

# DEANSHANGER ALLOTMENTS

England & Wales · Charity number 1169612

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2016-10-11

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

## Contact

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**Address** 18a The Green  
Deanshanger  
Milton Keynes  
MK19 6HL

**Phone** 01908265413

**Email** [deanshangerallotments@gmail.com](mailto:deanshangerallotments@gmail.com)

**Website** <https://deanshangerallotments.wordpress.com/>

## Activities

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**Objects:** FOR THE PUBLIC BENEFIT:THE PROVISION OF FACILITIES FOR RECREATION AND OTHER LEISURE-TIME OCCUPATION IN THE INTERESTS OF SOCIAL WELFARE WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE, SPECIFICALLY THE PROVISION OF FACILITIES FOR ALLOTMENT GARDENING FOR THE INHABITANTS OF DEANSHANGER AND THE SURROUNDING AREA.

**Activities:** For the public benefit:the provision of facilities for recreation and other leisure-time occupation in the interests of social welfare with the object improving conditions life, specifically the provision of facilities for allotment gardening for the inhabitants of Deanshanger and the surrounding area.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** Recreation
- **Who:** The General Public/mankind

## Geography

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- Northamptonshire

## Finances

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Period end	Income	Expenditure	Assets	Employees
2024-12-31		£0	£2,058	-
2023-12-31		£0	£55	-
2022-12-31		£0	£9,166	-
2021-12-31		£0	£0	-
2020-12-31		£0	£250	-

## Trustees

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Name	Role	Appointed
JANE RUTH BEEDELL MBA	Chair	2016-10-02
Selina Jane Perrin		2025-07-21

**DEANSHANGER ALLOTMENTS**

England & Wales - Charity number 1169612

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# Accounts

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## Deanshanger Allotments CIO

### Trustees Annual Report

Reporting period 1st January 2024 to 31st December 2024

**Trustees:** Jane Beedell (Chair)  
Sadie Scott  
Natasha Beedell

### Objectives of the Charity

Deanshanger Allotments is a CIO registered on 11th October 2016 by John and Jane Beedell. The board has a maximum of three trustees who manage the CIO on a day to day basis. The objective of the CIO is to improve the conditions of life, specifically the provision of facilities for allotment gardening, for the inhabitants of Deanshanger and the surrounding area.

### Financial performance during 2023

In summary, the Section 106 Grant received from Redrow on 14th February 2019 comprised:

<b>Allotment Work Contribution:</b>	£25,000.00
<b>Allotment Maintenance Contribution:</b>	£21,636.36
<b>TOTAL</b>	<b>£46,636.36</b>

The total spent so far of the £25,000 **Allotment Work Contribution** is £20,557, leaving £4,443 available for further work that may be required, such as removing stones dug from plots.

This year £58 was paid to West Northants Council from the **Allotment Maintenance Contribution** for a green waste bin collection service for Northfields site. £2,000 maintenance cost was paid to DAA for 2023 and 2024, which is used for the annual mowing contract for the main track at Northfields Allotment Site. This is fully receipted and at the agreed amount of £1,000 per year. The total spent to date is £5,279.03 of the £21,636.36 **Allotment Maintenance Contribution**, leaving a balance of £16,357.33 in the Allotment Maintenance Contribution Grant.

The total balance in the bank account at the end of 2024 was £20,798.89.

### 2024 - Summary

- Quite a few plot holders at Northfields made a decision to leave their plots at the start of 2024. Most cited the reason as having insufficient time to spend on their allotment now that they had to go back to the office. Many had to take on new or additional roles to cope with the cost of living crisis.

- Climate change continued to be evident in the weather pattern. Extreme cold, extended periods of heavy rainfall and extreme heat and dry conditions in the Summer made allotment gardening challenging.

### **Operational activities and achievements 2024**

- West Northants Council increased the cost of the green bin for Northfields to £58 annually. This bin is provided primarily for waste from the community areas such as prunings from the orchard or hedges. This £58 charge was paid from the Allotment Maintenance Contribution budget.
- An overgrown hedge composed of leylandi trees planted only a foot away from our chainlink fence was obstructing our track at Church Lane. This was successfully cut back to prevent any further damage to the chain link fence, but the overhang from six foot high and beyond was untouched to ensure that no damage was incurred to the neighbour's trees.
- The wooden boundary fence at Church Lane was falling down as a result of the neighbour's adjacent ivy fence growing into our fence. This was successfully pruned to reveal a path between it and the fence. Concrete spurs were then cemented into the ground next to the fence posts, and secured to the post with screws to hold the fence in the upright position. The area now looks very well maintained and the fence is now strong and upright.
- The additional water butt at our Puxley Road site was plumbed in next to the central water butt at the start of the growing season to reduce the need to queue for water during hot dry weather.
- The neighbours at Church Lane site appear to be under the impression that they have the right to enter our site through their private gates whenever they wish, even though they are not plot holders. This will require a legal intervention next year as otherwise there could be grounds for claiming a permanent right of access over our land.
- The full utilisation enjoyed at our Church Lane and Puxley Road sites during the pandemic has inevitably not been fully sustained as plot holders have resumed their previous work and social routines, and had to cope with the cost of living crisis and climate change.

