



The Middle Marches Community Land Trust

A charitable community benefit society

Annual Report and Unaudited

Financial Statements

Year ended 31 March 2026

Registration number - 8143

Contents

Legal and administrative information	3
Trustees' annual report.....	4
Objectives and Activities	4
Overview of the year from the Chair.....	4
Site reviews.....	6
Events	12
Structure, governance and management.....	13
Financial review	14
Statement of the Board of Trustees' responsibilities	14
Reporting accountant's report	17
Statement of financial activities	18

Legal and administrative information

Entity name

Middle Marches Community Land Trust Limited

Financial Conduct Authority Registration number

8143

HMRC recognised charitable trust for Gift Aid and tax relief purposes

Registration number ZDO79863

Registered office and contact details

Enterprise House
Station Street
BISHOPS CASTLE
SY9 5AQ

Trustees

Richard Keymer	Chair
Sarah Holden (co-opted November 2025)	Treasurer
Anne-Helen Harding	Secretary
Jonathan Brown	
Janet Cobb	
Simon Cooter (co-opted June 2026)	
Zannis Mavrogordato	
Richard Small	
Sue Steer (co-opted October 2025)	
Rob Rowe	
Nigel Jackson (resigned May 2025)	

Primary bank

Triodos Bank UK Ltd
Deanery Road
BRISTOL
BS1 5AS

Reporting accountant

Baillie Accountants
Church Street
Church Stretton, SY6 6JJ

Trustees' annual report

The Members of the Board, who are also the trustees, submit their annual report and the financial statements of the Middle Marches Community Land Trust (MMCLT) for the year ended 31 March 2026. The Members confirm that the annual report and financial statements of the Trust comply with current statutory requirements, including the Co-operative and Community Benefit Societies Act 2014.

Objectives and Activities

The MMCLT is formed for the benefit of the community to operate as a Community Land Trust in Shropshire, Herefordshire and Powys. Its objects shall be to carry on for the benefit of the community the business of protecting, conserving, restoring and enhancing the environment through the purchase, lease and management of land and buildings, to be held in perpetuity, for local communities to enjoy by all or any of the following means:

- i. The advancement of education through the encouragement of community involvement in sustaining and enhancing landscapes, and by supporting rural livelihoods and communities;
- ii. By promoting the biodiversity of the land through its sustainable management, including the promotion and development of sustainable and environmentally responsible agriculture and forestry, and habitat re-creation to enhance wildlife populations and by acquiring valuable wildlife sites;
- iii. By acting as a hub to share information, advice, skills and expertise for those seeking to conserve land; the conservation and protection of sites of historic interest, a specified building or complex, sometimes including a garden or other land of historic or architectural importance; or a site where a building has been, or where its remains can be seen; and
- iv. By any other charitable objectives for the benefit of wildlife and the community that can be carried out as the board may decide from time to time.

Our Vision is to help create an ecologically healthy and sustainable countryside in the hills of the Middle Marches to inspire both residents and visitors.

Overview of the year from the Chair

Our overall Strategy continues since last year's Annual Report: we aim to acquire parcels of land, protecting them in perpetuity from damaging development and other sources of harm, and to advise others who wish to maintain nature on land that they already own or on land that they hope to acquire.

The Minsterley Meadows Project

A major focus of attention has been the implementation of the National Lottery Heritage Fund Project on Minsterley Meadows, worth £224,000.

An event to celebrate the purchase of the meadows, held at the local pub, was attended by 150 people. This was followed by a total of 328 people attending hosted

tours of the meadows in spring and summer. Thereafter, several key elements of the grant programme were started, including:

- i. An art mural depicting the meadows at Minsterley Primary School
- ii. A film of the meadows over the course of a year
- iii. A Friends of Minsterley Meadows Group was established
- iv. The inclusion of the meadows in the Stiperstones Landscape NNR
- v. An agreement to establish permissive paths around the meadows
- vi. A tree survey was undertaken
- vii. A Wildlife Club was set up, and a Teachers Pack produced
- viii. A new Group of Conservation volunteers was formed, The Green-Winged Guardians

The Stiperstones Landscape National Nature Reserve

An important event during the year was the launch of the Stiperstones Landscape National Nature Reserve on the 14th August by Tony Juniper, Chair of Natural England. It includes our Norbury Hill and Minsterley Meadows reserves. The declaration added 704 hectares to the existing NNR, creating a reserve covering 1,562 ha of diverse landscapes, shaped by unique geology.

