

# **SADLERS WELLS COMMUNITY WOODLAND CIO**

## **TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2026**

### **A. LEGAL AND ADMINISTRATIVE DETAILS**

- 1) The Official Name of the Charity is Sadlers Wells Community Woodland CIO, registered number 1171849, and its address for correspondence is 5 The Hawthorns, Bunbury, Tarporley, Cheshire, CW6 9SJ.
- 2) The trustees of the Charity are Katherine Frances Clare Hutchinson, Robert William Harris, Michael John Bourne, Paul Andrew Fairclough, David Clapperton, Jessica Hitchmough, Rebecca Mitchelson, Derek Burrows, Michael Ingram Thomas and Nicola Mary Badger.
- 3) The Constitution of the Charity is set out in a foundation model Constitution dated 1<sup>st</sup> March 2017.
- 4) The objects of the Charity are the acquisition and maintenance and improvement of the Woodland known as Sadlers Wells Wood in the Villages of Bunbury and Spurstow in the County of Cheshire (and any other land acquired for the same purposes) (“the Wood”) as an amenity for the local area.

### **B. EXPLANATION OF THE WORK OF THE CHARITY**

- 1) Throughout the year, the Wood has been made available for unrestricted public access and enjoyment free of charge and for use for educational purposes by Bunbury Aldersey Church of England Primary School and the local Scouts, Guides +65 and similar organisations.
- 2) The work of the Charity consists of maintaining the Wood fit for the purposes referred to in the previous paragraph by maintaining footpaths and bridges and taking appropriate action in respect of any dead, damaged or diseased trees.
- 3) The income for the year was £1570.75 and the expenditure £10, giving a surplus of £1560.75
- 4) The Charity have not yet been able to complete the transfer of the Wood into its ownership and the Wood therefore remains in the legal ownership of the Charity known as Sadlers Wells Community Woodland (Charity Number 1105117) which holds it on behalf of this Charity and the freehold will be transferred to this Charity as soon as certain formalities can be completed. Due to a covenant imposed on the occasion of the purchase of the Wood from the Peckforton Estate, the consent of the Estate is required before the transfer of the freehold can be completed and registered at HM Land Registry. Terms and the relevant documentation were agreed some time ago but the Charity is still waiting for the Estate to sign their copies of the documents. If the Estate continue to take no action in the matter, the need for their consent will expire on 23<sup>rd</sup>

January 2026 and the Estate can then be requested to cancel the restriction against the transfer of the property.

- 5) There will be further costs to pay in due course to complete the transfer of the freehold of the Wood to the Charity but these costs are again of a non-recurring nature.

### **C. ORGANISATION AND SOURCES OF SUPPORT**

1. The running of the Charity is in the hands of the Trustees of whom a small management committee deals with routine matters.
2. Funding is provided by subscriptions and donations which are normally adequate to cover routine maintenance and other costs. Initial funding was obtained from the Heritage Lottery Fund for the purchase of the Wood in 2006.
3. The Charity does not employ any staff but volunteers help, when necessary, with the maintenance of the Wood.

### **D. POLICIES**

1. The trustees have considered the guidance of the Charity Commission on public benefit.
2. All new trustees are provided with copies of the constitution of the Charity and the Annual Accounts together with relevant information regarding the running of the Charity.
3. The Charity does not make grants to other organisations or persons.
4. The Charity does not have an investment policy as the reserves held are not sufficient to require one.
5. The reserves held are sufficient to cover the remaining costs of transferring the freehold of the Wood whilst still leaving an adequate reserve in hand.
6. The Wood is inspected on a regular basis by the trustees to check for any damaged or diseased trees or other hazards, and this is supplemented by an annual inspection by a qualified forester or tree surgeon.

**APPROVED** at meeting of trustees

D Clapperton  
Trustee and Clerk