

Bustardthorpe Allotment Association CIO

(CIO Charity number: 1211930)

Trustees annual report & financial statements

for the period ended

31st December 2025

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Charity accounts preparation &
independent examination service

Bustardthorpe Allotment Association CIO

(CIO Charity number: 1211930)

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Trustees' Annual Report

From: 29.01.25

To: 31.12.25

Charity's full name

BUSTARDTHORPE ALLOT ASSOS CIO

Registered Charity number

1211930

Objectives and activities

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

1. To benefit, without exclusion, the residents of Southbank, Bishopthorpe and the surrounding area of York without distinction of gender, sexual orientation, race or of political, religious or other opinions by providing allotment facilities in the interests of social welfare for recreational leisure time occupation with the objective of improving their conditions of life.

2. To promote for the benefit of the public the conservation protection and improvement of the physical and natural environment in particular through the conservation of natural resources, the improvement of wildlife diversity and providing opportunities for learning about sustainable horticulture.

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

Through an active waiting list management we have enabled a greater number of local residents to enjoy allotment gardening for the first time this year with a more diverse and inclusive membership.

We have continued to develop a natural space for local residents, many of whom do not have access to open spaces where they live and have started to repurpose a waste land area into a potential nature reserve.

The trustees consider that they have complied with their duties to have due regard to the public benefit guidance published by the Charity Commission.

Achievements and performance

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

This has been our first full year as a registered charity.

Up until the end of 2024 Bustardthorpe site was run by a Management Committee with oversight by a Board of Trustees. In becoming a registered charity the members of the Management Committee had to adjust to their roles as Charity Trustees. Several of the members who had in past years given a lot of their time to the management of the site, decided it was time to step down as Trustee, and allow others to be involved. This transitional year has therefore seen some considerable changes which included the resignation of four of the original charity trustees for various reasons and the recruitment of four new charity trustees.

Other transitional changes included moving our financial year end from the end of October to the end of December which impacted on the rent collection process, annual year accounts and timing of the AGM. This was to be able to comply with Charity Commission guidelines.

In addition to ongoing maintenance, lettings and retail functions we have:

- * Set up new accounting and admin systems and launched our website;
- * Delivered an allotment gardening course
- * Set up a collaboration with Collective Sharehouse supplying excess produce during the growing season and gifted dry grocery goods during the rest of the year;
- * Initiated a rainwater harvesting project, encouraging ploholders to be less dependent on mains water;
- * Was successful in getting a grant for irrigation systems for association polytunnels which will enable a more efficient and less time consuming use of volunteer hours when nurturing plants for sale;
- * Had a concerted effort to improve the general standard of all allotment plots and therefore the whole Bustardthorpe environment for all users;
- * Reduced the number of hazardous trees and buildings inherited from City of York Council.

Additional information

The site currently has 290 lettable allotment plots. Over the course of 2025, 38 have had new tenants who have waited up to two years on the waiting list. These new tenants have included retirees bursting to have the space to garden after downsizing their lives often into apartments, young families wanting somewhere they can watch their children flourish, people in their 20s and 30s who remember gardening with parents or grandparents, members of the LGBTQ+ and other minority communities finding a non-judgemental space and gardeners from all over Europe. We have members who grow a substantial amount of their fresh food requirements, having a positive impact on carbon footprint.

Financial review

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

Financial position is strong. The charity has spent most of the past year reviewing and improving processes. Such as financial procedures, site management processes, stock and shop processes and on site cash reduction. Increased online transactions and increased approval security (2 required to authenticate)

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

We wish to ensure financial stability and security for its members and future proof the charity, by ensuring we have sufficient funds to be able to deal with unforeseen financial burdens, and a reduction in income. This could have an impact on the site if not managed. Last year we had to deal with a fallen tree and serious damage to plots and relaying of water piping throughout the site.

Amount of reserves held

We are aiming to build up our reserves from £1-2k to £5k in the next couple of years. The last 2 years unforeseen expenses (water issue, falling trees and unsafe structures, unprecedented cost of living increases) has seriously depleted our reserves.

Reasons for holding zero reserves

NA

Funds materially in deficit

NA

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

NA

Additional information (optional)

The charity's principal sources of funds is from members rents, we have increaesd rents this year to be able to invest in the site. Exploringpotential grants to further support the site.

Investment policy and objectives - aiming to repair site and improve facilities for member benefit and environmental impact

A description of the principal risks facing the charity - weather related incidents that we can not prepare for, lack of voluneter support (site requires around 1,000 volunteer hours to run) vandalism and impact on site. Legacy structures and trees on site. Unexpected rise in cost of living

Other - None at present

Structure, governance and management**Description of the charity's trusts**

Type of governing document (e.g. trust deed, royal charter) charity charter

How the charity is constituted CIO

Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees - trustees are voted on by existing trustees

In addition to adopting a new accounting system, the major operational and management document, the Tenancy Agreement had its biggest overhaul to make it fit for purpose with our new charitable status. Every member agrees to abide by the rules in this document on an annual basis.

We are now at the end of our second year of negotiations with the City of York Council with regards the renewal of our lease and this remains an ongoing situation with a current promise of resolution by the middle of 2026.

