

# LIONS HOUSE ALLOTMENTS ASSOCIATION

England & Wales · Charity number 1178300

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2018-05-09

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

## Contact

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**Address** 7 Commercial Road  
Spittal  
Berwick-Upon-Tweed  
TD15 1RQ

**Phone** 07974212127

## Activities

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**Objects:** TO PROVIDE OR ASSIST IN THE PROVISION OF FACILITIES FOR ALLOTMENTS IN BERWICK-UPON-TWEED AND THE SURROUNDING AREA, IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION OR OTHER LEISURE TIME OCCUPATION FOR THE PUBLIC AT LARGE WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE.

**Activities:** The Association provides over 50 allotments in Berwick-Upon-Tweed on the Elizabethan ramparts close to Ravensdowne. Vacant allotments are allocated on a first-come first-served basis to residents of Berwick and the surrounding area. If you would like an allotment please contact the allotment association direct by using their website at [www.lionshouseallotments.com](http://www.lionshouseallotments.com)

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Recreation
- **Who:** The General Public/mankind

## Geography

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- Northumberland

### Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|--------|-------------|--------|-----------|
| 2025-10-31 | £6,190 | £2,691      | -      | -         |
| 2024-10-31 | £2,417 | £1,533      | -      | -         |
| 2023-10-31 | £2,362 | £1,223      | -      | -         |
| 2022-10-31 | £2,326 | £2,841      | -      | -         |
| 2021-10-31 | £2,595 | £2,127      | -      | -         |

### Trustees

| Name                    | Role | Appointed  |
|-------------------------|------|------------|
| John Burns Smith        |      | 2024-10-28 |
| PATRICK ARNOLD RICHARDS |      | 2018-11-18 |
| Robert Patrick Leetham  |      | 2023-11-26 |

**LIONS HOUSE ALLOTMENTS ASSOCIATION**

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# Accounts

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# **LIONS HOUSE ALLOTMENTS ASSOCIATION CIO**

## **ANNUAL REPORT 1/11/2024 to 31/10/2025**

### **Chairman's Report**

The challenge for everyone this year has been the long spells of lovely Summer weather that we have not experienced for a few years. The lack of rain has been compensated by the abundance of fruit that we have all enjoyed. The allotments have again drawn praise and positive comments from locals and visitors as they enjoyed their walk around the walls. The recent visitors who took the opportunity of the heritage open days to have a closer view of the allotments were all very positive and enjoyed their short visit and walk amongst our plots.

We have a full allotment and a healthy waiting list; I would like to welcome the new members who have joined us in 2025, I hope you can all enjoy your plots and gain knowledge from your neighbours. If you would like help or advice regarding the management and cultivation of your plot you just need to ask, I am sure all members would be able to assist in some way and if not, they will know who to ask.

The communal area has begun to take shape in recent months; the start has been delayed as we waited to see what funds would be available to assist us. Dorothy has secured funding to allow the purchase of a suitable shed; we also have funds to erect solar panels to provide a power outlet to recharge batteries for members to use. Some members relocated sufficient spare paving slabs from Church Street, to allow us to provide a suitable space to meet for coffee etc. Any ideas for what we can add to the facility would be appreciated.

We would also welcome any interest and help with running the allotments association and would always welcome new faces on the committee.

We are pleased that since agreeing our new Constitution the revised Association Rules have been prepared and shared with all members at the general meeting earlier this year. There is one proposal that we will vote on at the AGM, no other feedback has been received. Once the proposal has been decided at the AGM the new rules will be published.

### **Site Report**

We have completed several inspections this year and as a result there have been a few plots passed to new members. I would like to remind everyone that if for whatever reason they are struggling with their plot that we can support them. They should get in touch with any of the committee in person or via the secretary email. We have an agreed process where any long-term issues can be resolved by members rejoining the waiting list. Members will be offered a new plot once circumstances have changed and a plot becomes available.

Work is still in planning for the improvement of the site paths, without funding or volunteers from the association, this process may take some time. As resources become available, we will push forward with improvements.

### **Allotment Safety & Community Improvements – Update**

Following the AGM 2024, the Safety Review Team met on-site earlier this year to review the Trustee safety survey. The team identified the need for upgrades to paths and steps to improve safety and access. A schedule was drawn up, and after site visits with three

potential contractors, one provided provisional estimates. We agreed on the refurbishment method and shared the strategy and schedule with members via notices on the allotment boards.

### **Funding Progress**

- **Community Chest (Northumberland County Council):** £1,476 awarded for the community area.
- **Core Legacy Fund:** £2,000 granted for solar panels (estimate: £1,614), with additional panels included in the award.
- **BTC & Sir James Knott Fund:** Applications declined.
- **Awards for All Lottery:** Requires more evidence of local group involvement before approving our £20,000 request.
- **Local Councillor Support:** Unfortunately, funding hopes ended after the election.

