

York Allotments CIO

Charity Number 1174306

Trustees' Annual Report & Financial Statements for the year ended 31st December 2025

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York Allotments CIO

Charity number 1174306

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Trustees' Annual Report

To: 31st December 2025

Charities Full Name: York Allotments CIO
Registered Charity Number: 1174306

Introduction

2025 was the eighth full year of YACIO's management of the allotments. Our initial seven-year lease granted by the City Council in November 2017 expired in November 2024. During 2025 we continued to manage the allotments in the expectation that a new lease would be provided.

In many ways 2025 was one of the most challenging years YACIO faced since its establishment. As well as delays with progressing a new lease there was an unprecedented level of theft, vandalism and anti-social behaviour affecting many sites. We also experienced problems with our IT system which caused administrative issues and impacted our ability to improve procedures and our website. As in previous years much trustee time was absorbed in dealing with operational matters. 2025 was also a challenging growing year for many tenants due mainly to the warm and very dry spring and summer. This is reflected in the significantly increased water bill for the year.

On the plus side YACIO's financial position remained satisfactory, our two part-time administrators employed in autumn 2024 grew into their roles and we progressed negotiations to manage an additional allotment site.

In most other respects the aims of trustees were largely unchanged on previous years: improving and streamlining administration to make it more cost-effective and responsive to tenant needs; upgrading allotment sites through a programme of gradual reduction in the number of unused plots and better maintenance of poor condition hedgerows and trees; monitoring and reviewing policies and procedures to ensure YACIO operated in an equitable and transparent way in accordance with its charitable objectives.

Governance

For most of the year there were eight trustees, one less than the nine maximum prescribed by the Constitution. In September trustee Heather Whittaker requested a three-month leave of absence. At the conclusion of this Heather chose not to continue as a trustee. Maria Lewington-Gower, who had been a trustee for four years, stepped down from the end of the year due to family commitments. In the summer Christine Robinson, who had earlier expressed an interest in becoming a trustee and attended meetings as an observer, was co-opted. Christine is standing for formal election as a trustee at the Annual General Meeting.

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Governance

During the year there were no changes to the offices held by trustees. Tony Chalcraft continued as Chair, Helen Butt as Secretary and Lisa Turner as Treasurer. The only changes made to the specific responsibilities of trustees resulted from Heather Whittaker's leave of absence and subsequent resignation and Maria Lewington-Gower's limited availability to deal with complaints. At the end of the year Heather's Risk Assessment responsibilities were covered by all trustees as necessary and a rota system put in place to deal with complaints. Otherwise trustee specific responsibilities continued as in the previous year:

- Administrative Support Supervision: Lisa Turner
- Association Liaison: Adam Myers
- Complaints: Maria Lewington-Gower (supported by all trustees, rota system from year end)
- Documentation: Simon Wild
- Newsletter, IT System Development and Website: Helen Butt
- Risk Assessments: Heather Whittaker (until September)
- Site Maintenance: Colin Smith
- Site Specific Issues: Tony Chalcraft
- Tree Issues: Adam Myers

At the end of the year there were six elected trustees, five of whom have been in post, largely with the same offices and responsibilities, since the inception of YACIO. We are very aware that to ensure the longer-term development and sustainability of YACIO priority needs to be given to the recruitment of additional trustees.

The seventh AGM, and only the fourth to take place in person due to Covid, was held on 22nd March 2025. About 30 members were in attendance. In accordance with the Constitution limiting trustee tenure to three years Colin Smith and Lisa Turner stepped down as trustees but were re-elected for further terms. The formal AGM was followed by an open forum during which issues and questions were raised by members. A wide number of matters were raised, particularly in respect of theft and anti-social behaviour.

As in previous years we received a small number of formal complaints from tenants. Some were submitted following non-cultivation notices. These were either dealt with by trustee Maria Lewington-Gower or other trustees as available. All complaints were resolved according to YACIO's procedures.

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Administration

Our day-to-day administration is largely carried out by our two part-time employed administrators Janet Devlin and Nick Smith. Janet and Nick were appointed in September 2024 and took over full responsibility from our previous part-time self-employed administrator in October of that year. Administration is overseen by trustee Lisa Turner.

Having two administrators rather than one has improved the flexibility and consistency of service provision, for example reducing the risk of gaps during holiday or sickness leave. As Janet and Nick have gained experience there has been an overall improvement in the speed with which routine matters are dealt with and queries responded to. Trustees are grateful to Janet and Nick for their work and hope that in time, their roles can be developed further.