Having achieved so much in 2025 we are very mindful that in 2026 we need to focus on the necessary policies and risk assessments associated with our newly acquired status. Have started a 'how to' document to help with future handover of processes.

Reference and administration details

Charity's full name **BUSTARDTHORPE ALLOT ASSOS CIO**

Other names the charity is known by **BAACIO**

Charity's principal address **BISHOPTHORPE RD**

YORK

Postcode YO23 2QA

Names of the trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Cristina Rivas Graver	Treasurer	Joined Nov 24	
Joanna Rogers	Secretary	re joined Oct 23	
Harry Silk	Site Manager	Joined Oct 25	
Jim Poyner	Lettings Officer	Joined Nov 24	
Hayley Lorimer		Joined Nov 25	
George Harte			
Andy Steele	H&S Officer		
Richard Seddon	Environmental Officer		
Susan DeVal		Joined Nov 24	

Names and addresses of advisers (OPTIONAL)

Type of adviser	Name	Address
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Independent Examiner Karen Wood
ACMA,CGMA Outsource Accountancy Services & Independent Examinations

2 Galligap Lane, Osbaldwick
YO10 3NR

Bankers
Lloyds Bank

Name of chief executive or names of senior staff members
na

Declaration

The trustees declare that they have approved the Trustees Annual Report and Accounts

Signed on behalf of the charity's trustees

Signature
Full Name **CRISTINA RIVAS GRAVER**
Position **TREASURER**
Date **15/01/2026**

Independent examiner's report to the trustees of Poppleton Under Fives

I report on the accounts of: **Bustardthorpe Allotment Association CIO**
for the period ended: **31st December 2025** which are set out on pages 5 to 8.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records

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



Karen Wood (ACMA)

Outsource independent examination
service
2 Galligap Lane
Osbalwick
York YO10 3NR

19/02/2026

Date:

Bustardthorpe Allotment Association CIO
(CIO Charity number: 1211930)

Receipts & payments accounts for the period ended:		31st December 2025	
	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Receipts			
Rents	13,250		13,250
Fundraising & awards	1,164		1,164
Donations	-		-
Shop sales	2,072		2,072
Plant sales	551		551
Key deposits	-	45	45
Courses	300		300
Other - Insurance claim	-		-
Total receipts	17,336	45	17,381
Payments			
Admin support & office costs	214		214
Meetings & AGM room hire	120		120
Professional fees	125		125
Website	1,538		1,538
Shop stock	1,348		1,348
Plant stock	27		27
Equipment	1,300		1,300
Insurance	-	-	-
Key deposits returned	-	7	7
Portaloo costs	1,092	-	1,092
Refreshments	278	-	278
Water costs	515	-	515
External labour contracts	-	-	-
Plot repairs	50	-	50
Site maintenance & repairs	2,113	-	2,113
Tree management	-	-	-
Other events and prizes	173	-	173
Total payments	8,893	7	8,900
Net of receipts/(payments)	8,444	38	8,482
Transfers between funds	-	-	-
Assets transferred from Bustardthorpe Allotments	7,146	272	7,418
Balance carried forward	15,590	310	15,900

Bustardthorpe Allotment Association CIO
(CIO Charity number: 1211930)

Statement of assets and liabilities at:

31st December 2025

	Unrestricted funds £	Restricted funds £	2025 Total funds £
Assets			
Cash at bank and in hand			
Current bank account	15,565	310	15,875
Savings bank account	25	-	25
	<u>15,590</u>	<u>310</u>	<u>15,900</u>

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £
Liabilities			
Independent examination fee	350	-	350
	<u>350</u>	<u>-</u>	<u>350</u>

Bustardthorpe Allotment Association CIO
(CIO Charity number: 1211930)

Notes to the accounts for the year ended:

31st December 2025

1. Basis of accounts

The Trustees have taken advantage of section 144 (2) of the Charities Act 2011 and prepared the accounts on a receipts and payments basis.

2. Transfer of assets to CIO

Bustardthorpe Allotment Association CIO was registered on 29th January 2025. It remained dormant until the bank account in the name of the CIO became active .

On 1st June 2025 the assets of Bustardthorpe Allotments (an unincorporated association) were transferred to the new CIO registered under Charity number 1211930 .

3. Restricted income funds

Fund name

Key deposits

Purpose

Returnable deposit for keys

	Balance b/fwd £	Incoming resources £	Resources expended £	Trf between funds	Balance c/fwd £
Restricted funds					
Key deposits	272	45	7	-	310
	-	-	-	-	-
	<u>272</u>	<u>45</u>	<u>7</u>	<u>-</u>	<u>310</u>
 General Unrestricted funds	 <u>7,146</u>	 <u>17,336</u>	 <u>8,893</u>	 <u>-</u>	 <u>15,590</u>
 Total Funds	 <u><u>7,418</u></u>	 <u><u>17,381</u></u>	 <u><u>8,900</u></u>	 <u><u>-</u></u>	 <u><u>15,900</u></u>

Approval of accounts for the period ended:**31st December 2025**

The report and accounts were approved at a meeting held on:

26.1.2026

Date**Signed for and on behalf of the trustees**

26.1.2026

Date

C. RIVAS GRAUER

Print name

Treasurer

Position (e.g. Chair etc)