MINUTES FOR CHADS A.G.M.

Held at the Four Seasons Nature Centre, Friday, March 6th, 2026, at 2.00pm.

Apologies, P & J Woolley, W & V Adshead, L Edgerton, J Edgerton, S Ryder.

Those Present, D & A Silverwood, A Jackson, D Briggs, E O'Neil, S O'Neil, P Hall, K Bradley, M Rhoades.

Minutes of previous meeting.

The Minutes were read and approved by those present, and duly signed by the Chairman.

Matters arising.

Mr Silverwwood said he would comment on the future of CHADS in his Chairman's report. There were no other matters to discuss.

Chairman's Report,

He reported that Miss L Edgerton has resigned as a property Trustee.The Society has maintained it's core activities, though numbers of visitors and members continue a steady decline.

HS2. The Society has received confirmation that despite the cancellation of phase 2A , the Department for Transport is not going to offer the land purchased back to the original owner.

Staffs Wildlife Trust,

An initial contact has been made with Mr Jeff Sims, The Trust is now in possession of CHADS constitution, recent accounts, Land evaluation, Mr Jim Edgerton's qualifications and terms of employment. Further meetings are planned to explore if / how /when a joining of the two could be brought about.

Pickering and Butters, CHADS Solicitors, are currently contacting our Property Trustees for signatures to get them confirmed with the Land Registry to update the present position.

HS2

The land purchased by HS2 is now the subject of an FBT for 2 years. The adjacent land at Bromley Lane Farm, we have accepted on a 2 year FBT.

It seems likely that Carter Jonas acting on behalf of HS2 will continue to offer Bromley lane Farm every 2 years.

This could create an opportunity to either rent out or sell the Croxall land ,which is proving difficult to manage properly, due to the weight and restrictions on the Chetwyn bridge on the A513 Tamworth road. That concludes my report.

Treasurer's Report.

CHADS current account on February 11th 2026 was in credit, standing at £46,634096.

Our savings account standing at £120,372.81. These figures were helped by Stewardship payments which may change in 5years time. Valuation of the lands had been updated. A big bill is expected from the Solicitors for amending the Property Trustees. The cost of livestock feed was basically the same, Heating and water costs were up as was the Insurance and Telephone/ Internet costs.

Election of Officers.

Chairman----- Mr D Silverwood, Vice Chairperson---- Mrs J Woolley, Treasurer ----- Mr D Silverwood. Committee Members ----- V & W Adshead, A Silverwood, P Hall, P Woolley, E O'Neil, M Rhoades.

.AO.B.

The Valuation report was passed around for Committee members to read. Mrs O'Neil asked about the "humps: that had appeared in the passageway, Mr Silverwood replied that a builder, Mr C Easter, had been employed to look at the problem and it had now been resolved. Miss Charlottte Cope, a volunteer who helps on the farm occasionally, had sent copies of her Qualifications, as requested by Mr Woolley, to show her competence to work with cattle, She is covered by insurance. There was no other business.

No date was fixed for the next AGM.

Mr Silverwood then thanked everyone for coming and for their help throughout the year.

The Meeting closed at 3.00pm.

REGISTERED CHARITY NUMBER: 700374

Report of the Trustees and Unaudited Financial Statements for the Year Ended 31 October 2025 For

C.H.A.D.S
Combined Handicapped & Disabled Society

C.H.A.D.S
Combined Handicapped & Disabled Society

Contents of the Financial Statements
for the year ended 31 October 2025

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C.H.A.D.S
Combined Handicapped & Disabled Society

Report of the Trustees
for the year ended 31 October 2025

The trustees present their report with the financial statements of the charity for the year ended 31 October 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015) as amended by Update Bulletin 1 (effective 1 January 2015) and the Charities Act 2011.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
700374

Principal address
Four Seasons
Bromley Lane
Handsacre
Rugeley
WS15 4EB

Committee trustees

J D Silverwood	P Woolley
L Edgerton	P Hall
W A Adshead	M Rhoades
V R Adshead	E O'Neill

Property trustees
D K Briggs
J P Carr
J J Stanley

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document
The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Risk management
The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

OBJECTIVES AND ACTIVITIES

Objectives and aims
The objectives and aim of the charity is to make nature and the countryside available and accessible to the less able-bodied and handicapped.

