.80	
Donations	1507.59		1507.59	2472.24	2364.12
Grants Over £1000					
Tesco					
Comic Relief				1600.00	2000.00
Lottery COVID 19 Response Grant				36000.00	
Lottery Fund		60000.00	60000.00	30000.00	
Co-op Community Fund					
Awards for All 18					
BHCC Resilience					
Greggs					
Pebble Trust					
Santander					
Sussex Community Foundation					
Allen Lane Foundation					2780.00
Niniveh					2959.00
Upstream Ideas					
Chalk Cliff Trust					
Fonthill Trust					
D'Oyly Carte Trust					
CT Blessed Virgin					
Homity Trust 2021				1000.00	
Homity3					
Tampon Tax					6490.00
TSIP				4419.00	4419.50
TSIP Yr2		12041.00	12041.00		
TSIP Yr3		6249.00	6249.00		
NHS SMI		20000.00	20000.00		
COMF		5000.00	5000.00		
Grants £1000 or Less		469.00	469.00	400.00	500.00
Venue Hire	6170.00		6170.00	5860.00	720.00
Other Invoicing	170.00		170.00	390.00	130.01
Other income				130.00	
Monitoring					
Workshop Tickets				112.02	
Bank Interest					1.44
Sundry					152.93
Loans					
Total Receipts	8134.34	103759.00	111893.34	82658.06	22517.00

Expenditure account year ended 30th September 2022					
Independent Examination Fees		660.00	660.00		
DBS Fees		469.00	469.00		
Gardening Resources		1331.27	1331.27	571.51	398.93
Gifts	39.60		39.60		
Stationery & Printing	5.85	235.43	241.28	111.21	152.59
Office Costs: Telephone/Internet/WFH allowance for PAYE		1142.76	1142.76	396.69	334.43
Groceries for communal meals	39.75	831.54	871.29	558.78	277.20
Volunteer Expenses		383.47	383.47		
Sessional & Professional Fees	120.00	34343.44	34463.44	42706.02	35499.61
Membership Fees	80.00	45.00	125.00	50.00	
Rent		124.80	124.80	123.60	121.16
Insurance		160.00	160.00	205.00	205.00
Tools/Assets		445.95	445.95	4161.10	1171.35
PAYE and NIC		6873.39	6873.39	2633.40	
Payroll Services		462.00	462.00	228.00	
Salary		25846.21	25846.21	9950.60	
Pensions Contributions		1747.20	1747.20	728.00	
Equipment	1297.80	1613.57	2911.37	1405.18	635.75
Fuel for cooking and heating on site		197.77	197.77	65.05	26.00
Sundry	83.88	23.50	107.38	75.98	9.68
Training	388.00	243.40	631.40	787.60	
Trustee Training		55.00	55.00	55.00	
Meeting Expenses	45.10	178.18	223.28	184.48	413.98
Other Invoicing			0.00	0.00	
Building Materials		256.00	256.00	499.44	
Bank Charges			0.00	6.27	
Transaction Fees		1.80	1.80		
Website and Advertising		240.52	240.52	266.15	427.41
Transfer to Deposit Account	19500.00		19500.00	2700.00	2000.00
Total Payments	21599.98	77911.20	99511.18	68469.06	41673.09
Balance of Current Funds in bank at Year End			36862.46	14189.00	10291.10
Reserves account year ended 30th September 2022					
Savings Account Balances B/F from previous year			5711.97		
Bank Credit Interest	0.91				
Transfer from Unrestricted as authorised by Trustees	19500.00				
Balance of Savings Funds in bank at year end			19500.91	25212.88	5711.97

5/12/22 Buntly Dawn BUNTY DAWN



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Plot 22

**On accounts for the year
ended**

30 September 2022

**Charity no
(if any)**

1165624

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30 September 2022**.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

08/03/2023

Name:

Rachel Balchin

**Relevant professional
qualification(s) or body
(if any):**

FCA

Address:

12 Brogdale Place

Faversham

Kent ME13 0AF

PLOT 22

England & Wales - Charity number 1165624

Accounts

PLOT 22 Trustee Annual Report for period 1 October 2020- 30 September 2021

Prepared by EH June 2022 on behalf of: PLOT 22 CIO // Reg Charity number: 1165624

Introduction from Chair of Trustees Bunty Dann

We started this year with the impact of the pandemic still very much at the fore, with social distancing and lockdown restrictions then being eased in mid-summer. Autumn saw a new 3 tier system of restrictions come into existence and a nationwide second lockdown over the winter months, spring brought another gradual easing of restrictions and we ended the year with facemasks compulsory in most public indoor spaces. All during this time people came and connected at Plot 22.