At the start of the year, trustees encountered further difficulties with the performance of our allotment management system, Colony, provided by Kogitas (MCPC) Ltd. It became apparent that not all rental invoices had been successfully received by tenants, and that some payments made via PayPal had not been automatically reconciled within the system. Investigating and resolving these discrepancies required significant administrative time and caused inconvenience to a number of tenants. These issues reinforced the need for trustees to review the reliability and integration of our current IT arrangements.

In spring, Kogitas made available a trial version of Orkastrate, the proposed replacement for the current Colony allotment management system. Following initial review, Helen Butt, who leads on IT, advised trustees that Orkastrate had the potential to improve functionality and modernise elements of our administration processes.

Before committing to migration, trustees agreed that the system needed to be thoroughly tested to ensure it met YACIO's operational requirements and integrated effectively with our website and proposed new online payment gateway (Stripe). A series of structured training and demonstration sessions were arranged with Kogitas for the trustee working group and administrators. These sessions were intended to review system functionality in detail, confirm that Orkastrate replicated the capabilities of Colony, and demonstrate how online applications and plot payments would operate in practice. While a small number of sessions took place, the majority were cancelled or postponed at short notice, and a demonstration of the Stripe integration was not delivered within the agreed timeframe.

Trustees had set a clear cut-off date to allow sufficient time for testing ahead of the January 2026 invoicing cycle. As this deadline was not met, trustees took the decision to defer migration until after invoicing had been completed.

Given the challenges experienced with both Colony and the delayed demonstration of Orkastrate's full capabilities, Helen also began reviewing alternative allotment management systems to ensure trustees had a comprehensive understanding of available options. Discussions have taken place with Scribe and dialogue continues with both Scribe and Kogitas. Trustees intend to reach a decision and implement a new system during 2026, subject to confirmation that it meets YACIO's operational and integration requirements.

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Helen continued to manage YACIO's website throughout the year, ensuring it remained up to date and fully operational. In parallel, a completely redesigned website has been developed in a test environment. The new site is currently under review by trustees and site secretaries. Its launch is dependent on final decisions regarding the allotment management system, as the functionality for plot applications and online payments will need to integrate directly with whichever platform is adopted. Once that decision is confirmed, the new website will be ready for launch.

Trustees introduced several initiatives to administration and operations during the year. These included setting up an Action Log to record issues that needed to be progressed after decisions taken by trustees at meetings and revised procedures for trustee meetings including time limiting agenda items. Another development, resulting from the increase in incidents of theft, vandalism and anti-social behaviour, was the establishment of an Incident Report Log. This was introduced to ensure all incidents are recorded, to help establish patterns and to assist in reporting to the police and other relevant authorities.

Health and Safety inspections were carried out in the first half of the year by trustee Heather Whittaker.

Site Secretaries are YACIO's voluntary representatives on each site. Trustees are grateful for their work, support and input. As in previous years trustees held three in person meetings with site secretaries. These were invaluable for obtaining feedback and considering and finalising new policies and procedures.

There were a few site secretary changes during the year. Two long-serving site secretaries, Phil Renshaw at Bootham and Mary Harlington at Green Lane, stepped down during the year. Rob Rafton took on the joint Site Secretary role at Bootham and, shortly after the end of the year, Mario Manganoro assumed responsibilities at Green Lane. Trustees are especially grateful to Phil and Mary for their longstanding commitment and support. As in previous years, all new site secretaries are recruited following advertisement to all tenants on site and discussion with a panel of trustees. Other changes included Sarah Penn taking a backseat for a time at Hospital Fields with trustees providing temporary cover, Amanda Kent stepping down after a few years in post as one of the three site secretaries at Low Moor and, at the end of the year, Gary Flakes stepping down at New Lane.

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Finance

Full financial information is available separately to this report. Overall, the current financial position remains favourable. Total funds carried forward at £78,260 were higher than in 2024 (£75,149). Total income at £88,908 was slightly lower than in 2024 (£89,665). Expenditure at £85,437 was significantly lower than in 2024 (£100,027). This resulted in a surplus of income over expenditure of £3,471 in contrast to a deficit of £10,362 in 2024. In 2024 trustees had planned for a deficit budget, spending accumulated funds on site upgrades. In contrast, for 2025 we set a budget with the aim of balancing expenditure with income. The year end surplus of £3,471 was therefore not anticipated.