The Stiperstones Landscape reserve forms part of the King's Series of National Nature Reserves created to honour His Majesty King Charles III's Coronation and longstanding environmental advocacy.

You may have noticed appropriate new signage at Norbury Hill and Minsterley Meadows.

The Management of Oaks Wood

A new initiative this year, following an approach from a landowner, was for MMCLT to take on responsibility for the management of Oaks Wood, which lies immediately east of Earls Hill, between Pontesford in the north and Habberley in the south and extends to 200 acres. Our management goals will be delivered through the appointment of Zoe Adlington as the Forest Manager.

The site is a Plantation on an Ancient Woodland Site (known as a PAWS site) and is in part a Site of Scientific Interest (SSSI). It is early days at present, but this is largely a restoration project, aiming to restore semi-natural broadleaved woodland on much of the area. The first step will be to produce a revised Woodland Management Plan, which is required to make grant aid available. We are already encouraging a wide range of surveys of the wildlife present to help frame the management in the best way possible.

We will provide more information on the site as soon as we can, but at present we are still getting to know it.

Independent Evaluation of MMCLT's Work

This year MMCLT commissioned an independent evaluation of our work from Peace and Planet Ltd with the following objectives:

- i. Providing accountability to MMCLT shareholders and partners by documenting and verifying (or not) MMCLT's results
- ii. Identifying where MMCLT has been effective and not so effective and why
- iii. Making recommendations for how MMCLT can be strengthened going forward
- iv. Learning lessons that can inform others working on nature recovery.

The evaluation has interviewed 30-plus stakeholders across the sector, reviewed 20-plus documents, conducted two site visits, attended one MMCLT conference and held three workshops with the MMCLT Board.

While the Key Conclusions of the Report highlight MMCLT's achievements, it also points out that its success and growth in turn present challenges for a small organisation run by volunteers. There will be challenges ahead that will require creative thinking to ensure our continuing growth and success.

Work with Exeter University

Shropshire is pioneering a community-led model for nature recovery, where parish councils are beginning to play a central role in mobilising local action. Through partnerships with organisations like the Middle Marches Community Land Trust and the Shropshire Association of Local Councils, local governance networks are convening residents, landowners and volunteers to co-produce bespoke hyper-local nature recovery plans.

MMCLT collaborated with Exeter University, resulting in a British Academy publication:

Pioneering place-sensitive nature recovery at the hyper-local scale: a multi-tier, multi-directional governance approach

<https://www.thebritishacademy.ac.uk/publications/pioneering-place-sensitive-nature-recovery-at-the-hyper-local-scale-a-multi-tier-multi-directional-governance-approach/>

Site reviews

Cudwell Meadow

Much of the meadow was once more a lake during the winter months. However, in late March 2026, we had an inspection of the storm drains by contractors working with Severn Trent. This is something we have been requesting since 2020 (pre-purchase). A day later, all the surface water drained away! Apparently, the storm drain had been completely blocked by a 2-metre length of wood (possibly part of a telegraph pole) around half a mile downstream. The water drained from the wider wetlands too. So, we now await developments. Since April, there has been no really heavy rain, and we have had no opportunity to see whether the flooding will indeed lessen and how wet the 'wetlands' will remain!

Damage from Storm Goretti

Last year we had damage from Storm Darragh, but this year it was the heavy snow from Storm Goretti in January which brought down six trees in the neighbouring wood over our shared boundary fence. A couple of the trees were massive Hazel stools. Our neighbours, once alerted, were quick to respond. A huge amount of wood had to be cut away to 'liberate' the fence. They threw this over into the meadow to make it easier for them to retrieve it. We had a work party in February to deal with the large quantity of resulting brash, build a couple of habitat piles, and repair the fence.

Cudwell Meadow management

During the autumn we had a large flock of sheep for a month. They really helped remove some of the grass after a summer when it proved too wet to take a hay crop.

Last year's efforts to reduce the amount of soft rush, together with the draining of the flood waters, have yielded positive results, with a reduction in soft rush in the main part of the meadow.