Plot 22 came into its own by everyone galvanising together to ensure that we were able to provide a safe outside space. The plot was maintained, prepared and developed to work in new ways by the committed volunteer team, sessional worker team, and the CEO. Partnerships were deepened and new ones created, giving more people the opportunity to get the support and health benefits of connecting with nature, growing food and the companionship of others. With volunteers coming on site through-out the pandemic, its restrictions and lockdowns, the plot remained the resource it has been and expand to enable new groups and individuals to meet with key workers, connect to the earth and care for people. The cultivation of food crops stepped up and this produce was then able to be donated to the Community Fridge and shared out with those in the community needing fresh local and free food. Participants unable to visit the plot had flower posies' and poems delivered to their homes, keeping the connection with the plot, which enabled them to return to Plot 22 still feeling that connection.

We are extremely proud of the determination everyone connected with Plot 22 has shown to respond to the increased in requests for a safe caring space that can connect them to nature and other people. Funders have recognised the importance of this space and the way in which it is run and this has enabled us to deliver at the quality and level that has been achieved.

Bunty Dann

Chair Plot 22

Human Givens Psychotherapist

Site of operations:

PLOT 22 Weald Allotments, Weald Avenue, Hove, BN3 7JN

Postal address: 32 Ruskin Road, Hove, BN3 5HA

Objectives and Activities: Summary of the purposes of the charity as set out in its governing document:

1. To provide facilities for recreation or other leisure time occupation by providing an area for use as a community garden and allotment and other activities for individuals in Brighton & Hove and the surrounding areas, who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said inhabitants.
2. To advance education for the public benefit in the subjects of horticulture, healthy eating, conservation of natural resources and improvement of wildlife diversity, in particular by providing opportunities for learning in and around the community garden/allotment.
3. To advance health by the promotion of i) physical exercise through gardening ii) therapeutic horticulture iii) healthy eating, for individuals in Brighton, Hove and surrounding areas who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large.

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts:

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. PLOT 22 relies on grants and the income from donations, hire fees and workshop ticket sales to cover its operating costs. The trustees give careful consideration to the accessibility of PLOT 22 for those on low incomes.

Funded Projects: During the reporting period PLOT 22 successfully secured grant funding from *Coronavirus Community Support Fund* Oct 2020 - March 2021. This allowed us to adapt and continue to deliver our projects throughout the November 2020 lockdown and winter months beyond. We then secured a 3 year award from The National Lottery Communities Fund for the duration of 3 years from April 21.

Our current secure funding situation has enabled us to foster steady collaborations with community partners enabling more beneficiaries to visit PLOT 22 and benefit from participating in the space. We deliver more now than pre-covid and continue to see increased numbers of referrals/demand:

- *Sensing Friends* now use PLOT 22 several times a month to work with young people with sensory impairments. They have asked to join the Green Wellbeing Alliance.

- *Mill View Hospital:* We have been able to extend the offer to the Hospital OT Team who bring small ward groups every Monday to PLOT 22 for lightly hosted sessions. We have secured further NHS/SMI funding to enable this to continue.
- Our *Dementia Inclusive Gardening* project has broadened its remit to include older isolated people; and is now called *Growing Together*. We also run collaborative sessions with *Rainbow Cafe/Switchboard* who bring LGBT folk living with dementia once a month.
- *TouchBase* continue to use PLOT 22 once a week during term time with young people who have been fostered/adopted or are refugees.

Developments:

- We have remained open over two lockdowns delivering short sessions throughout the week.
- During the coldest months and by request from participant's families we held zoom sessions for our Dementia Inclusive Gardening participants.
- By offering child-friendly opportunities we have attracted over 40 new families, 50% are from the Hangleton area and from BAME communities. Some of these participants have also started attending our adult volunteering Taster sessions..
- We are seeing a big rise in self-referrals and also referrals from health professionals.\
- We have built a new compost toilet and fixed damaged structures.
- We have participated in the Fair Food Forum series run by Unltd
- We have participated in research run by Sussex University on 'Growing spaces and resilience during the COVID-19 pandemic in Brighton'
- We have contributed to the development of a nature based intervention handbook by Exeter University.
- Our diary is now fully booked with our own projects, plus hosting groups from a range of new community partners. With 3 sessions a day on several days of the week.
- All our groups are running at capacity, we hope to gradually increase the number of people at each session over the coming months.
- We've reintroduced communal meals cooked together on-site at 10 sessions per month. This has been well received by participants. It has increased our costs (sessional fees, groceries, cooking fuel).
- We have not been able to restart our Grow & Play project which was paused during the January 2021 lockdown due to school closure. Instead we ran regular sessions for parents and children brought to PLOT 22 by Safehaven for women and babies.
- We have been donated £500 in bus tickets and will now offer these to families to help reduce barriers to participating.
- We may have the possibility of expanding our growing space as a direct allotment neighbour is looking to retire from allotmenting. We have approached the council for permission to take on the tenancy. It would offer more growing space for fresh produce to meet increased participation in communal meals; allow us to increase group size safely and reduce our waiting lists; potentially blend groups or have different activities taking place at same time.