2025 rental income at £86,313 was almost the same as in 2024 (£86,867). YACIO remains dependent on plot rents to fund its activities. Following the small rent rise implemented in 2024 and the changes to concession eligibility introduced at the same time, income can only be grown through further rent increases or the development of other income streams, for example grants, awards, donations or other external funding. The granting of a new and much longer-term lease should give potential funders the surety required and allow trustees to pursue external funding for improvement and development works in the years ahead.

The decrease in expenditure during 2025 resulted from several factors. Late in 2024 our part-time self-employed administrator left. We took the decision to replace her with two part-time directly employed administrators and introduce organisational changes. This was expected to be cost neutral or make a small saving but has reduced administration officer costs by nearly £5,000. The other significant reductions in expenditure were on upgrade of sites and repair and maintenance. The former reduction was partly a result of the planned high expenditure on improvements carried out in 2024. It should also be noted that changes in the way site upgrades and repairs and maintenance were carried out make year-on-year comparison complex. For example, some of the work previously carried out under these budget headings, particularly in relation to contracted tree work, has been assigned to the grass and hedge cutting budget.

There were two areas of significantly increased expenditure during the year, grass and hedge cutting and water. As outlined above, higher costs for the former partly resulted from changes to the way work was contracted. However, our main contractor (for grass and hedge cutting) did increase their costs and along with administration these are our two major areas of expenditure. The exceptionally dry conditions in spring and summer more than doubled our water charges to £7,596.

When considering the accounts it must be borne in mind that 42% of the £78,260 carried forward were 'restricted' funds comprising refundable deposits paid by tenants on the uptake of a new tenancy. Whereas some deposits are not refunded due to forfeiture on termination of tenancy because the surrendered plot is in an unlettable condition, trustees cannot prudently transfer significant funds from the restricted to unrestricted category. Therefore, although we can allocate a small proportion of restricted deposit funds to unrestricted funds each year, a significant proportion of the total funds held cannot be allocated to support site improvements or offset future operating deficits.

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Policies and Procedures

Relatively few policy or procedural changes were introduced during the year. Trustee Simon Wild undertook a review of documentation, especially the Site Secretary Handbook and Tenant's Handbook to ensure these were aligned with procedures. The former handbook was fully updated. Trustee Lisa Turner began a review of organisational policies in accordance with Charity Commission requirements. A few policies relating to tenants were also updated. For example, changes were made to clarify and widen the requirements needed to obtain permission to erect structures on plots.

Lease

YACIO's seven-year lease on the allotments from the City Council expired in November 2024. Through late 2023 and 2024 trustees had pressed the Council to take forward granting a new, longer-term, lease. Positive discussions had taken place early in 2024 with council officers indicating a new lease would be finalised by the autumn. However, at lease expiry in November no new lease had been offered.

Trustees pursued the matter further in early 2025. It became apparent, as the lease document for the initial seven-year lease wasn't drawn up by the council and signed until April 2020, that some council officers were under the misapprehension the lease did not expire until 2027. This despite trustees securing written agreement from the council's legal team that the lease term commenced from November 2017. To resolve this situation trustees sought support from the relevant council Executive Member, Councillor Kent. This eventually led to a council officer attending the June trustee meeting to take matters forward. Following this most remaining issues with lease, mainly relating to boundaries and areas of responsibility, were finalised. It was indicated the new lease would be for 35 years and that it was expected to be approved by the council's executive group in the autumn.

Unfortunately, there was again a further pause in communication and progress from the Council. Despite attempts by trustees to establish the situation it was not until November that we were informed a new lease would be progressed through council committees in early 2026. At the time of writing this process is underway and it is anticipated a new 35-year lease will have been signed off by the council's Executive Group in early March. It is hoped that confirmation of this will be available before the 2026 AGM at the end of March.

The lack of certainty regarding the lease, especially after the expiry of the initial term in late 2024, has been a significant concern for trustees throughout the year. Time and energy have been expended following up on progress. It is hoped, assuming a new longer-term lease is finalised, that YACIO will have a more secure future foundation and be able to begin planning for the longer term.

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Performance

At year end there were 1,545 lettable plots (1,551 2024). Of these 78 were vacant (about to be let to new tenants) (96 2024) and 130 were under notice (124 2024). 5.8% of plots were let to tenants qualifying for a 50% rental concession. 28.1% of plots are let as full size (a very small number are let as extra large), 56.4% half size and 15.5% quarter size. There are 14 plots in two apiaries (Bootham Stray and Carr) and 13 'starter' plots.