SACWG benefited from some excellent quality wildflower plugs, and some appropriate species were planted along the roadside edge to improve the meadow's visual impact on passers-by.

Botanical survey

Five years ago, a detailed botanical survey was carried out, just before purchase of the meadow. The Strettons Botanical Group repeated this survey in July to assess changes in vegetation. The results are still being analysed in terms of the National Vegetation Classification of plant communities. But it is clear that wetter winters, longer periods of flooding and other management changes have resulted in 'winners and losers'. There are more swamp species like Reed Canary Grass, Common Spikerush, Creeping Buttercup and Hairy Sedge; and fewer marsh species like Marsh Bedstraw, Marsh Yellow Cress and Bent grasses.

Visit from MP

Our MP Stuart Anderson came for a short visit to the meadow in July to look at an example of the work of Middle Marches in nature recovery. He showed a real interest in all that had been achieved by community support and also requested a walk along the boardwalk to look at the wider wetlands. We discussed the potential of the area for 'slow the flow' initiatives, and he agreed to raise some questions regarding nature recovery in Parliament.

Work Parties

Work parties have continued through the year with a brief pause in the winter months. We meet on the first Thursday of each month from 1.30 to 3.30 (usually ending with a sociable cuppa). The work varies but much of the time is spent scything unwanted weeds: docks, bracken and soft rush. There has been a fair bit of work on the scrape to keep it in good condition.

In July we invited the local 3 P's (Parish Paths Partnership) group of volunteers to come along to our work party and help us to install a self-closing pedestrian gate. This now allows permanent access to the meadow without the need to unlock the gate. During the initial years we were rather wary of allowing open access given that the meadow is an ideal dog walking area. However, it is now well established as a wildlife meadow, and this decision has proved a good one. It is always encouraging to note visitors enjoying the wildlife, views and benches.

Open evening

In July, we held another open evening in the meadow for people to enjoy botanising or looking for invertebrates. Nets, trays and ID guides were available. A good number of ladybird larvae of several species were found together with shield bugs and grasshoppers.

Wildlife sightings

For the first time, we had a Roe deer in both the neighbouring wood and in the meadow for a few days in May. Thankfully, it remained a lone visitor and has not returned.

The monthly Bee Walk continues and numbers in the warmer months are generally encouraging. This year, Red-tailed and White-tailed Bumblebees recovered in numbers. Small-mammal numbers of voles and mice are high, but we have still not attracted owls to our two boxes. Occasional sparrowhawks use the wood and meadow. Otters have visited the Quinney Brook several times. Moorhen, Mallard and Pheasant have all bred successfully again in the meadow alongside the typical woodside and meadow birds – wren, tits, blackbird, thrush and redstart.

Isabel Carter, Cudwell Meadows Management Group

High Leasowes

The High Leasowes Trust is a registered charity which manages High Leasowes. We aim to increase biodiversity at High Leasowes and to provide benefit for the public.

Activities

During the year, we offered a range of activities to help people understand more about High Leasowes and some of the wildlife that lives there. These activities included bat- and bird-watching walks and a fascinating moth trapping session in which we invited our supporters to come and look at some of the 31 moth species that had been caught. We also conducted two guided walks, which gave 50 people a greater understanding of High Leasowes as they enjoyed walking around the fields.

This year we were delighted to engage with some of the younger members of our community, hoping to inspire in them a love of and fascination for the natural world. We worked with the Cubs to build 12 bat boxes which were later installed on trees at High Leasowes. Later in the year, the Cubs visited High Leasowes for a nature-surveying walk, and we also arranged visits from both Brownies and Guides who followed a nature discovery trail and hunted bugs in the meadows.

Following our tree safety survey, we needed to address the risks posed by diseased trees. Sadly, this meant that two of our old ash trees had to be pollarded; this work ensured that the permissive paths were safe to walk on. We were helped in this work by a generous grant from Focus Community Grants and donations by our supporters, for which we are very grateful.

We continued our work progressively restoring the hedgerows by removing bracken and bramble and replanting the gaps. The resulting brash, together with a large amount of cut timber from the tree surgery, was used to make habitat heaps and dead-hedges, which provide wonderful habitat for a variety of creatures. We also replanted about 150 trees to replace the trees lost to last summer's heat and drought.

