



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

TOTAL £46,636.36

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:

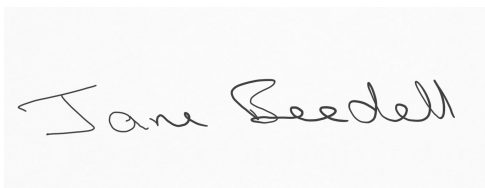
- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

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 handwritten signature in black ink on a light grey rectangular background. The signature reads "Jane Beedell" in a cursive, flowing script.

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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Receipts and payments accounts

| | | | |
|------------------------|----------|----|-----------|
| For the period from | 1-Jan-21 | To | 31-Dec-21 |
|------------------------|----------|----|-----------|

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 | | | | | |
| | | | - | - | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | - | - | - | - | |
| A2 Asset and investment sales, (see table). | | | | | |
| | - | - | - | - | |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total receipts | - | - | - | - | - |
| A3 Payments | | | | | |
| Labour | | | - | - | 250 |

| | | | | | |
|------------------|---|---|---|---|-----|
| | | | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | 250 |

| | | | | | |
|---|---|---|---|---|--|
| A4 Asset and investment purchases, (see table) | | | | | |
| | - | - | - | - | |
| | - | - | - | - | |
| Sub total | - | - | - | - | |

| | | | | | |
|-----------------------|---|---|---|---|-----|
| Total payments | - | - | - | - | 250 |
|-----------------------|---|---|---|---|-----|

| | | | | | |
|------------------------------------|---|--------|---|--------|--------|
| Net of receipts/(payments) | - | | - | | - 250 |
| A5 Transfers between funds | - | - | - | - | - |
| A6 Cash funds last year end | - | 32,078 | - | 32,078 | 32,328 |
| Cash funds this year end | - | 32,078 | - | 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 £ |
|----------------------|---------|------------------------------------|----------------------------------|---------------------------------|
| B1 Cash funds | Cash | | 32,078 | - |
| | | - | - | - |
| | | - | - | - |

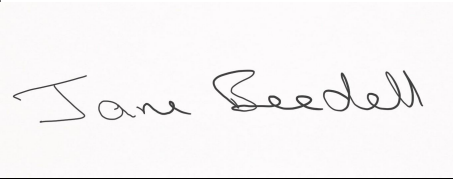
| | | | | |
|--|--|------------------------------------|-------------------------|---------------------------------|
| Total cash funds | | - | 32,078 | - |
| (agree balances with receipts and payments account(s)) | | OK | OK | OK |
| | | Unrestricted funds | Restricted funds | Endowment funds |
| | | 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 2022 |
| | | |