### **Objectives and operational plans for the future across the sites**

- The main objective is to maximise utilisation across all our sites. In addition to maximising income, this reduces the maintenance workload for Deanshanger Allotment Association in mowing and strimming the paths of spare plots as it is the responsibility of every plot holder to mow the paths around their allotment(s). In the past, the site caretaking team at each site would work on a volunteer basis to maintain their site, but there are now only a few plot holders willing to help so the use of contract labour is increasing. This is increasing maintenance costs.
- Once the current Chairman of DAA decides to retire, there is likely to be an appetite to separate the sites, with a different allotment association at each site. The current Chairman of DAA has been in the role for 11 years and the workload for a central management team that has responsibility for all three of its sites is a heavy one within Deanshanger Allotment Association, with a total of over 100 plots and their plot holders to manage.
- This would necessitate the drawing up of a draft lease agreement for each site, to be agreed between the Charity Trustees and each new management team. The current Chairman of DAA is also Chair of Trustees for the Charity, so this has not been necessary to date. The main purpose of a lease agreement would be to ensure that each new association's management teams are aware of their responsibilities in

protecting the security of the land and its boundaries, keeping its hedges trimmed, paying its water bills and maintaining the land in a fertile condition.

- This is likely to be required in the future as all the sites become fully occupied.

### **Public benefit - achievements**

Allotment gardening provides significant mental health benefits, good aerobic exercise and helps combat loneliness. This was important during the pandemic lockdowns as social distancing was easily achieved and the many other benefits enjoyed continue to be appreciated. These include:

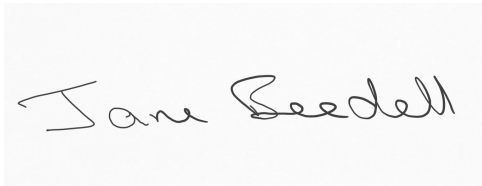
- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- Gaining a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

Northfields' Allotment site attracted new plot holders not only from the adjacent estate but from all over the village of Deanshanger during the pandemic. This facilitated the development of a new community of residents who were able to witness first hand the development of the new site and to be the first gardeners to grow their own food on their plots. This also further integrated those living on the new estate into the rest of the village and forged new friendship links based on common interests. We hope that as the site becomes more fully occupied in the future and plots become more mature, all plot holders will be encouraged to help maintain the site and take an active role in the site caretaking team.

### **Plans for the future for public benefit**

In the future we hope to be in a position to offer the opportunity to suitable local organisations / groups to advise and assist with building some raised beds for wheelchair access on a reserved area near the car park, so that village residents with mobility issues can also be afforded the opportunity to grow their own fruit and vegetables and enjoy being part of this new community of gardeners.

In the event of additional homes being built in the village in the future as a result of the Government's focus on increasing home building, our Northfields site will be able to offer new residents a choice of plots within walking distance of their homes.



Jane Beedell  
on behalf of all the trustees of  
Deanshanger Allotments  
Registered Charity No 1169612

Registered address: 18A The Green, Deanshanger, Milton Keynes, MK19 6HL

20/08/25





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

Categories	Details	Unrestricted to nearest £	Restricted funds to nearest £
<b>B1 Cash funds</b>		20,799	-
		-	-
		-	-
	<b>Total cash funds</b>	<b>20,799</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £
<b>B2 Other monetary assets</b>	Details	-	-
		-	-
		-	-
		-	-
		-	-
		-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)
			-
			-
			-
			-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)
	Land at Puxley Road, Church Lane and Northfields	Endowment	-
	Perimeter chain link fencing, Gates, two water butts, wheelbarrow and shed at Northfields site	Endowment	-
			-
			-
			-
			-
			-
			-
<b>B5 Liabilities</b>	Details	Fund to which	Amount due
			-
			-
			-
			-

Signed by one or two trustees on

Signature	Print Name
<i>Jane Beedell</i>	Jane Beedell

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**Last year  
to the nearest £**

-
-
-
-
-
-
-
-
-

-
-

-
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-
55
-
-
-
-
-
-
-
55

-
-

55
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-
-
22,912
22,857



**Endowment  
to nearest £**

-
-
-
-

OK

**Endowment  
funds  
to nearest £**

-
-
-
-
-
-

**Current value  
(optional)**

-
-
-
-
-

**Current value  
(optional)**

-
-
-
-
-
-
-
-
-

**When due**


Date of  
approval

8/21/2025

**DEANSHANGER ALLOTMENTS**

England & Wales - Charity number 1169612

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# Accounts

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## Deanshanger Allotments CIO

### Trustees Annual Report

Reporting period 1st January 2023 to 31st December 2023

**Trustees:** Jane Beedell (Chairman)  
Sadie Scott  
Natasha Beedell

#### Objectives of the Charity

Deanshanger Allotments is a CIO registered on 11th October 2016 by John and Jane Beedell. The board has a maximum of three trustees who manage the CIO on a day to day basis. The objective of the CIO is to improve the conditions of life, specifically the provision of facilities for allotment gardening, for the inhabitants of Deanshanger and the surrounding area.