Public benefit
The trustees are of the opinion that the activities undertaken in accordance with the objects of the charity meet the definition of public benefit.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Approved by order of the board of trustees on 22 January 2026 and signed on its behalf by:

Trustee 

Independent Examiner's Report to the Trustees of
C.H.A.D.S
Combined Handicapped & Disabled Society

I report on the accounts for the year ended 31 October 2025 set out on pages three to seven.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view ' and the report is limited to those matters set out in the statements below.

Independent examiner's statement
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

TC Group
Sterling House
97 Lichfield Street
Tamworth
Staffordshire
B79 7QF

22 January 2026

C.H.A.D.S
Combined Handicapped & Disabled Society

Statement of Financial Activities
for the year ended 31 October 2025

	Notes	**2025**	2024
		£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
Voluntary income		1,510	1,161
Activities for generating funds	2	55,686	21,338
Grants receivable and bank interest	3	28,088	26,841
TOTAL INCOMING RESOURCES		85,284	49,340
RESOURCES EXPENDED			
Charitable activities			
General Charitable		16,611	19,715
Management and administration		28,024	26,001
TOTAL RESOURCES EXPENDED		44,635	45,716
NET INCOMINGS		40,649	3,624
RECONCILIATION OF FUNDS			
Total funds brought forward		624,293	620,669
Property revaluation	7	414,400	-
TOTAL FUNDS CARRIED FORWARD		1,079,342	624,293

The notes form part of these financial statements

C.H.A.D.S
Combined Handicapped & Disabled Society

Balance Sheet
At 31 October 2025

	Notes	2025	2024
		£	£
FIXED ASSETS			
Tangible assets	7	876,230	491,182
CURRENT ASSETS			
Stocks		46,000	33,100
Cash at bank and in hand and debtors		157,351	101,054
Prepayments		1,120	-
		204,471	134,154
CURRENT LIABILITIES			
Other creditors		1,359	1,043
NET CURRENT ASSETS		203,112	133,111
NET ASSETS		1,079,342	624,293
FUNDS			
Unrestricted funds	9	1,079.342	624,293
TOTAL FUNDS		1,079,342	624,293

The financial statements were approved by the Board of Trustees on 22 January 2026 and were signed on its behalf by:

Trustee M. L. Rhoades

P. L. Hall

Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the charities Act 2011.

Basis of preparation
C.H.A.D.S Combined Handicapped & Disabled Society meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised as historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Tangible fixed assets
Freehold property is not depreciated as in the opinion of the trustees it is not diminishing in value. Assets other than freehold property are written off as expenditure in the accounting period of acquisition.

Stocks
The livestock is valued at the year-end by the trustees.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. ACTIVITIES FOR GENERATING FUNDS

	2025	2024
	£	£
Fundraising events	688	655
Hire fees and income	4,384	4,390
Sale of livestock and produce	37,714	17,993
Stock valuation change	12,900	(1,700)
	55,686	21,338

3. INCOMING RESOURCES FROM CHARITABLE ACTIVITIES

Grants receivable included:

	2025	2024
	£	£
Grants	22,033	21,072

4. PROFIT ON REVALUATION

Profit on Revaluation included:

	2025	2024
	£	£
	414,400	-

The land in proximity to Kings Bromley Lane, Handsacre ,Rugeley was revalued during the year by Atchams, Chartered Surveyors, Shrewsbury.

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 October 2025 nor for the year ended 31 October 2024.

There were no trustees' expenses paid for the year ended 31 October 2025 nor for the year ended 31 October 2024.

