



## Trustees' Annual Report for the period 1<sup>st</sup> Oct 2024 to 30<sup>th</sup> 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 30<sup>th</sup> 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.

<b>Signatures</b>		
<b>Name</b>	<b>Bunty Dann</b>	<b>Vanessa Mayor</b>
<b>Position</b>	<b>Chair</b>	<b>Treasurer</b>
<b>Date</b>		



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	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
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	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	6,862	86,830	-	93,692	83,575
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	6,862	86,830	-	93,692	83,575
<b>A3 Payments</b>					
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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	105	85,288	-	85,393	86,575
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	105	85,288	-	85,393	86,575
<b>Net of receipts/(payments)</b>	6,757	1,542	-	8,299	3,000
<b>A5 Transfers between funds</b>			-	-	-
<b>A6 Cash funds last year end</b>	50,175	24,826	-	75,001	
<b>Cash funds this year end</b>	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 £
<b>B1 Cash funds</b>	Cash in Bank	56,931	26,368	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	<b>56,931</b>	<b>26,368</b>	<b>-</b>
		<b>Unrestricted funds to nearest £</b>	<b>Restricted funds to nearest £</b>	<b>Endowment funds to nearest £</b>
	<b>Details</b>	<b>to nearest £</b>	<b>to nearest £</b>	<b>to nearest £</b>
<b>B2 Other monetary assets</b>	Receivables	240	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-
		<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
		<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
<b>B5 Liabilities</b>	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

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	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
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	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	6,862	86,830	-	93,692	83,575
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	6,862	86,830	-	93,692	83,575
<b>A3 Payments</b>					
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
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	105	85,288	-	85,393	86,575
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	105	85,288	-	85,393	86,575
<b>Net of receipts/(payments)</b>	6,757	1,542	-	8,299	3,000
<b>A5 Transfers between funds</b>			-	-	-
<b>A6 Cash funds last year end</b>	50,175	24,826	-	75,001	
<b>Cash funds this year end</b>	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 £
<b>B1 Cash funds</b>	Cash in Bank	56,931	26,368	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	56,931	26,368	-
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Details			
<b>B2 Other monetary assets</b>	Receivables	240	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
		Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	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	