During the year 196 tenancies ended (246 2024). 134 (136 2024) were ended voluntarily by the tenant or for other miscellaneous reasons. 29 of the tenancies ended voluntarily followed issue of warning notices by YACIO. 24 tenancies were terminated by YACIO (38 2024), 15 for noncultivation (26 2024) and 9 for non-payment of rent (12 2024). 9 tenancies ended due to the death of the tenant (5 2024).

208 plots were relet during the year (258 2024). This gives a 'turnover' rate (number of plots relet as a percentage of total plots) of 13.5%. At year end there were 3,208 waiting list applications (3,102 2024) from 1,694 applicants (each applicant can apply for a plot at up to three sites) (1,641 2024). The waiting list measured by the number of applications therefore grew slightly (3.3%) during the year. 854 (26.6%) of the 3,208 applications on the list at the end of 2025 were made during the calendar year (937 (30.2%) 2024). Therefore, although the total waiting list grew, the rate of growth slowed by nearly 9%.

In considering the waiting list it should also be noted that site secretaries continue to report many applicants do not respond to invitations to view plots on reaching the top of the list. This, in part, may be due to the length of the lists with many of those waiting having changed circumstances before a plot is offered. It is therefore highly likely that the waiting list overestimates the number of people actively wanting a plot.

However, with a 3.3% increase in the number of applications, compared to a 5.8% fall in 2024, demand for allotments remains high as in all the years of YACIO management. Although many applicants may not take up a plot when one becomes available and there is perhaps some weakening of demand, there is no sign that there'll be a return to the situation 25 or more years ago where some sites had no waiting lists and empty plots.

It should be noted there is considerable variation in demand between sites. The table below shows the number of let plots at each site, the number of applications and the ratio of applications to let plots.

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Site Issues, Improvements and Developments

Theft, vandalism and anti-social behaviour are constant concerns but until the last two years incidents have been relatively limited. In 2024, starting in the spring, there was a significant increase in incidents of vandalism and anti-social behaviour mainly affecting sites on the west side of the city. Although activity abated later in the year these were the most sustained and serious occurrences experienced since YACIO took on administration of the allotments in 2017. It led to trustees and site secretaries liaising with the police and Holgate councillors and improvements being made to site boundaries and gates.

Unfortunately, during 2025 incidents escalated to unprecedented levels. Early in the year an apparently organised theft occurred at the Bootham site. The site gates were forced at night and many sheds broken into with tools, especially powered equipment, stolen. Weeks later fires were reported at Hempland Lane. Further into spring two sheds were burnt to the ground at Scarcroft. This was the first of a series of arson attacks, shed break ins and vandalism affecting Scarcroft, Hospital Fields and Hob Moor. At least six sheds have been completely destroyed with attacks occurring in spates through the year. Incidents appeared linked and may have been largely carried out by the same group of youths. Trustees and site secretaries have liaised with the police and local councillors and were present at a meeting of local residents to discuss the issues in October. We also began maintaining an incident log recording all occurrences with a view to better reporting and coordination.

Incidents also occurred elsewhere especially through late summer and autumn. Sites affected included Low Moor, Fulford Cross, New Lane, Carr, Green Lane and Hempland Lane. Most often sheds were broken into with some vandalism. Overall, there was limited theft.

Trustees and site secretaries are very aware of the impact these incidents have had on tenants, especially at the most seriously affected sites. Understandably, there are concerns about the potential for further damage and attacks as well as personal security. Responses from the police have been mixed. Officers attended some of the incidents, either after an emergency call or as a follow up, but on other occasions there has been a limited response. There appear to be difficulties with the police linking incidents. There has also been some confusion as to whether reports must be made directly by tenants, as has been generally advised, or by site secretaries/YACIO. At the end of the year a more proactive approach from the police developed which is now being taken forward by trustees.

On a more positive note, we continued to undertake maintenance and improvements to sites. Our main contractor, Aspects Horticultural Services, carried out seven grass cuts, trimmed site perimeter hedges and assisted with occasional clearance works. Gardener/handyman Dave Ruddock and team provided repair and maintenance and plot clearance services. Tree works were largely undertaken by James Bedford. As in previous years clearance of very overgrown plots, or those with neglected and dangerous structures, took place. Some of this work was carried out by site volunteers but where this was not feasible considerable costs were incurred. The cost to bring one very neglected plot into lettable condition was £1,500. Clearing neglected plots remains a concern to trustees.