6. STAFF COSTS

	2025	2024
	£	£
Wages and national insurance	19,784	20,703
Other pension costs	593	550
	20,377	21,253

7. TANGIBLE FIXED ASSETS

	Motor Vehicle £	Plant and Equipment £	Freehold Property £	Totals £
COST				
At 1 November 2024	5,000	4,800	489,542	499,342
Disposals	-	-	(28,942)	(28,942)
Revaluation			414,400	414,400
31st October 2025	5,000	4,800	875,000	884,800
DEPRECATION				
At 1 November 2024	4,499	3,662	-	8,161
Charge	125	284	-	409
31st October 2025	4,624	3,946	-	8,570
NET BOOK VALUE				
At 31st October 2024	376	854	875,000	876,230

Freehold land and property was valued on an open market basis in 2025 by Atchams, Chartered Surveyors at £875,000.

8. STOCKS

	2025 £	2024 £
Livestock at valuation	46,000	33,100

9. MOVEMENT IN FUNDS

	At 1.11.24 £	Net movement in funds £	At 31.10.25 £
Unrestricted funds			
General fund	624,293	455,049	1,079,342
TOTAL FUNDS	624,293	455,049	1,079,342

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	499,684	44,635	455,049

C.H.A.D.S
Combined Handicapped & Disabled Society

Detailed Statement of Financial Activities
for the year ended 31 October 2025

	2025 £	2024 £
INCOMING RESOURCES		
Voluntary income		
Donations and collections	1,325	1,011
Membership fees	185	150
	1,510	1,161
Activities for generating funds		
Fundraising events	688	655
Hire fees and income	4,384	4,390
Sale of livestock and produce	37,714	17,993
Stock valuation change	12,900	(1,700)
	55,686	21,338
Other income		
Grants	22,033	21,072
Compensation	2,659	-
Profit on revaluation	414,400	-
Bank interest	3,396	5,769
TOTAL INCOMING RESOURCES	499,684	49,340
RESOURCES EXPENDED		
Charitable activities		
Livestock feed and expenses	14,350	16,662
Conservation costs	-	1,040
Machinery expenses	773	464
Heating and lighting	1,069	1,428
Rates and water	419	121
	19,715	19,715
Support costs		
Wages and national insurance	19,784	20,703
Pensions	593	550
Professional fees	1,160	-
Insurance	2,184	1,445
Telephone	600	204
Postage and stationery	102	127
Motor expenses	2,784	2,374
Sundries	56	51
Depreciation	409	547
General Repairs	352	-
	28,024	26,001
TOTAL RESOURCES EXPENDED	44,635	45,716

Combined Handicapped & Disabled Society

Detailed Statement of Financial Activities
for the year ended 31 October 2025

NET INCOME/(EXPENDITURE)	455,049	3,624

The notes form part of these financial statements

REGISTERED CHARITY NUMBER: 700374

Report of the Trustees and Unaudited Financial Statements for the Year Ended 31 October 2025 For

C.H.A.D.S
Combined Handicapped & Disabled Society

C.H.A.D.S
Combined Handicapped & Disabled Society

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for the year ended 31 October 2025

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C.H.A.D.S
Combined Handicapped & Disabled Society

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for the year ended 31 October 2025

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700374

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Handsacre
Rugeley
WS15 4EB

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J D Silverwood	P Woolley
L Edgerton	P Hall
W A Adshead	M Rhoades
V R Adshead	E O'Neill

Property trustees
D K Briggs
J P Carr
J J Stanley

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Governing document
The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

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The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

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Objectives and aims
The objectives and aim of the charity is to make nature and the countryside available and accessible to the less able-bodied and handicapped.

Public benefit
The trustees are of the opinion that the activities undertaken in accordance with the objects of the charity meet the definition of public benefit.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Approved by order of the board of trustees on 22 January 2026 and signed on its behalf by:

Trustee 

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C.H.A.D.S
Combined Handicapped & Disabled Society

I report on the accounts for the year ended 31 October 2025 set out on pages three to seven.