#### Financial performance during 2023

In summary, the Section 106 Grant received from Redrow on 14th February 2019 comprised:

<b>Allotment Work Contribution:</b>	£25,000.00
<b>Allotment Maintenance Contribution:</b>	£21,636.36
<b>TOTAL</b>	<b>£46,636.36</b>

The total spent so far is £20,557 of the £25,000 **Allotment Work Contribution**.

This year £55 was paid to West Northants Council from the **Allotment Maintenance Contribution** (£21,636.36) for a green waste bin collection service for Northfields site. The total spent so far is £3,221.03 of the £21,636.36 **Allotment Maintenance Contribution**.

**Deanshanger Allotment Association (DAA)** paid all other maintenance bills this year. Next year a transfer of £2,000 will be made to DAA to cover two years' maintenance costs (2023 and 2024), which are fully receipted, at the agreed amount of £1,000 per year.

#### 2023 - Summary

- For most plot holders, 2023 was a quiet year of continued recovery from the pandemic, re-establishing work routines, dealing with employment changes and continuing to cope with the cost of living crisis.
- Many plot holders struggled to find time for their allotments with many facing challenges and changes in employment.
- Climate change was evident in the weather pattern. Extreme cold, extended periods of heavy rainfall and extreme heat and dry conditions in the Summer made allotment gardening challenging.

### **Operational activities and achievements 2023**

- South Northants Council became West Northants Council and increased the cost of the green bin for Northfields to £55 annually. This bin is provided primarily for waste from the community areas such as prunings from the orchard or hedges. This £55 charge was paid from the Allotment Maintenance Contribution budget.
- The newly-donated shed at Church Lane site is proving a success as it is now easy to access the lawn mowers to mow paths and they can be securely stored in dry conditions. This brings Church Lane up to the same standard of provision as the other two sites.

### **Objectives and operational plans for the future across the sites**

- The main objective is to maximise utilisation across all our sites. In addition to maximising income, this reduces the maintenance workload for Deanshanger Allotment Association in mowing and strimming the paths of spare plots as it is the responsibility of every plot holder to mow the paths around their allotment(s). In the past, the site caretaking team at each site would work on a volunteer basis to maintain their site, but there are now only a few plot holders willing to help so the use of contract labour is increasing. This is increasing our costs.
- The full utilisation enjoyed at our Church Lane and Puxley Road sites during the pandemic has inevitably not been sustained as plot holders have resumed their previous work and social routines, and had to cope with the cost of living crisis and climate change.
- A further water butt was finally sourced second-hand from a local farmer at the end of the growing season at our Puxley Road site where there are twice as many plots as at our other two sites but only the same number of water butts. This was filled with water and will be plumbed in next to the central water butt next year at the start of the growing season to reduce the need to queue for water during hot dry weather.

### **Public benefit - achievements**

Allotment gardening provides significant mental health benefits, good aerobic exercise and helps combat loneliness. This was important during the pandemic lockdowns as social distancing was easily achieved and the many other benefits enjoyed continue to be appreciated. These include:

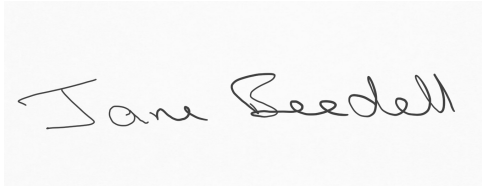
- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- Gaining a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

Northfields' Allotment site attracted new plot holders not only from the adjacent estate but from all over the village of Deanshanger during the pandemic. This facilitated the development of a new community of residents who were able to witness first hand the development of the new site and to be the first gardeners to grow their own food on their plots. This also further integrated those living on the new estate into the rest of the village and forged new friendship links based on common interests. We hope that as the site becomes more fully occupied in the future and plots become more mature, all plot holders will be encouraged to help maintain the site and take an active role in the site caretaking team.

### **Plans for the future for public benefit**

In the future we hope to be in a position to offer the opportunity to suitable local organisations / groups to advise and assist with building some raised beds for wheelchair access on a reserved area near the car park, so that village residents with mobility issues can also be afforded the opportunity to grow their own fruit and vegetables and enjoy being part of this new community of gardeners.

In the event of additional homes being built in the village in the future as a result of the Government's focus on increasing home building, our Northfields site will be able to offer new residents a choice of plots within walking distance of their homes.

A handwritten signature in black ink that reads "Jane Beedell". The signature is written in a cursive style and is centered within a light gray rectangular background.