Achievements and Performance Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole:

PLOT 22 is committed to outreach and networking as it recognises this is the best way to engage those hardest to reach and facing the greatest barriers.

Numbers:

375 Total project sessions delivered
322 Individual beneficiaries
92 First time visits:
2000 Beneficiary visits
40 Volunteers with responsibility including trustees:
8 Number of sessional staff

"This is the first place I've come out to on my own for a very long time. I was worried I wouldn't be able to cope but...I'd really like to come regularly. I've really enjoyed it"

"The sessions are much appreciated as it's the only social group that is running, so well done for considering the many other implications of this 'lockdown' (prison term). Outside, words, friends, plants, affection, music, food and colour are all the really important things, and you seem to have that covered!" Feedback from K, daughter of D, August 2020

"I'm a survivor and discovered walking for leisure through therapy. My therapist recommended Thyme & Space sessions at PLOT 22 which kick started my interest in nature. My love of the countryside also comes from my Bangladeshi heritage"

Community Partner: Safehaven Mother & Baby *"After coming out of Lockdown many of our mums had been alone and anxious about leaving their homes, receiving such a warm welcome and spending time in the fresh air and the beautiful surrounding at the allotment has made such a positive impact on their mental health. It has allowed our mums to spend quality time with their children and develop affirming relationships with each other and our team.* Clare Courtis-Pond Safehaven Mother and Baby St Peter's Brighton St Peter's Church,

Read and hear stories in PLOT 22 participant's own words on our website:
<https://www.plot22.org/voices-from-the-plot>

Financial Review

Fortunately our strong track record and flexible and robust response to the pandemic resulted in a generous Coronavirus Community Support fund (36K) covering Oct 20-Mar 21 enabling us to confidently continue to meet this increased and urgent need across the winter of 2020/21 and two further lockdowns. Plus a successful 3 year National Lottery Communities Fund award

(180K) in April 2021-2024 establishing the longer term security of the project and enabling the Director role to become salaried as hoped.

Summary of main funding secured during the reporting period:

36K Coronavirus Community Support Fund Oct 2020-March21
20K NHS SMI Funding August 2021 (awarded but not yet received)
5K BHCC COMF Funding September 2021 (awarded but not yet received)
12K BHCC TSIP Funding in collaboration with with the Green Wellbeing Alliance
180K National Lottery Communities Fund April 2021-2023

Reserves:

During the reporting period Trustees agreed to increase our Reserves goal to £5700. This was achieved.

Structure, Governance and Management Type of governing document: Constitution

How is the charity constituted: CIO // Association.

Trustee selection methods: New trustees are appointed on the basis of having the appropriate skills, experience and relationship with the plot to ensure good fit. We are mindful to invite project participants and those from diverse backgrounds.

Trustees:

Bunty Dann - Chair
Terry Clegg - Treasurer
Charlotte Semlyen - Former Chair
Jennie Smith (paid for professional services to PLOT 22)
Lynne Ridder
Simon Rowledge
Emma Houldsworth resigned as trustee when she became employed as CEO (April 2021)

Independent Examiner:

FJ Wilde FCCA DChA
Warner Wilde Limited
4 Marigold Drive, Bisley
Surrey, GU24 9SF

Declaration:

The trustees approved this report for submission: minuted 20 July 2022
Signed on behalf of the charity's trustees
Name: Bunty Dann
Position Chair
Date 20/7/22



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Plot 22

**On accounts for the year
ended**

30 September 2021

**Charity no
(if any)**

1165624

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30 September 2021**.

**Responsibilities and
basis of report**

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I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

25 July 2022

Name:

FJ Wilde

**Relevant professional
qualification(s) or body
(if any):**

FCCA DChA

Address:

4 Marigold Drive

Bisley

Surrey GU21 4SF

Summary Sheet Oct 2020 to Sep 2021

Statement of Assets and Liabilities at 31st September 2021

Monetary Assets

Bank Accounts

Co-operative Community Account (65858271)

Co-operative Savings Account (65869244)

General Fund

£24,480.10

£5,711.97

TOTAL ASSETS

£30,192.07

Breakdown of funds

Restricted Funds

General Fund

£8,460.27

Unrestricted Funds



£16,020.03

Reserves

£5,711.97

£30,192.27

Signed by two committee members on behalf of all the members.