We continued to manage the meadows for greater floral diversity, broadcasting yellow rattle and also sowing a mix of locally-gathered native seeds into pre-trimmed patches to try to increase germination rates. Last winter, as part of our meadow management, we trialled short-term aftermath grazing with a small flock of sheep in one field. We intend to repeat this in the autumn.

Volunteers

By April this year we had been looking after High Leasowes for three years. The work that we do there is almost completely reliant on volunteers, many of whom attend regularly and willingly contribute to work as diverse as making habitat heaps, dead-hedging, seed sowing, hedgerow renovation, meadow weeding, bracken control, tree planting, clearing brash and surveying.

We could not manage High Leasowes without the invaluable support of these volunteers. Foremost amongst these were the 69 different volunteers from the local community who provided their time and energy to care for High Leasowes. We are also grateful to work parties from local businesses Agilent, iDEA and Stantech. In total, all these volunteers contributed almost 600 hours of their time and energy to looking after High Leasowes in the last year.

Participants of Shropshire Wild Teams, The Parish Paths Partnership and our tree surgeon James Cox also provided invaluable support. John Baines continued his regular wildlife surveys and recorded his findings on our [iNaturalist](#) page; Pat Holbourn-Williams also led a small team of surveyors to monitor the bird boxes. We are grateful to them all, particularly those volunteers who regularly help to care for High Leasowes.

Challenges

Our work during this period was adversely affected by last summer's heat and drought, resulting in the loss of a large number of newly planted trees. Despite the drought, nearly all the trees and hedgerow plants that had been in the ground for over a year survived and are doing well. We do not know what challenges the changing climate will bring, but by planting a diversity of hedgerow plants, trees and flowers we improve the chances of survival of at least some species.

Our pond, created by Shropshire Wildlife Trust with funding from Natural England in the winter of 2024/2025, was a disappointment as it failed to hold much water. After rain, the pond filled quickly, but drained away equally quickly, leaving a much shallower pool

than intended. Last winter, the contractor returned to try to block any possible outflowing land drains. We think this has partially resolved the problem and hope that the result will be an attractive feature which provides important habitat for water-dwelling creatures.

As Chair, I am very proud of our committee and community for working so hard to look after High Leasowes, and I wish to extend my sincere and grateful thanks to everyone who has contributed their time, energy or money to help us to manage these beautiful fields.

Further information can be obtained from our website
(<https://sites.google.com/idea.eu/highleasowes/home>)

Sandra Whitlock, Chair, The High Leasowes Trust

Minsterley Meadows

The future survival of one of the best flower-rich meadows in Shropshire was made a reality, thanks to a huge effort during 2024 by the community, interest groups and a successful grant from The National Lottery Heritage Fund. Thanks to the “Saving Minsterley Meadows” grant, a project Coordinator was appointed in early March. The meadows then entered a period of exciting and busy activities starting on April 24th with a community celebration event, hosted by the Crown & Sceptre pub in Minsterley village. The event was attended by 150 people who enjoyed talks, tours of the meadows, food and activities. BBC Radio Shropshire provided coverage of the event.

April is, of course, the month when the Green-Winged orchids paint the meadows a rich purple. Their beauty was enjoyed during the celebration event. Several local groups also visited during April and May, including the South West Shropshire Gardening Club, U3A Nature Watch, and residents from surrounding villages, and were given a tour of the meadows. The Mary Webb Society held their annual summer school in Minsterley. Several specialist natural history events such as small-mammal surveying and a bat walk took place over the summer. In total, over spring and summer, the meadows were visited by 328 individuals, on hosted tours. Many more people visited independently. A visiting botanist spotted a Moonwort plant (a small fern found on sites such as ancient meadows) and recorded its location. Since this sighting, 15 more plants have been located.

Several key elements of the National Lottery Heritage Fund grant started in 2025. A site for an art mural depicting the meadows was selected at Minsterley Primary School. Local artist Rory McCann worked over the summer to create a fantastic meadow mural, partly designed by the pupils at the school and painted on the school’s storage shipping container. The mural was launched on September 23rd. The school’s involvement in the project was featured in The Shropshire Star.

A film of the meadows over the course of a year started with the orchids in bloom. The film will feature the cycle of the year in the meadows, voiceovers from members of the community, volunteers, and Richard Keymer. Robin Fellows-Weir will be filming and

recording, under the direction of the project Coordinator, aiming to complete filming in early summer 2026.