Jane Beedell  
on behalf of all the trustees of  
Deanshanger Allotments  
Registered Charity No 1169612

Registered address: 18A The Green, Deanshanger, Milton Keynes, MK19 6HL

13/10/24



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Deanshanger Allotments	1169612
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## Receipts and payments accounts

For the period from	1-Jan-23	To	31-Dec-23
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### 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 £
<b>A1 Receipts</b>					
			-	-	
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b> (Gross income for AR)	-	-	-	-	
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					

West Northants Council Green Bin Service		55	-	55	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	55	-	55	9,166

<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	
	-	-	-	-	
<b>Sub total</b>	-	-	-	-	

<b>Total payments</b>	-	55	-	55	9,166
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<b>Net of receipts/(payments)</b>	-	55	-	55	9,166
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	22,912	-	22,912	32,078
<b>Cash funds this year end</b>	-	22,857	-	22,857	22,912

## 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		22,857	-
		-	-	-

	-	-	-
<b>Total cash funds</b>	-	22,857	-
(agree balances with receipts and payments account(s))	OK	OK	OK

<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>
to nearest £	to nearest £	to nearest £

**B2 Other monetary assets**

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

**B3 Investment assets**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

**B4 Assets retained for the charity's own use**

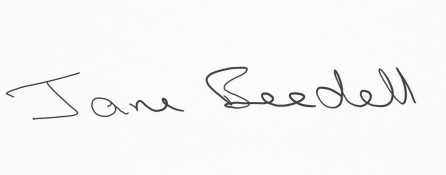
Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Land at Puxley Road, Church Lane and Northfields	Endowment	-	-
Perimeter chain link fencing, gates, two water butts, a wheelbarrow and a shed at Northfields site	Endowment	-	-
		-	-

		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

**B5 Liabilities**

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

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

Signature	Print Name	Date of approval
	JANE BEEDELL	13/10/24

**DEANSHANGER ALLOTMENTS**

England & Wales - Charity number 1169612

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# Accounts

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## Deanshanger Allotments CIO

### Trustees Annual Report

Reporting period 1st January 2022 to 31st December 2022

**Trustees:** Jane Beedell (Chairman)  
Sadie Scott  
Natasha Beedell

#### Objectives of the Charity

Deanshanger Allotments is a CIO registered on 11th October 2016 by John and Jane Beedell. The board has a maximum of three trustees who manage the CIO on a day to day basis. The objective of the CIO is to improve the conditions of life, specifically the provision of facilities for allotment gardening, for the inhabitants of Deanshanger and the surrounding area.

#### Death of founding trustee

John Beedell sadly died of COVID-19 on 22nd March 2020. His daughter Natasha stepped in to replace him. Aside from the sad loss to his family, his hard work, energy, dedication and expertise has been sorely missed by both Deanshanger Allotments CIO and Deanshanger Allotments Association, where he held the position of Treasurer.

#### Death of trustee

David Aaronson sadly died early in 2022 and Sadie Scott, an exceptionally dedicated plot holder at Church Lane site, stepped in to replace him. His dedication to voluntary work in the village throughout his adult life will be sorely missed.

#### Financial performance during 2022

In summary, the Section 106 Grant received from Redrow on 14th February 2019 comprised:

<b>Allotment Work Contribution:</b>	£25,000.00
<b>Allotment Maintenance Contribution:</b>	£21,636.36

<b>TOTAL</b>	£46,636.36
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The total spent so far is £20,557 of the £25,000 **Allotment Work Contribution**. £6,000 was spent this year on the erection of a chain link fence along the resident's side of the site to connect with the existing chain link fencing along the other three sides. This means that the perimeter fencing for the site is now wholly owned by Deanshanger Allotments.

This year, for the first time, the **Allotment Maintenance Contribution** (£21,636.36) was used to pay £42 to South Northants Council for a green waste bin collection service for Northfields site and £3,124.03 was transferred to Deanshanger Allotment Association for the 3 years' maintenance costs (fully receipted) for Northfields Allotment site maintenance since

it opened to the public. This averages approximately £1,000 per year which is in line with the Allotment Maintenance Contribution being provided for maintenance for the next 20 years. The total spent so far is £3,166.03 of the £21,636.36 **Allotment Maintenance Contribution**.

## **2022 - Summary**

- 2022 was a quiet year of recovery from the pandemic, re-establishing work routines and coping with a cost of living crisis and certain food shortages.
- War broke out in Ukraine following the Russian invasion in the Spring which, together with the effect of the pandemic, led to a cost of living crisis.
- Many plot holders found they had less time for their allotments as they had to return to their workplaces and take on extra work.
- Many plot owners struggled with the long, hot, dry summer which required heavy watering of crops. Climate change was evident.

## **Operational activities and achievements 2022**

- A value for money fencing contractor was engaged to install a chain link fence along the residents' side of the Northfields site to match that on the other three existing sides. In addition to protecting the legal boundary of the Northfields site for the charity into the future, it ensures that the security of the site is not compromised should one of the wooden residents' fences or fences owned by Redrow be damaged in high wind, as happened in 2020. It will also ensure the safety of our plot holders by preventing the residents' wooden fence being blown down across the path and potentially hitting someone.
- South Northants Council announced that it would start charging £42 annually per bin for their green waste collection service, so this was paid for the Northfields' green bin from the Allotment Maintenance Contribution budget.
- Two generous plot holders at Church Lane site donated a brand new luxury shed to their site. A contractor was engaged to prepare the footing and erect the shed at the front of the orchard where it is hidden from view. This is important for security reasons as it is not possible to insure sheds and their contents within allotment insurance.
- Plumbing to the water butts at our Puxley Road site was improved and insulated to prevent pipes bursting in the Winter. This was paid for by Deanshanger Allotment Association.

