Deanshanger Allotments

Registered Charity No. 1169612

Deanshanger Allotments CIO

Trustees Annual Report

Reporting period 1st January 2025 to 31st December 2025

Trustees: Jane Beedell (Chair)
Selina Perrin

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 2025

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

Allotment Work Contribution:	£25,000.00
Allotment Maintenance Contribution:	£21,636.36
TOTAL	£46,636.36

The s106 grant, which applies to Northfields site only, is now shown as restricted. The grantor requires transparency in the reporting of how the funds are being used and showing the funds as under restriction is a formal demonstration of the charity's obligations under the original agreement.

The total spent so far of the £25,000 **Allotment Work Contribution** is £19,957, leaving £5,043 available for further work that may be required, such as removing stones dug from plots, commissioning raised beds for those with a physical disability or purchasing special equipment for volunteers who are unable to use the standard tools so that they can help with maintenance. An example may be the pull-cord petrol mower being difficult to start for someone with balance issues or without sufficient strength in their arms. Any remaining balance in this budget will provide the Charity a small but vital contingency fund for unforeseen issues that may arise in the future. The Charity currently has no income because the Association does not accept that they should pay any rent to the Charity.

This year the Charity Commission advised that a solicitor should be appointed to propose the best way forward for the charity in preventing any claims over the land arising as a result of the neighbours' private gates in the boundary fence at our Church Lane site. The fee was £600. This was paid from the **Allotment Work Contribution** budget.

The solicitor worked closely with the Chair of Trustees to agree a solution that it was hoped would be acceptable to all parties. This was that for one agreed day per year, each

neighbour that was not a plot holder would have their gate padlocked. For the other 364 days of the year each neighbour that was not a plot holder could ask permission to trim their hedge and could enter the site as long as accompanied at all times by a plot holder. Use of a padlock for one day would 'stop the clock' on the amount of years that could potentially be claimed to gain a permanent right of access over our land as a result of unlimited access to the site via their gate. This stipulation would be added to the DAA (Deanshanger Allotment Association) lease.

This year £60 was paid to West Northants Council (WNC) from the **Allotment Maintenance Contribution** for a green waste bin collection service for Northfields site. This incurred a postal charge of £1.70 to send the cheque as WNC could not accept an electronic transaction. This bin is provided primarily for waste from the community areas such as prunings from the orchard or hedges. £1,000 maintenance cost was paid to DAA for the annual mowing contract for the main track at Northfields Allotment Site. This is fully receipted and at the agreed budget of £1,000 per year. The total spend to date is £6340.73 of the £21,636.36 **Allotment Maintenance Contribution,** leaving a balance of £15,295.63 in the Allotment Maintenance Contribution Grant for the annual mowing contract at Northfields for the next 13 years.

The total balance in the bank account at the end of 2025 was £19,137.19.

2025 - Summary

- The Chairman of DAA retired In October 2025 after being in the role for 12 years. It was decided not to separate the sites and a new team would continue to manage all three sites.
- Quite a few plot holders at Northfields made a decision to not renew their tenancy at the start of 2025. Most cited the reason as having insufficient time to spend on their allotment. 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 2025

- Negotiations began on a draft lease for the new DAA Committee that was agreed between the Charity Trustees. The main purposes of this lease agreement are to ensure that the Association is aware of their responsibilities in protecting the legal and physical security of the land and its boundaries, ensuring it arranges full public liability insurance, keeping hedges trimmed, paying its water bills, maximising the utilisation of plots across the three sites through local advertising and maintaining the land in a fertile condition so that vacant plots do not become overgrown.
- Full utilisation was enjoyed at our Church Lane site and 95% at our Puxley Road site. The main objective is to maximise utilisation across all our sites: in addition to maximising income, this reduces the maintenance workload for DAA 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).
- More than half of the plots at Northfields were vacant and covered with their original plastic covers to prevent weed growth. Mowing their grass paths is not an activity that any of the plot holders at Northfields wished to undertake. In order to avoid continued contract labour costs, the Chair of Trustees located a very significant amount of unwanted slabs in the village which were kindly donated and moved to Northfields to be used to hold down plastic covers to prevent the grass paths from becoming overgrown and unsightly. These attractive slabs were also used to replace

the bags of stones dug up from plots that had been used to hold down the plastic covering spare plots.

- The bags of stones would gradually be moved down to the car park so that they could be loaded into a skip and removed from site. The skip hire cost would be paid from the **Allotment Work Contribution** budget next year.

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:

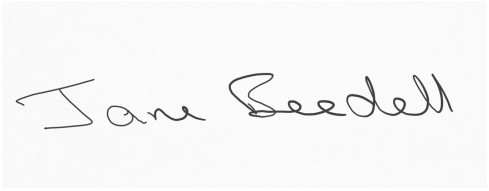
- being out in the fresh air
- enjoying a more healthy lifestyle
- acquiring new skills and knowledge
- Gaining a sense of achievement
- enjoying fresh produce free of chemicals
- meeting like-minded people
- making new friends
- enjoying contact with nature.

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 well-placed 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

21/10/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Deanshanger allotments	No (if any)

Receipts and payments accounts

CC16a

For the period from	01/01/2025	To	31/12/2025

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					
Annual waste charge	-	60	-	60	58
Legal fee	-	600	-	600	-
Maintenance charge	-	1,000	-	1,000	2,000
Postal charge	-	2	-	2	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	1,662	-	1,662	2,058
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	-	1,662	-	1,662	2,058
Net of receipts/(payments)	-	- 1,662	-	- 1,662	- 2,058
A5 Transfers between funds	- 20,799	20,799	-	-	-
A6 Cash funds last year end	20,799	-	-	20,799	22,857
Cash funds this year end	-	19,137	-	19,137	20,799

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

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Community Account s106 monies	-	19,137	-
		-	-	-
		-	-	-
	Total cash funds	-	19,137	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

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 lnk fencing, gates, two water butts , wheelbarrow and 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	Jane Beedell	24/10/2026