Additional support and help were provided by the Council. This included donation of palisade fencing to reinforce boundaries at Green Lane and provision of an asbestos collection service.

Serious flooding at Howe Hill caused by blocked drains was resolved through professional help assisted by site secretary Dean Fawcett and trustee Colin Smith. Trustee Adam Myers continued to lead on tree issues and prepared a paper on long term management plans. Trustees have also established a separate budget for tree maintenance work. The large number of trees on some sites remains a

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significant concern. While we recognise their value to site character and biodiversity, trees can inhibit cultivation of plots through shade and roots as well as presenting a potential hazard if damaged or decayed. A particular concern is how to manage and reduce the number of saplings, especially on plot or site boundaries.

In view of the long waiting list trustees continue to explore possible new allotment provision. We continue to pursue the development of a new site, potentially for a small number of full-sized plots, on land owned by the city council. As the site is probably only partially usable as allotments YACIO is collaborating with Edible York and interested individuals with the aim of forming an umbrella body to fund and separately manage the land. Planning advice has now been received but negotiations have yet to be carried forward regarding length of lease. Additionally, there have been very tentative discussions with council planners regarding possible allotment provision on the British Sugar development site.

Late in 2024 YACIO was approached by Fulford Parish Council regarding the management of their site of 29 full plots. Following discussion involving several trustees YACIO has agreed to take on full administration and management of the site on a five-year lease from April 2026. Fulford residents will continue to have priority for a plot, but the waiting list will also be open to anyone in the city council area. Rents for Fulford and non-Fulford residents will be equalised over a three-year period. There are currently a high proportion of underused plots but few other issues in terms of site maintenance. Fulford Parish Council have agreed to financially support initial improvements. Trustees are confident that assuming responsibilities for this site will not have a significant short term cost impact on YACIO and, once rents are equalised, that the site will provide a positive contribution financially.

Future Issues and Plans

The most important immediate concern for trustees remains securing a new lease from the City Council. As outlined under Lease above, it is now anticipated a new lease with a 35-year term will be confirmed in spring 2026. Trustees are aware that this will bring new opportunities and responsibilities. The seven year lease under which we have operated since 2017 did not allow for long term planning. Most significantly, it constrained fund raising from external bodies. As a charity independent of the public sector YACIO is well placed to apply for grants and awards. Indeed, as already outlined, if rent increases are to be restricted obtaining outside financial support is the only means by which significant improvement and development of sites can be achieved.

Once a new lease is in place, pursuing fundraising opportunities will be a high priority. This may require specialist advice and/or the recruitment of an additional trustee with relevant experience. To effectively improve and develop sites a more proactive, planned, approach will also be required. This will entail the development of a strategic plan for sites and allotment provision. While further consideration needs to be given on how any plan should be taken forward, consultation with and input from plot holders, site secretaries, allotment associations and other stakeholders will be essential.

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Trustees remain committed to minimising rent increases. At present no rent rises are planned. However, should inflation increase, or we face large scale and unexpected repairs, costs may be financially unsustainable. With YACIO's income currently dependent on tenant rents we also need to keep in mind the impact of any longer-term fall in demand for allotments. Although a large fall does not appear to be an immediate concern, demand for allotments has been cyclical in the past. For the present however, the pressing issue is the length of the waiting list. While in practice not all listed applicants want a plot when one becomes available, the length of the lists means waits to reach the top are long. Wait times vary by site but are usually more than two years and for some popular sites, generally those nearer the city centre, four or more years. Ultimately, although YACIO has attempted to meet demand by generally restricting new lets to half plots, waiting lists can only be reduced by the provision of new allotment sites. Apart from the potential new site being explored, and Fulford Parish allotments coming under our management, opportunities are limited by the lack of suitable land.