## **Objectives and operational plans for the future across the sites**

- The main objective is to maximise utilisation across all our sites. Maintaining the full utilisation at our Church Lane and Puxley Road sites enjoyed during the pandemic would be ideal but may not be sustainable as plot holders resume their previous work and social routines, and cope with the cost of living crisis and climate change.
- A further water butt is planned for next year at our Puxley Road site where there are twice as many plots as at our other two sites but only the same number of water butts.

## **Public benefit - achievements**

Allotment gardening provides significant mental health benefits, good aerobic exercise and helps combat loneliness. This was important during the pandemic lockdowns as social distancing was easily achieved on an allotment site and many other benefits have been appreciated during furlough/staying at home such as:

- being out in the fresh air
- enjoying a more healthy lifestyle

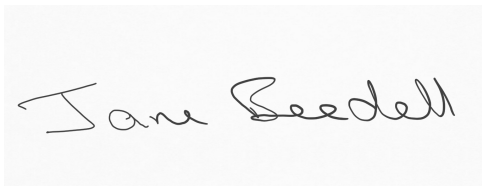
- acquiring new skills and knowledge
- a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

Northfields' Allotment site has attracted new plot holders not only from the adjacent estate but from all over the village of Deanshanger. This has facilitated the development of a new community of residents who have been able to witness first hand the development of the new site and to be the first gardeners to grow their own food on their plots. This has also further integrated those living on the new estate into the rest of the village and forged new friendship links based on common interests. Once the site is fully occupied and plots are more mature, all plot holders will be encouraged to help maintain the site and take an active role in the site caretaking team.

### **Plans for the future for public benefit**

In the future we hope to be in a position to offer the opportunity to suitable local organisations / groups to advise and assist with building some raised beds for wheelchair access on a reserved area near the car park, so that village residents with mobility issues can also be afforded the opportunity to grow their own fruit and vegetables and enjoy being part of this new community of gardeners.

We have also been notified of the possibility of a new estate being built adjacent to the site. If planning permission is obtained, our Northfields site will be able to offer new residents plots within walking distance to their homes.

A handwritten signature in black ink that reads "Jane Beedell". The signature is written in a cursive, flowing style.

Jane Beedell  
on behalf of all the trustees of  
Deanshanger Allotments  
Registered Charity No 1169612

Registered address: 18A The Green, Deanshanger, Milton Keynes, MK19 6HL

28/10/23



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Deanshanger Allotments	1169612
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CC16a

## Receipts and payments accounts

For the period from	1-Jan-22	To	31-Dec-22
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### 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 £
<b>A1 Receipts</b>					
			-	-	
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					

West Northants Council Green Bin Service		42	-	42	-
Erection of chainlink fence at Northfields Allotment Site		6,000	-	6,000	-
Transfer to Deanshanger Allotments Association for Northfields Site Maintenance	-	3,124	-	3,124	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	9,166	-	9,166	-

<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-

<b>Total payments</b>	-	9,166	-	9,166	-
-----------------------	---	-------	---	-------	---

<b>Net of receipts/(payments)</b>	-	9,166	-	9,166	-
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	32,078	-	32,078	32,078
<b>Cash funds this year end</b>	-	22,912	-	22,912	32,078

## 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		22,912	-

	-	-	-
	-	-	-
<b>Total cash funds</b>	-	<b>22,912</b>	-

(agree balances with receipts and payments account(s))

OK	OK	OK
<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>
to nearest £	to nearest £	to nearest £

**B2 Other monetary assets**

Details			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

**B3 Investment assets**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

**B4 Assets retained for the charity's own use**

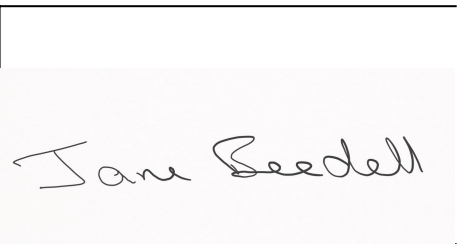
Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Land at Puxley Road, Church Lane and Northfields	Endowment	-	-
Perimeter chain link fencing, gates, two water butts, a wheelbarrow and a shed at Northfields site	Endowment	-	-

		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

**B5 Liabilities**

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

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

Signature	Print Name	Date of approval
	JANE BEEDELL	26 October 2023

**DEANSHANGER ALLOTMENTS**

England & Wales - Charity number 1169612

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# Accounts

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## Deanshanger Allotments CIO

### Trustees Annual Report

Reporting period 1st January 2021 to 31st December 2021

**Trustees:** Jane Beedell (Chairman)  
David Aaronson  
Natasha Beedell

#### Objectives of the Charity

Deanshanger Allotments is a CIO registered on 11th October 2016 by John and Jane Beedell. The board has a maximum of three trustees who manage the CIO on a day to day basis. The objective of the CIO is to improve the conditions of life, specifically the provision of facilities for allotment gardening, for the inhabitants of Deanshanger and the surrounding area.