In May, a Friends of Minsterley Meadows group was set up. Quarterly newsletters are written to inform the group of activities and news, with design and artwork for the newsletter undertaken by Sarah Jameson. Special events for the group included an Autumn event in the village hall, and a guided meadows fungi foray with specialist Rob Rowe, which focused on identifying grassland fungi like waxcaps and Earth Tongues. One member of the group discovered a new species for the meadows.

The meadows, with newly designed displays by Sarah Jameson, attended several 'away day' events from Go Wild in Worthern, Minsterley Primary School Summer fete, the Pontesbury Festival, Shropshire Hills Forum, Minsterley Show and the exciting launch of the new Kings Series Stiperstones Landscape, National Nature Reserve on August 14th. The meadows are now included under this landscape partnership with Natural England.

After the hay cut in late summer, the meadows entered a quiet period. Discussions were held with Shropshire County Council to make the path around the meadows a permissive path, and provision for new gates and a bridge over a ditch were agreed. All making the meadows more accessible for the community and visitors. A tree survey was undertaken to assess the health and condition of the larger trees in the meadow hedgerows. Any work that was highlighted from this was carried out in Winter.

Engaging with Minsterley Primary School and setting up a Wildlife Club to help children connect with the meadows is an important component of The National Lottery Heritage Fund grant. Toni Pettitt from Branching Out Forest School was contracted to write a teachers' pack and source equipment to enable the school to engage with the meadows. Toni will take the pupils and teachers through the pack in 2026 when the Wildlife Club will also start. An exciting period for the Meadows.

In November, a new group of conservation volunteers was formed, the "Green-Winged Guardians". New tools were purchased for the group with funds from the National Lottery Heritage Fund grant. Specialist training will also be provided once the group has been running for a few months. The work parties meet on the last Friday of the month and carry out practical tasks such as Blackthorn control, path management, and help with surveys. At the first work party, a Tawny owl box was installed in one of the large hedgerow trees by John Lightfoot from The Shropshire Barn Owl group.

Other local volunteer groups have helped with projects in the meadows. For example, the Friends of Pontesford and Earls Hill installed a new bench made from logs and converted a fallen ash branch into a log seat.

A busy and exciting start to the National Lottery Heritage Fund project; I look forward to reporting on next year's activities.

Sarah Wallace-Johnson, Saving Minsterley Meadows Project Coordinator

Norbury Hill

This year has seen quite a lot of work done on Norbury Hill with the help of 2 grants. In particular, the Defra 30x30 grant has been really useful, funding us 100% for several projects worth £13,950. The grant covered the construction of a small pool and water trough, which will hopefully provide drinking water for the grazing cattle in late summer. Associated with this are two scrapes to encourage wading birds. These are protected from stock, where necessary, with associated fencing and have been planted with 1000 wetland plant plugs. It also paid for a new 200 metre fence, erected along the boundary on one side to help control grazing, the cutting of about 8 hectares of bracken with tractor and Robocut, and tree planting. We planted and guarded 150 trees on one of the steep bracken banks; the trees were mainly Rowan, Birch and Holly. Volunteers did all the tree and plug planting.

This was the fifth year that some bracken areas have been cut, and there is a noticeable difference, particularly with the amount of grass visible in autumn, winter and early spring. This is mainly creeping soft grass, but in some places the more acidic grassland is returning with Wavy Hair grass, Bents, Fescues, Heath bedstraw and Tormentil.

A real bonus for Norbury Hill is that the Severn Trent Water Authority Boost for Biodiversity project has offered to pay for the bracken cutting for the next four years.

Alongside this, Norbury Hill is also a partial beneficiary of the Shropshire Hills National Landscape Conservation grant. This has again helped towards our project for the Small Pearl-bordered Fritillary butterfly and has included cutting of rushes plus purchase and planting of more Marsh violet plants as part of a wider project. Although good for butterflies in general, 2025 was a disappointing year across the area for the Small Pearl-bordered Fritillary butterfly. Although the weather was good, the numbers were low after dreadfully cold and wet weather in 2024.

Curlew nested nearby and could be heard calling. The skylark and meadow pipit numbers remained high.