Signature	Print Name	Date of Approval
	T. CLEAL	11/10/21
	B. DANN	13/6/22

PLOT 22 ACCOUNTS for Income and Expenditure account year ended 30th September 2021

General Fund	Unrestricted	Restricted	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015
Current account balances B/F from previous Fiscal year	9561.95	729.15	10291.10	29448.63	23040.14	9565.64	9493.12	9520.00	
Total Assets B/F	9561.95	729.15	10291.1						
Income	£	£	£	£	£	£	£	£	£
Cash tin Donations	274.60		274.60						
Donations	2472.24		2472.24	2364.12	2763.31	1705.52	2287.97	755.96	1648.52
Grants Over £1000									
Tesco						2000.00			
Comic Relief		1600.00	1600.00	2000.00		10000.00			
Lottery COVID 19 Response Grant		36000.00	36000.00						
Lottery Fund		30000.00	30000.00						
Co-op Community Fund									
Awards for All 18						6991.41			
BHCC Resilience						10000.00			
Greggs					3000.00	3000.00			
Pebble Trust						1982.00			
Santander						4980.00			
Sussex Community Foundation					5000.00		5000.00		
Allen Lane Foundation				2760.00			3000.00		
Ninveh				2959.00	2959.00				
Upstream Ideas					15000.00				
Chalk Cliff Trust					2000.00				
Fonthill Trust					2912.00				
D'Oyly Carte Trust					2785.00				
CT Blessed Virgin					3000.00				
Homity Trust 2021		1000.00	1000.00						
Homity3					1080.00				
Tampon Tax				6490.00					
TSIP		4419.00	4419.00	4419.50					
Grants £1000 or Less		400.00	400.00	500.00	889.87	2443.57	7995.21	10550.00	15725.99
Ticket Sales					84.81				
Venue Hire	5660.00		5660.00	720.00	4450.00	997.50	520.00	800.00	
Other Invoicing	390.00		390.00	130.01	544.57	996.07	260.00	440.00	989.00
Other income	100.00	30.00	130.00						
Monitoring						340.00			
Workshop Tickets									
Bank Interest	112.02		112.02						
Sundry				1.44					10.91
Loans		0.20		152.99					
Total Receipts	9209.06	73449.20	82658.06	22517.00	46468.56	47436.07	19063.13	12545.96	18378.42
Expenditure									
Gardening Resources		571.51	571.51	398.93	907.13	1110.47	1460.05	1015.51	377.08
Stationery & Printing		111.21	111.21	152.59	384.37	215.58	432.44	97.08	341.63
Office Costs: Telephone/Internet/Website		396.69	396.69	334.43	743.55	1055.9	800.11	915.18	728.41
Groceries for communal meals		558.78	558.78	277.20	511.07	454.89	604.65	609.09	1035.63
Volunteer Expenses			0.00		246.47	214.7	493.05	610.44	222.00
Sessional & Professional Fees		42706.02	42706.02	35499.61	33202.50	28600.14	12685.00	7516.41	10292.00
Membership Fees		50.00	50.00						
Rent		123.60	123.60	121.16	150.00	114.2	114.20	149.26	151.31
Insurance		205.00	205.00	205.00	205.00	260.24	335.79	363.25	371.00
Tools/Assets		4161.10	4161.10	1171.35	1172.61	1250.26	598.24	576.52	886.48
PAYE and NIC		2633.40	2633.40						
Payroll Services		228.00	228.00						
Salary		9950.60	9950.60						
Pensions Contributions		728.00	728.00						
Equipment		1405.18	1405.18	635.75	935.08	149.59	350.30	280.60	1135.79
Fuel for cooking and heating on site		65.05	65.05	26.00	225.25	67.99	184.38	96.00	238.81
Sundry	50.98	25.00	75.98	9.88	168.25	184.86	243.19	323.43	367.20
Training		787.60	787.60		560.00		220.00		
Trustee Training		55.00	55.00						
Miscellaneous Expenses		3.90	3.90						
Meeting Expenses		180.58	180.58	413.98	335.19	373.75	386.26		
Other Invoicing			0.00						
Building Materials		499.44	499.44		25.00				
Bank Charges		6.27	6.27						
Website and Advertising		266.15	266.15	427.41	287.20				
Transfer to Deposit Account	2700.00		2700.00	2000.00					
Total Payments	2750.98	65718.08	68469.06	41673.09	40060.07	34052.57	18899.66	12572.84	16147.34
Balance of Current Funds in bank at Year End	16020.03	8460.27	24480.10	10291.10	29448.63	23040.14	9656.64	9493.12	9520.00
Savings Account Balances B/F from previous year			3001.44						
Bank Credit Interest	10.53		3011.97						
Transfer from Unrestricted as authorised by Trustees	2700.00		5711.97						
Balance of Savings Funds in bank at year end	2710.53		5711.97						