#### Death of founding trustee

John Beedell sadly died of COVID-19 on 22nd March 2020. His daughter Natasha stepped in to replace him. Aside from the sad loss to his family, his hard work, energy, dedication and expertise has been sorely missed by both Deanshanger Allotments CIO and Deanshanger Allotments Association, where he held the position of Treasurer.

#### Financial performance during 2021

In summary, the Section 106 Grant received from Redrow on 14th February 2019 comprised:

Allotment Maintenance Contribution:	£21,636.36
Allotment Work Contribution:	£25,000.00
<b>TOTAL</b>	<b>£46,636.36</b>

There was no expenditure during 2021.

The total spent so far is £14,557 of the £25,000 allotment work contribution.

None of the Allotment Maintenance Contribution (£21,636.36) has yet been spent but this is a healthy contingency budget for maintenance over the next 15-20 years.

#### Achievements, activities and objectives for 2021

2021 was another challenging year as the COVID-19 pandemic and lockdowns slowed the progress of planned further development of the Northfields site. However, having an allotment continued to be popular and the 2020 take up of allotments in Deanshanger was maintained during 2021.

## **Operational activities 2021**

- 2021 was a quiet year with COVID restrictions imposed during the first six months or so. No further development took place as the focus was on social distancing and keeping safe.

## **Objectives and operational plans for the future across the sites**

- Unfortunately it was not possible to initiate discussions with local bodies/groups regarding the wheelchair-friendly raised bed provision at Northfields due to the COVID-19 pandemic. It is planned to achieve this objective in the future when the pandemic allows and it is safe to do so.
- In the future when the pandemic lockdown has eased and it is safe to do so, we plan to install our own chain link fencing along the residents' side of the Northfields site to match that on the other three existing sides. In addition to protecting the legal boundary of the Northfields site for the charity into the future, it will ensure that the security of the site is not compromised should one of the wooden residents' fences or fences owned by Redrow be damaged in high wind, as happened in 2020. It will also ensure the safety of our plot holders by preventing the residents' wooden fence being blown down across the path and potentially hitting someone.
- These objectives are likely to utilise a large proportion of the balance of the allotment work contribution, as £10,443 remains in the allotment work contribution budget to complete the development of the Northfields site. If any budget remains, consideration will be given to hiring an inert waste skip to dispose of all the unwanted stones dug up on the site. However, this would be best timed at the end of the development period once the remaining plots have been rented out and the raised beds developed on the allocated plot nearest the car park. This will enable all the stones dug up from these plots, and those in bags used to hold down the plastic sheeting previously covering these plots, to be included in the disposal.
- Following discussions with plot holders at Northfields Allotment site, it was agreed that they would take over the mowing of their plot paths as at the other two sites if a lawnmower was provided by DAA. This was previously carried out by contract mowing but this had to cease because too many items were being left on paths that could, and did, damage their mower. A second-hand petrol mower was provided by DAA and is being used effectively.
- The felt roof of the old railway carriage shed at Church Lane Allotment site is leaking badly in heavy rain. This is due to the fact that when the felt roof was last replaced, it was nailed to the wooden supports. The nail holes expand in hot weather and contract and crack in frosty conditions. The water ingress is via the nail holes, the whole shed is porous and the inside roof and walls are very wet after heavy rain and rotten in places. Lawnmowers have had to be covered with plastic sheets to prevent water ingress into the engines. A new small shed is urgently needed at Church Lane to protect the lawnmowers that will otherwise go rusty as a result of the water, and whose engines could be badly affected. The old railway carriage shed could continue to be used for storage of personal items such as canes and netting by plot holders.
- The plumbing of the water butts at Puxley Road requires a professional overhaul next year as connections held together with jubilee clips are dripping and there is no insulation for the Winter.

### **Allotment Maintenance Contribution**

Consideration is being given to starting to use the Allotment Maintenance Contribution next year for maintenance at Northfields. This site appears to be more prone to vandalism and damage than the other two older sites and a disproportionate amount of Deanshanger Allotment Association (DAA) funding has been used to pay the necessary bills.

As an example, DAA income at Northfields during 2021 was £748.00 but the water bill was £589.44 and maintenance costs including contract mowing were £900.00. In 2020 DAA income at Northfields was £936.25 but maintenance costs including contract mowing were £948.15. Retrospective transfers should be made from the Charity's Allotment Maintenance Contribution to DAA during 2022 to 'balance the DAA books' as these costs from Northfields have depleted DAA funds at a time when the two older sites have urgent maintenance issues that require urgent attention. We feel it is important for DAA to be able to move away from purely corrective maintenance towards a focus on preventive and predictive maintenance to reduce risk, particularly with regards to plumbing, security and care of assets across all three allotment sites that the Charity owns.