Rob Rowe, MMCLT Board Member

Events

Up to March 2026 MMCLT organised either independently or jointly with colleagues from other agencies 16 conferences and events.

Some of the conferences and events have specifically targeted new audiences such as Town and Parish councillors, MPs and portfolio holders.

Donations to these events contribute a welcome and important income stream to MMCLT covering the central administrative costs needed to keep the CLT afloat.

Interesting developments included:

- i. Development of Marches Artists for Nature (MAfN), local artists supporting MMCLT nature recovery work by donating a percentage of sales made to our

- nature recovery funds, boosting in particular donations towards the purchase of White Grit SSSI site.
- ii. Art historian, Tom Parsons, also gave a wonderful talk on the Art of Farming, combining an art exhibition by MaFN and a lecture in the same evening. MANY thanks to all artists involved.
 - iii. Joint efforts by Middle Marches Community Land Trust and Marches Meadow Group to organise the second National Meadows conference with Emorsgate seeds in Bath – videos are available on our website, and this proved to be the launch of a national programme of meadows conferences, this year partnering with Kew Wakehurst.
 - iv. Ongoing conference work with Shropshire Association of Local Councils (SALC) and the Local Nature Recovery Strategy (LNRS) led to the development of a LNRS workbook for Town and Parish councils
<https://middlemarchescommunitylandtrust.org.uk/nature-recovery-town-parish-councils/>
 - v. Further exciting developments involving MMCLT, the SALC network and the LNRS are underway as a result of this initiative, one important outcome being Shropshire cited as a national case study in the British Academy Paper: *Pioneering place-sensitive nature recovery at the hyper-local scale: a multi-tier, multi-directional governance approach*

For a list of all events between April 2025 and March 2026, see the Past Events tab on the MMCLT website.

Structure, governance and management

MMCLT is registered under the Co-operative and Community Benefit Societies Act 2014 as a charitable community benefit society, with registration number 8143. As a charitable community benefit society, it is exempt from registering with the Charity Commission in England & Wales. It is a recognised exempt charity by HMRC. MMCLT is governed by its rules dated 25 June 2019 and partially amended on 4 June 2020 and 20 January 2026.

The MMCLT rules require that the Board consists of between five and twelve Board Members (including co-optees). The Board may appoint co-optees to serve on the Board, and they may be put forward as candidates for election as Board Members at the relevant Annual General Meeting. The objective is to have a range of appropriate skill sets across fields relevant to MMCLT's objectives. Board Members can serve up to a maximum of three consecutive terms before they must stand down, save where the Board agrees that circumstances exist where it would be in the best interests of the CLT for a Board Member to serve for a longer period.

Board Members meet every month, and quarterly meetings to focus on one or two topics have started. The Members are responsible for the strategic direction and policy of the MMCLT, as well as oversight of its operations. Board Members are unpaid volunteers.

At the beginning of the financial year, Nigel Jackson resigned from the board. We wish to thank Nigel for his contributions to the MMCLT. In the second half of the year, two new members were co-opted onto the board: Sarah Holden became our new Treasurer, and Sue Steer joined, bringing her experience as a land agent to the MMCLT board.

The Board Members conduct their own review of the major risks to which MMCLT is exposed; the risk register and systems to mitigate those risks are reviewed on a regular basis, as are MMCLT's policies.

Financial review

Results for the year

It has been another successful year for the trust with an 8.7% growth in net assets, amounting to £71,814.

We raised over £45,000 through public appeal and associated activities to purchase a new SSSI site at White Grit.

We have also raised significant additional funding from grant applications to government and charitable bodies. These grants will allow us to enhance our sites at Norbury Hill and Minsterley Meadows and engage in public education programmes.

Revenue from grazing licences and rural support payments covers the ongoing maintenance costs of our wildlife sites.

Reserves policy

Our unrestricted undesignated cash reserves have increased to £25,558. The running costs for the organisation (excluding site-specific costs) were £7,898. Our overheads are kept low due to volunteer effort and pro bono contributions from our accountant and other professional suppliers. The unrestricted reserves are needed in case we need to purchase core support services in the future.