### **Planned Improvements**

- Repair and refurbish main paths and steps for safety.
- Install solar panels and battery for electricity in the community room.
- Build a storage shed for shared equipment.
- Provide gardening tools for new members.
- Create a covered and grassed communal area with pavers and a raised herb bed.
- Add fencing or hedging along the ice house area.

### **Members**

We have 54 members and there are currently 40 people on our waiting list. After the change to members fees agreed at last year's AGM, there is no proposal to increase site fees.

# LIONS HOUSE ALLOTMENT SOCIETY

Financial Statement Year ended 31 October 2025

|                                         | £        |
|-----------------------------------------|----------|
| <b><u>Income</u></b>                    |          |
| Allotment Rents                         | 1633.49  |
| Maintenance Contingency Fund            | 1080.00  |
| Grants Received                         | 3476.75  |
|                                         | <hr/>    |
| Total Income                            | 6190.24  |
| <b><u>Expenditure</u></b>               |          |
| Site Maintenance & Repairs              | 32.03    |
| Contingency Fund Repairs                | 0.00     |
| Loan Repayment                          | 400.00   |
| Insurance                               | 248.59   |
| Water Costs                             | 237.31   |
| NAS Subscription                        | 66.00    |
| Website Costs                           | 246.42   |
| Printing Costs                          | 6.55     |
| AGM Hall/Meeting Costs                  | 22.00    |
| Grant Monies Utilised                   | 1476.75  |
|                                         | <hr/>    |
| Total Expenditure                       | 2691.65  |
|                                         | <hr/>    |
| Net Income over Expenditure             | £3498.59 |
|                                         | =====    |
| Opening Bank Balance at 01November 2024 | 5241.73  |
| Add: Net Income                         | 3498.59  |
|                                         | <hr/>    |
| Bank Balance at 31 October 2025         | £8740.32 |

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## LIONS HOUSE ALLOTMENTS ASSOCIATION CIO

### TRUSTEE REPORT 1/11/2023 to 31/10/2024

Our present trustee number had been reduced to three during the summer due to the standing down of 3 of our trustees.

Many thanks to Roger for all the work carried out reviewing our Charity status, allotment legislation, the extensive path survey and as safety officer for the site. Elaine has given two years on the Trustees and was elected this year as Chairperson with many hours spent supporting our meetings with her trustee knowledge and much time liaising with office-bearers in their work. John Smith joined the trustees later this year and Pat Richards our previous chairman was re-elected at the AGM. Lesley Angell and Helen Smith have continued to support the trustees as secretary and treasurer respectively.

The allotment site is widely admired by visitors to Berwick and the positive comments we receive from over the wall are recognition of the efforts that we all make to keep our site diverse and productive as well as being encouraging various eco systems to thrive.

As part of our drive to live our Charitable Objective we have continued asked for volunteers to help new plot holders, to clean up plots so that anyone can start afresh regardless of ability. We also offer for the new members.

We have welcomed in the local art group and continued to support the Heritage open days by hosting visits to the site.

The trustees have spent a good part of the year redrafting the constitution to make it clear and easier to read. The new constitution was accepted at a general meeting in November. The trustees plan to deliver new rules for the members, to be more positive and aligned to our charitable objective. These will be ready for the 2025 AGM.

The membership agreed to allocating part of one of the vacant larger plots for conversion to a communal space, where we can host our coffee mornings, host visits and store shared equipment. It also provides a space for plant/seed/produce sharing. The space is being funded by some grant funding and by reusing surplus material and asking for volunteer support. The space should be ready by the end of 2025.

We have 54 members and a waiting list of over 40 Berwick Residents, the future for the allotments looks secure.



## Financial Statement

Accounts up to 31 Oct 2024

|                                           |         |                |
|-------------------------------------------|---------|----------------|
| <b>Income</b>                             |         |                |
| Allotment Rents                           | 1337.00 |                |
| Maintenance Contingency Fund              | 1080.00 |                |
|                                           |         |                |
| Total Income                              |         | <b>2417.00</b> |
| <b>Expenditure</b>                        |         |                |
| Site Maintenance & Repairs                | 364.53  |                |
| Loan Repayment                            | 400.00  |                |
| Insurance                                 | 260.89  |                |
| Water Costs                               | 183.96  |                |
| NAS Subscription                          | 66.00   |                |
| Website Costs                             | 129.60  |                |
| Administration Costs (printing/hall hire) | 127.55  |                |
| Total Expenditure                         |         | <b>1532.53</b> |
| Net Income Over Expenditure               |         | <b>884.47</b>  |
| Opening Bank Balance on 01 November 2023  |         | <b>4357.26</b> |
| Add: Net Income                           |         | 884.47         |
| Bank Balance on 31 October 2021           |         | <b>5241.73</b> |