In looking to the longer term YACIO must consider a wide range of other factors. One of these is the impact of a changing climate. As well as potentially increasing costs, for example higher water bills, drainage of sites flooded by excessive rain, tree surgery due to gale damage, etc., there is the possibility that what can be grown and how it is grown on allotments will change. This may necessitate reconsideration of how allotments are used and managed by tenants. Other factors could include social changes. For example, the demographic makeup of allotment holders has changed, and continues to do so. Newer tenants may have different expectations and priorities to those longer established. There is also a political dimension. YACIO's existence essentially arose from the financial pressures experienced by local authorities that led City of York Council to seek alternative methods of allotment management. It is possible that future governments, national or local, will introduce policies that further impact on allotment provision. As an organisation entrusted with management of the allotments for a 35-year period YACIO must be alive to such developments and plan accordingly in the best interest of tenants.

In thinking longer term, trustees are aware that we must not lose sight of the need to improve and develop services. Although progress has been made since 2017 in improving administration and tackling the backlog of poor record keeping and neglected site maintenance inherited from the Council there is still much to be done.

Shorter term priorities for 2026 and the next few years include:

- keeping under review the efficiency and resilience of administrative and other routine operational activities and introducing changes and enhancements as resources permit
- upgrading the IT system, either through the replacement software Orkastrate offered by the current contractor Kogitas (MCPS) Ltd or migrating to a new system with the required functionality
- making more use of the website to communicate with members and the wider public
- integrating the newly managed site at Fulford into YACIO's administrative and procedural systems
- making fuller use of available space at sites other than that required for access or conservation purposes
- exploring opportunities to develop new allotments sites
- developing site specific tree and hedge management plans

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- recruiting additional, appropriately experienced, trustees
- increasing tenant awareness of environmentally sustainable growing
- managing sites in ways that promote biodiversity
- developing closer relationships with site associations to support their endeavours and assist in the formation of associations covering sites where none currently exist
- providing increased advice and support, through training sessions and the website, for tenants, especially those taking on a plot for the first time, on effective use of their allotment
- supporting community groups and other innovative growing activities on allotment sites
- collaborating with other allotment providers to increase access to allotments across the City of York Council area

York Allotments CIO

(Charity Number 1174306)

Independent examiner's report to the trustees of York Allotments CIO

I report on the accounts of: **York Allotments CIO**

For the year ended: **31st December 2025** Which are set out on pages 13 to 15

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 Gallygap Lane
Osbalwick
York YO10 3NR

Date

York Allotments CIO

(Charity Number 1174306)

Receipts & Payments Accounts for the year ended 31st December 2025

	Unrestricted funds	Restricted funds	2025 Total	2024 Total
Receipts	£	£	£	£
Rents	86,313	-	86,313	86,867
Donations	-	-	-	913
Fundraising & events	-	-	-	60
Key deposits	-	220	220	55
Bank interest	2,375			1,770
Total receipts	88,688	220	88,908	89,665
	£	£	£	£
Payments				
Administration officer	19,083	-	19,083	23,698
Insurance	1,083	-	1,083	1,070
Grass & hedge cutting	34,095	-	34,095	20,440
Deposits returned	-	1,505	1,505	1,480
Honorariums	680	-	680	765
Licences	2,064	-	2,064	2,053
Independent examination fee	350	-	350	350
Admin support & office costs	4,371	-	4,371	6,028
Upgrade of sites	359	391	750	23,232
Repairs & maintenance	10,741	-	10,741	14,445
Trustees' expenses & meeting costs	-	-	-	71
Water	7,956	-	7,956	3,568
Bank charges & paypal fees	2,759	-	2,759	2,727
Event costs	-	-	-	100
Total payments	83,541	1,896	85,437	100,027
Net of receipts/(payments)	5,147	(1,676)	3,471	(10,362)
Transfer between funds	-	-	-	-
Balance brought forward	40,584	34,565	75,149	85,511
Balance carried forward	45,731	32,889	78,620	75,149

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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. Restricted funds

Fund name	Purpose
Deposits	Deposits which may be refundable if plots are returned in a responsible state
Carr Allotment Association	Donation for projects on their site

	Balance b/fwd	Incoming resources	Resources expended	Transfer between funds	Balance c/fwd
Unrestricted Funds	40,584	88,688	83,541	-	45,731
Restricted Funds					
Deposits	34,174	220	1,505	-	32,889
Carr Allotment Association	391	-	391	-	-
Total Restricted Funds	34,565	220	1,896	-	32,889
Total Funds	75,149	88,908	85,437	-	78,620

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(Charity Number 1174306)

Approval of accounts for the year ended

31st December 2025

The report and accounts were approved at a meeting
of the trustees held on

Date

Signed for and on behalf of the trustees

Signature

Name

Position (e.g. Chair etc)

Date