Statement of the Board of Trustees' responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations. Relevant law requires the trustees to prepare financial statements for each financial year. Under that law, they are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under UK law, the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable community benefit society and of the excess of expenditure over income for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable community benefit society will continue its activities.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable community benefit society's transactions and disclose with reasonable accuracy at any time the financial position of the charitable community benefit society, and to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable community benefit society and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable community benefit society's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. In addition, the trustees confirm that they are happy that the content of the annual review, as well as the legal and administrative information on page 2, meet the requirements under the Co-operative and Community Benefit Societies Act 2014 and the 'Charities SORP (FRS 102) – Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) second edition (effective 1 January 2019)'.

They also confirm that the financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the entity's governing document, the Co-operative and Community Benefit Societies Act 2014, the 'Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) second edition (effective 1 January 2019)', and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The trustees confirm that:

- so far as each trustee is aware, there is no relevant information of which the charitable community benefit society's reporting accountant is unaware; and,
- each trustee has taken all the steps that they should have taken as a trustee in order to make themselves aware of any relevant independent examination information and to establish that the charitable community benefit society's reporting accountant is aware of that information.

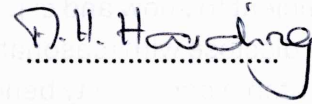
Preparation of the report

This report has been prepared taking advantage of the exemptions available for smaller charities under the Statement of Recommended Practice.

This report was approved and authorised for issue by the Board of Trustees on 3rd September 2026 and signed on its behalf by:


.....


.....


.....

Reporting accountant's report

The Directors
Middle Marches Community Land Trust Limited
Enterprise House,
Station Street,
Bishops Castle,
SY9 5AQ

Email: info@baillieaccountants.co.uk
Web: www.baillieaccountants.co.uk

28th August 2026

Independent Accountants' Report to Middle Marches Community Land Trust Limited for the year ending 31 March 2026, under Section 85 of the Co-operative and Community Benefit Societies Act 2014

We report to the Directors on the unaudited accounts for the year ended 31 March 2026 set out on pages 1 to 4.

RESPECTIVE RESPONSIBILITIES OF OFFICERS AND REPORTING ACCOUNTANTS

The society's officers are responsible for the preparation of the accounts, and they consider that the society is entitled to opt out of an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

This report is made to the society's members, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the accounts that we have been engaged to compile, report to the society's members that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members, as a body, for our work or for this report.

BASIS OF OPINION

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants, and so our procedures consisted of comparing the accounts with the accounting records kept by the society, and making such limited enquiries of the officers of the society as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in our opinion.

OPINION

In our opinion:

- a) The accounts, including the revenue account and balance sheet, are in agreement with the accounting records kept by the society under s75 of the Co-operative and Community Benefit Societies Act 2014
- b) Having regard only to, and on the basis of, the information contained in those accounting records the revenue account and balance sheet comply with the requirements of the Cooperative and Community Benefit Societies Act 2014 and c) For the preceding year of account, the financial criteria for the exercise of the power conferred by section 84 were met in relation to the year.

James F Baillie FCCA

28 High Street
Ironbridge
Shropshire
TF8 7AD
Tel: 01952 727177

The Colmore Building
20 Colmore Circus
Queensway
Birmingham, B4 6AT
Tel 0121 262 4039

The Old Stables
Churchway
Church Stretton
Shropshire SY6 6DJ
Tel: 01694 723395



ACCA

Baillie Chartered Certified Accountants is the trading name of Baillie Limited, company registration number 04825160. Baillie (Birmingham) Limited, company registration number 08564826 and S.A.F.E. S Ltd company registration number 01706501 all of whom are registered as Limited Liability Companies in England and Wales.

Statement of financial activities

Middle Marches Community Land Trust Limited				
Balance Sheet				
As at 31st March 2026				
	Notes	2026		2025
Fixed Assets	2	711500		711500
Current assets				
Debtors:	Trade Debtors			
	Prepayments and accrued income			
Cash at bank and in hand		262762		167786
Accrued Gift Aid and Interest		8678		30085
Total current assets		<u>271440</u>		<u>197871</u>
less: Liabilities				
Creditors:				
Amounts due in less than one year	Accrued Costs	1755		
Amounts due after one year	Loan	80000		80000
Provisions	6			
Net assets		<u>901185</u>		<u>829371</u>
Funds				
Share Capital		10634		9671
	Restricted Funds	864992		802984
	General	25558		16716
	Total	890550		819701
Total funds		<u>901184</u>		<u>829371</u>

The notes on the following pages form part of these financial statements.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Director:   

Approved by the board: 

The accompanying notes form an integral part of these accounts. 3 September 2026

Middle Marches Community Land Trust Limited

**Notes to the accounts
Year Ended 31st March 2026**

1 Accounting Policies

Basis of the preparation of the accounts

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - the Financial Reporting Standard applicable in the UK and Republic of Ireland and the Co-operative and Community Benefit Societies Act 2014.