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## **LHAA Report for Allotment Year [2022-2023]**

2023 has seen our committee structure change and grow. We welcomed 4 new members to our site management committee to assist with site maintenance and managing our website. We've had to deal with a few challenges in 2023 and I would like to thank the trustees and the committee for their advice and support. We believe that we have learned from the events in the 2023 and hopefully all members will notice that we are sharing our committee meeting minutes and keeping members informed of planned events.

The allotment has been looking good all year and it was particularly interesting to hear from a visitor on the walls that the site had been recommended to them a must see while visiting Berwick Upon Tweed. They were impressed by the site. During this year we allowed the Berwick Art Group to use the allotment as a backdrop and centre page on their canvases. We also hosted a visit of 10 members of the public as part of the heritage weekend.

As ever we are learning and developing the way that these types of events are supported and communicated to our members to ensure that we do not be a nuisance.

The allotment is full, I would like to welcome the new members who have joined us in 2023. I hope you can all enjoy your plots and gain from the knowledge of your neighbours.

At the AGM four more members volunteered to join the trustees, this will provide the LHAA with a strong management team to take the LHAA forward. The trustees plan to review the site rules during 2024 to make them less about things we should not do, and more about the things we should do, this may take some time and of course we would seek to agree the revised rules with members. There will be an extended consultation period and we would hold a vote on any required changes at the 2024 AGM.

We have held 3 joint trustee/committee meetings in 2023 [and we plan to hold 4 in 2024] – topics included:

proxy voting plans, bee hives, plastic grass, paths and boundaries, plans to review allotment rules, committee member's roles, use of the website, assisting with neighbouring plot disputes, path maintenance, managing complaints, condition of various plots, Apple and Fruit Tree map [developed by Sabina Maule], LHAA site insurance, income/expenditure, membership/waiting list, 'Buildings and Trees' consent and more.

The site has also hosted three coffee mornings that are organised by one of the site members, these are starting to gain popularity and provide a chance for the allotment community to get to know each other.

In 2024 we are also considering changes to our website to include more information sharing and other new ideas.

|                                          |          |                   |
|------------------------------------------|----------|-------------------|
| <b>Income</b>                            |          |                   |
| Allotment Rents                          | £1302.33 |                   |
| Maintenance Contingency Fund             | £1060    |                   |
|                                          |          |                   |
| Total Income                             |          | <b>£2362.33</b>   |
| <b>Expenditure</b>                       |          |                   |
| Site Maintenance & Repairs               | £183.10  |                   |
| Loan Repayment                           | £400     |                   |
| Insurance                                | £317.46  |                   |
| Water Costs                              | £183.96  |                   |
| NAS Subscription                         | £66      |                   |
| AGM Hall Hire                            | £15      |                   |
| Website Costs                            | £57.60   |                   |
| Total Expenditure                        |          | <b>(£1223.12)</b> |
| Net Income Over Expenditure              |          | <b>£1139.21</b>   |
| Opening Bank Balance on 01 November 2022 |          | <b>£3218.05</b>   |
| Add: Net Income                          |          | <b>£1139.21</b>   |
| Bank Balance on 31 October 2023          |          | <b>£4357.26</b>   |

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## **LHAA Report for our Allotment Year [2021-2022]**

2022 has been another exceptional year in The Lions House Allotments Association.

We have seen unusually high summer temperatures in Berwick-on-Tweed and, in common with many other areas, a lack of the normally expected rain fall. This has made spending time at the allotments even more pleasant, and the reduced weed growth was very welcome. However, the downside has been the extra need for watering, especially at the seedling stage. Certain crops such as carrots, which need to be sown directly, proved difficult to germinate.

Berwick did not enter Northumbria in Bloom this year, so, sadly, there was no recognition of our diverse and productive allotment site.

There was however a digital photographic record of 'The Allotment Year.' A member of The Berwick and District Camera Club visited the site regularly over much of the year, resulting in a beautiful montage of our gardening progress. Many members, plus a great deal of the public, took the opportunity to visit the resulting exhibition. An excellent collaborative community event.

Our site welcomed The Beadnell Gardening Club for a much-enjoyed site visit in September.

We have said farewell to some of our long-standing members this year - their company and their knowledge will be missed.

However, our allotment site is again full, and we have a waiting list. We welcomed those new members who joined us in 2022, our common aim being to enjoy our plots, grow produce and gain from the gardening knowledge we share with our neighbours.