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It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

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- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

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TC Group
Sterling House
97 Lichfield Street
Tamworth
Staffordshire
B79 7QF

22 January 2026

C.H.A.D.S
Combined Handicapped & Disabled Society

Statement of Financial Activities
for the year ended 31 October 2025

	Notes	**2025**	2024
		£	£
INCOMING RESOURCES			
Incoming resources from generated funds			
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Grants receivable and bank interest	3	28,088	26,841
TOTAL INCOMING RESOURCES		85,284	49,340
RESOURCES EXPENDED			
Charitable activities			
General Charitable		16,611	19,715
Management and administration		28,024	26,001
TOTAL RESOURCES EXPENDED		44,635	45,716
NET INCOMINGS		40,649	3,624
RECONCILIATION OF FUNDS			
Total funds brought forward		624,293	620,669
Property revaluation	7	414,400	-
TOTAL FUNDS CARRIED FORWARD		1,079,342	624,293

The notes form part of these financial statements

C.H.A.D.S
Combined Handicapped & Disabled Society

Balance Sheet
At 31 October 2025

	Notes	2025	2024
		£	£
FIXED ASSETS			
Tangible assets	7	876,230	491,182
CURRENT ASSETS			
Stocks		46,000	33,100
Cash at bank and in hand and debtors		157,351	101,054
Prepayments		1,120	-
		204,471	134,154
CURRENT LIABILITIES			
Other creditors		1,359	1,043
NET CURRENT ASSETS		203,112	133,111
NET ASSETS		1,079,342	624,293
FUNDS			
Unrestricted funds	9	1,079.342	624,293
TOTAL FUNDS		1,079,342	624,293

The financial statements were approved by the Board of Trustees on 22 January 2026 and were signed on its behalf by:

Trustee M. L. Rhoades

P. L. Hall

Trustee

The notes form part of these financial statements

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Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. ACTIVITIES FOR GENERATING FUNDS

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	£	£
Fundraising events	688	655
Hire fees and income	4,384	4,390
Sale of livestock and produce	37,714	17,993
Stock valuation change	12,900	(1,700)
	55,686	21,338

3. INCOMING RESOURCES FROM CHARITABLE ACTIVITIES

Grants receivable included:

	2025	2024
	£	£
Grants	22,033	21,072

4. PROFIT ON REVALUATION

Profit on Revaluation included:

	2025	2024
	£	£
	414,400	-

The land in proximity to Kings Bromley Lane, Handsacre ,Rugeley was revalued during the year by Atchams, Chartered Surveyors, Shrewsbury.

5. TRUSTEES' REMUNERATION AND BENEFITS

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There were no trustees' expenses paid for the year ended 31 October 2025 nor for the year ended 31 October 2024.

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NET BOOK VALUE				
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Freehold land and property was valued on an open market basis in 2025 by Atchams, Chartered Surveyors at £875,000.

8. STOCKS

	2025 £	2024 £
Livestock at valuation	46,000	33,100

9. MOVEMENT IN FUNDS

	At 1.11.24 £	Net movement in funds £	At 31.10.25 £
Unrestricted funds			
General fund	624,293	455,049	1,079,342
TOTAL FUNDS	624,293	455,049	1,079,342

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	499,684	44,635	455,049

C.H.A.D.S
Combined Handicapped & Disabled Society

Detailed Statement of Financial Activities
for the year ended 31 October 2025

	2025 £	2024 £
INCOMING RESOURCES		
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Professional fees	1,160	-
Insurance	2,184	1,445
Telephone	600	204
Postage and stationery	102	127
Motor expenses	2,784	2,374
Sundries	56	51
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	28,024	26,001
TOTAL RESOURCES EXPENDED	44,635	45,716

Combined Handicapped & Disabled Society

Detailed Statement of Financial Activities
for the year ended 31 October 2025

NET INCOME/(EXPENDITURE)	455,049	3,624

The notes form part of these financial statements