Incoming resources

All incoming resources are recognised when the trust is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

These have been analysed using a natural classification.

Depreciation

No depreciation was charged on land acquired as the trustees believe that the residual value exceeds any written down value.

2 Tangible Fixed Assets

	Land at Cudwell Meadow	Land at Norbury Hill	Land at High Leasowes	Minsterley Meadows	White Grit	Total
Cost						
At 1st April 2025	19000	102500	400000	190000		711500
Additions/disposals						
At 31st March 2026	19000	102500	400000	190000		711500
Depreciation						
At 1st April 2025						
Charge for the year						
At 31st March 2026						
Net Book Value						
At 1st April 2025	19000	102500	400000	190000		711500
At 31st March 2026	19000	102500	400000	190000		711500

3 Staff Costs and related parties

There were no employees in the year. The key management personnel are the Board of Trustees who are unpaid.

There were no fees, remuneration or expenses paid to members, board members or officers.

Middle Marches Community Land Trust Limited

**Notes to the accounts
Year Ended 31st March 2026**

4 Taxation

The Trust is recognised as an Exempt Charity by HMRC and, as such, is exempt from Corporation Tax on its activities.

5 Movements in funds

		Balance 01.04.2025	Movements in year		Transfers	Balance 31.03.2026
			Incoming	Outgoing		
Unrestricted Funds	General Fund	16717	21553	12713		25558
		16717	21553	12713		25558
Restricted Funds	Cudwell	22938	107	233		22812
	Norbury	53188	24647	12901		64935
	Leasowes	415539				415539
	Minsterley Meadows	311320	53887	46519		318687
	White Grit		45205	2186		43019
		802985	123846	61838		864992
		819701	145400	74551		890550

6 Provision

The 2024 Accounts included a sum of £15,034 set aside for The High Leasowes Trust, a negotiated figure. The sum was paid during the year ended 31/03/2025

7 Membership Information

The Board allot to members, upon their admission, the shares for which they have applied and shall allot from time to time any shares subsequently applied for.

Details of membership for the year are:

Members at 31st March 2025	154
Net change during year	25
Members at 31st March 2026	179

25078

22812

Middle Marches Community Land Trust Limited
Income and Expenditure Account

Year Ended 31st March 2026

	General	Cudwell	Norbury Hill	High Leasowes	Minsterley Meadows	White Grit	Total	Prior Year Total
	£		£				£	
Income								
Appeals						29332	29332	159436
Donations and legacies	6231				1436	7915	15582	7388
Grants	7300		13951		52327		73577	130922
RPA/BPS Income			9697				9697	5782
Sales			1000			298	1298	1116
Gift Aid	3946				124	7660	11730	30314
Interest earned	3398						3398	2027
Other Income	60	107					167	147
Subscriptions	620						620	
Total Income	21553	107	24647		53887	45205	145400	337133
Expenditure								
Advertising/Promotional	151				404	60	615	274
Bank charges	251					212	463	229
Examination Fee	480						480	
Manager Cost					17675		17675	
Computer Costs	966						966	815
Insurances	421						421	378
Office/General Administrative Expenses	199						199	1031
Other Professional Services	3870				18283	1170	23322	6865
Land Maintenance		233	12901		1335		14469	3851
Conference Costs	4815				1094	663	6573	365
Printing, Postage and Stationery	470				285	45	800	953
Subscriptions	180						180	2275
Room Hire	715				-154	-45	516	901
Travel and Accommodation	108				180		288	
Working budget provision								
Other Costs	88				7417	80	7585	483
Total Expenditure	12713	233	12901		46519	2186	74551	18421
Net Income	8841	(126)	11747	-	7368	43019	70849	318712
Brought Forward	16717	22938	53188	415539	311320		819701	500988
Carried Forward	25558	22812	64935	415539	318687	43019	890550	819700