The management group welcome any interest and practical help with running the allotments association.

|                                                   |       |               |
|---------------------------------------------------|-------|---------------|
| <b>Income</b>                                     |       |               |
| Allotment Rents                                   | £1286 |               |
| Maintenance<br>Contingency Fund                   | £1040 |               |
|                                                   |       |               |
| Total Income                                      |       | <b>£2326</b>  |
| <b>Expenditure</b>                                |       |               |
| Site Maintenance &<br>Repairs                     | £1796 |               |
| Loan Repayment                                    | £400  |               |
| Insurance                                         | £317  |               |
| Water Costs                                       | £184  |               |
| NAS<br>Subscription                               | £66   |               |
| AGM Hall Hire                                     | £20   |               |
| Website Costs                                     | £58   |               |
| Total<br>Expenditure                              |       | <b>£2841</b>  |
| Net Income<br>Over<br>Expenditure                 |       | <b>(£515)</b> |
| Opening Bank<br>Balance on 01<br>November<br>2021 |       | <b>£3733</b>  |
| Add: Net<br>Income                                |       | <b>(£515)</b> |
| Bank Balance<br>on 31 October<br>2022             |       | <b>£3218</b>  |





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# LIONS HOUSE ALLOTMENTS ASSOCIATION CIO

## TRUSTEE REPORT 1/11/2020 to 31/10/2021

Another successful year with a plentiful supply of fruit and vegetables and the long dry spells have enabled everyone to enjoy their plots.

The new committee have been very busy tackling their new roles with enthusiasm and their efforts and support have ensured that we continue to succeed as an organisation and continue to maintain the site and its uniqueness into the future.

We retained our gold award in the Northumbrian in Bloom competition. The award is recognition of the efforts that we all make to keep our site diverse and productive as well as being encouraging various eco systems to thrive.

As part of our drive to live our Charitable Objective we have asked for volunteers to help new plot holders, to clean up plots so that anyone can start afresh regardless of ability. We have also started to offer mentoring for newbies.

Another highlight in the year has been the allotment vegetable and flower competitions. An initiative to provide a sharing point for tenants to recycle surplus seeds, seedlings and excess produce has proved successful and popular and allowed participation in the Berwick Slow Food Festival in September and charity fundraising event coinciding with Harvest Festival for the charity, Water Aid, at a bring and buy sale at the Parish Church in October.

Angela Elliott our secretary has had to step down this year and she has been replaced by Lesley Angell and we took ownership of our waiting list and use our website to manage the list.

The Lions House site has seen a high level of activity from early spring onwards. Repairs have been made to the cement rendering at the steps to the Ravensdowne gate to repair frost damage. At the Walls gate a new timber frame has been installed and the reveals repointed. Both the frame and the gate were repainted with wood stain preservative and a new spring closure installed to ensure the gate is self-closing.

A survey has recently been undertaken of the perimeter stone walls leading to the identification of several areas that require repointing. Quotations for this work are in hand with a view to a first phase being tackled next Spring within the limitations of the maintenance budget.

With a very few exceptions, plot holders have actively maintained the common areas keeping paths and overhanging vegetation cut back. This has continued to allow the site to present well and to provide a focal point of interest for townsfolk and visitors to Berwick whilst walking on the adjacent historic Elizabethan walls.

The website has received over 500 visits in the past year and continues to be the primary source of new applicants to our waiting list.

The back-office functionalities of the website facilitate the sending of regular emails to members with 14 updates sent out in the past year.

## Financial Statement

Accounts up to 31 Oct 2021

|                                          |         |                  |
|------------------------------------------|---------|------------------|
| <b>Income</b>                            |         |                  |
| Allotment Rents                          | 1275.00 |                  |
| Maintenance Contingency Fund             | 1040.00 |                  |
| Slow Food Stall                          | 280.10  |                  |
| Total Income                             |         | <b>2595.10</b>   |
| <b>Expenditure</b>                       |         |                  |
| Site Maintenance & Repairs               | 1111.28 |                  |
| Loan Repayment                           | 400.00  |                  |
| Insurance                                | 251.97  |                  |
| Water Costs                              | 199.29  |                  |
| NAS Subscription                         | 66.00   |                  |
| Slow Food Stall Expenses                 | 56.21   |                  |
| Website Costs                            | 43.20   |                  |
| Total Expenditure                        |         | <b>(2127.95)</b> |
| Net Income Over Expenditure              |         | <b>467.15</b>    |
| Opening Bank Balance on 01 November 2020 |         | <b>3265.91</b>   |
| Add: Net Income                          |         | 467.15           |
| Bank Balance on 31 October 2021          |         | <b>3733.06</b>   |