### **Public benefit - achievements**

Allotment gardening provides significant mental health benefits, good aerobic exercise and helps combat loneliness. This has been important during the pandemic lockdowns as social distancing is easily achieved on an allotment site and many other benefits have been appreciated during furlough/staying at home such as:

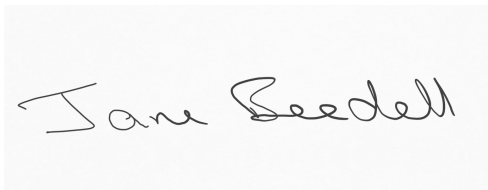
- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

Northfields' Allotment site has attracted new plot holders not only from the adjacent estate but from all over the village of Deanshanger. This has facilitated the development of a new community of residents who have been able to witness first hand the development of the new site and to be the first gardeners to grow their own food on their plots. This has also further integrated those living on the new estate into the rest of the village and forged new friendship links based on common interests. Once the site is fully occupied and plots are more mature, all plot holders will be encouraged to help maintain the site and take an active role in the site caretaking team.

### **Plans for the future for public benefit**

In the future we hope to be in a position to offer the opportunity to suitable local organisations / groups to advise and assist with building some raised beds for wheelchair access on a reserved area near the car park, so that village residents with mobility issues can also be afforded the opportunity to grow their own fruit and vegetables and enjoy being part of this new community of gardeners.

We have also been notified of the possibility of a new estate being built adjacent to the site. If planning permission is obtained, our Northfields site will be able to offer new residents plots within walking distance to their homes.

A rectangular box containing a handwritten signature in black ink that reads "Jane Beedell".

Jane Beedell  
on behalf of all the trustees of  
Deanshanger Allotments  
Registered Charity No 1169612

Registered address: 18A The Green, 1 Manor Farm Court, Deanshanger, Milton Keynes,  
MK19 6HL



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Deanshanger Allotments	1169612
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CC16a

## Receipts and payments accounts

For the period from	1-Jan-21	To	31-Dec-21
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### 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 £
<b>A1 Receipts</b>					
			-	-	
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
Labour			-	-	250



<b>Total cash funds</b>	-	32,078	-
(agree balances with receipts and payments account(s))	OK	OK	OK

<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>
to nearest £	to nearest £	to nearest £

**B2 Other monetary assets**

Details	Unrestricted funds	Restricted funds	Endowment funds
	to nearest £	to nearest £	to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

**B3 Investment assets**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

**B4 Assets retained for the charity's own use**

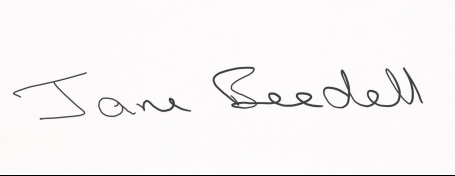
Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Land at Puxley Road, Church Lane and Northfields	Endowment	-	-
Perimeter chain link fencing, gates, two water butts, a wheelbarrow and a shed at Northfields site	Endowment	-	-
		-	-
		-	-

		-	-
		-	-
		-	-
		-	-
		-	-

**B5 Liabilities**

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

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

Signature	Print Name	Date of approval
	JANE BEEDELL	26 October 2022

**DEANSHANGER ALLOTMENTS**

England & Wales - Charity number 1169612

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# Accounts

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## Deanshanger Allotments CIO

### Trustees Annual Report

Reporting period 1st January 2020 to 31st December 2020

**Trustees:** Jane Beedell (Chairman)  
David Aaronson  
Natasha Beedell

#### Objectives of the Charity

Deanshanger Allotments is a CIO registered on 11th October 2016 by John and Jane Beedell. The board has a maximum of three trustees who manage the CIO on a day to day basis. The objective of the CIO is to improve the conditions of life, specifically the provision of facilities for allotment gardening, for the inhabitants of Deanshanger and the surrounding area.

#### Death of founding trustee

John Beedell sadly died of COVID-19 on 22nd March 2020. His daughter Natasha has stepped in to replace him. Aside from the sad loss to his family, his hard work, energy, dedication and expertise has been sorely missed by both Deanshanger Allotments CIO and Deanshanger Allotments Association, where he held the position of Treasurer.

#### Financial performance during 2020

In summary, the Section 106 Grant received from Redrow on 14th February 2019 comprised:

Allotment Maintenance Contribution: £21,636.36

Allotment Work Contribution: £25,000.00

TOTAL £46,636.36

From the Allotment Work Contribution (development of the Northfields' site), the Charity has spent £250 this year. As the total spent last year was £14,307, the total spent so far is £14,557 of the £25,000 of the allotment work contribution.

None of the Allotment Maintenance Contribution (£21,636.36) has yet been spent but this is a healthy contingency budget for capital expenditure to maintain all our allotment sites in the village over the next 15-20 years.

## **Achievements, activities and objectives for 2020**

2020 has been a very difficult year as the COVID-19 pandemic and lockdowns has slowed the progress of planned further development of the Northfields site. However, having an allotment became even more popular and the take up of allotments in Deanshanger reached a record high, with Church Lane and Puxley Road quickly reaching **100% utilisation** and only five plots remaining at Northfields.

### **- Operational activities 2020**

The £250 spent this year from the Allotment Work Contribution budget was on contract labour to further develop the Northfields' site. A request was received from an existing plot holder occupying the plot nearest the entrance to take the adjacent plot originally reserved for those with mobility issues. It had been covered with a black plastic sheet to prevent weed growth, so was almost ready for use. It was decided to grant this request as one further plot remains for wheelchair-friendly raised beds, and there is also space in the grassed area next to the car park that can be utilised for this purpose. The perimeter of this plot was lined with treated wood, and the paths for this plot and all other plots were strimmed, along with the perimeter of the whole site.

### **- Objectives and operational plans for the future**

Unfortunately it was not possible to initiate discussions with local bodies/groups regarding wheelchair-friendly raised bed provision due to the COVID-19 pandemic. It is planned to achieve this objective in the future when the pandemic allows and it is safe to do so.

In the future when the pandemic lockdown has eased and it is safe to do so, we plan to install our own chain link fencing along the residents' side of the site to match that on the other three existing sides. This will ensure that the security of the site is not compromised should one of the wooden residents' fences or fences owned by Redrow be damaged in high wind.

These objectives are likely to utilise a large proportion of the balance of the allotment work contribution, as £10,443 remains in the allotment work contribution budget to complete the development of the site. If any budget remains, consideration will be given to hiring an inert waste skip to dispose of all the unwanted stones dug up on the site. However, this would be best timed at the end of the development period once the four remaining plots have been rented out and the raised beds developed on the allocated plot nearest the car park. This will enable all the stones dug up from these plots, and those used to hold down the plastic sheeting previously covering these plots, to be included in the disposal.

The felt roof of the old railway carriage shed at Church Lane Allotment site is leaking badly in heavy rain. This is due to the fact that when the felt roof was last replaced, it was nailed to the wooden supports. The water ingress is via the nail holes, the whole shed is porous and the inside roof and walls are very wet and rotten in places. Lawnmowers have had to be covered with plastic sheets to prevent water ingress into the engines.

A new small shed is urgently needed at Church Lane to protect the lawnmowers which will otherwise go rusty as a result of the water, and whose engines could be badly affected. It is planned to use a small sum from the Allotment Maintenance Contribution budget in 2021/22 for this purpose.

Discussions will be held with plot holders at Northfields Allotment site next year as to their appetite to start looking after their site by mowing the grass. Providing there are sufficient willing plot holders it is planned to purchase a petrol lawn mower from the Allotment Maintenance Contribution budget in 2021/22.

**- Public benefit - achievements**

Allotment gardening provides significant mental health benefits, good aerobic exercise and helps combat loneliness. This has been important during the pandemic lockdowns as social distancing is easily achieved on an allotment site and many other benefits have been appreciated during furlough/staying at home such as:

- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

Northfields' Allotment site has attracted new plot holders not only from the adjacent estate but from all over the village of Deanshanger. This has facilitated the development of a new community of residents who have been able to witness first hand the development of the new site and to be the first gardeners to grow their own food on their plots. This has also further integrated those living on the new estate into the rest of the village and forged new friendship links based on common interests. Once the site is fully occupied and plots are more mature, all plot holders will be encouraged to help maintain the site and take an active role in the site caretaking team.

**- Plans for the future for public benefit**

In the future we hope to be in a position to offer the opportunity to suitable local organisations / groups to advise and assist with building some raised beds for wheelchair access on a reserved area near the car park, so that village residents with mobility issues can also be afforded the opportunity to grow their own fruit and vegetables and enjoy being part of this new community of gardeners.



Jane Beedell  
on behalf of all the trustees of  
Deanshanger Allotments  
Registered Charity No 1169612

Registered address: 18A The Green, 1 Manor Farm Court, Deanshanger, Milton Keynes,  
MK19 6HL





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Deanshanger Allotments	1169612
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CC16a

## Receipts and payments accounts

For the period from	1-Jan-20	To	31-Dec-20
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### 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 £
<b>A1 Receipts</b>					
			-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
Labour		250	-	250	-

			-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	250	-	250	-

<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	
	-	-	-	-	
<b>Sub total</b>	-	-	-	-	

<b>Total payments</b>	-	250	-	250	-
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<b>Net of receipts/(payments)</b>	-	250	-	250	-
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	-	32,328	-	32,328	-
<b>Cash funds this year end</b>	-	32,078	-	32,078	-

## 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		32,078	-
		-	-	-
		-	-	-

<b>Total cash funds</b>	-	32,078	-
(agree balances with receipts and payments account(s))	OK	OK	OK

<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Endowment funds</b>
to nearest £	to nearest £	to nearest £

**B2 Other monetary assets**

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

**B3 Investment assets**

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

**B4 Assets retained for the charity's own use**

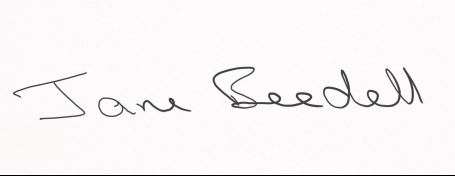
Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Land at Puxley Road, Church Lane and Northfields	Endowment	-	-
Perimeter chain link fencing, gates, two water butts, a wheelbarrow and a shed at Northfields site	Endowment	-	-
		-	-
		-	-

		-	-
		-	-
		-	-
		-	-
		-	-

**B5 Liabilities**

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

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

Signature	Print Name	Date of approval
	JANE BEEDELL	