

# THE CHISLEHURST SOCIETY CIO

England & Wales · Charity number 1166276

## Details

---

**Status** Registered

**Legal form** CIO

**Registered** 2016-03-30

**Register** [View on the Charity Commission register](#)

## Contact

---

**Address** 3 Queens Passage  
Chislehurst  
BR7 5AP

**Phone** 02084670900

**Email** [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

**Website** [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)

## Activities

---

**Objects:** (I) TO PROMOTE HIGH STANDARDS OF PLANNING AND ARCHITECTURE IN OR AFFECTING THE AREA OF BENEFIT. (II) TO EDUCATE THE PUBLIC IN THE GEOGRAPHY, HISTORY, NATURAL HISTORY AND ARCHITECTURE OF THE AREA OF BENEFIT. (III) TO SECURE THE PRESERVATION PROTECTION DEVELOPMENT AND IMPROVEMENT OF FEATURES OF HISTORIC ENVIRONMENTAL OR PUBLIC INTEREST IN THE AREA OF BENEFIT.

**Activities:** The Chislehurst Society is a voluntary organisation in the heart of the village, striving to bring people together to protect, preserve and enhance where we live.

## Classification

---

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Advocacy/advice/information, Sponsors Or Undertakes Research
- **What:** Education/training, Environment/conservation/heritage
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- Bromley

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£96,391	£113,431	-	-
2023-12-31	£100,065	£132,841	-	-
2022-12-31	£86,785	£121,983	-	-
2021-12-31	£110,736	£108,152	-	-
2020-12-31	£96,149	£86,457	-	-

## Trustees

Name	Role	Appointed
Anne Lamb		2018-04-24
Dale Malcolm		2024-09-18
David Charles Ely JP		2018-04-24
Denise Richmond		2024-11-20
JENNIFER DEARING		2018-04-24
Joanna Dorothea Friel		2012-04-24
Nigel Rowe		2024-09-18
Richard John Green		2019-04-23
Robert Russell Johnston		2026-05-18
Stephan Smith JP		2021-09-21
Ulanta Ann Messeter		2025-10-15

## Linked charities

- THE CHISLEHURST SOCIETY (1166276-1)

**THE CHISLEHURST SOCIETY CIO**

England & Wales - Charity number 1166276

---

# Accounts

---

# Annual Report to Members 2024

including Notice of AGM



The  
**Chislehurst**  
— Society —

**making a difference for**

**NINETY YEARS**

# Trustee's Report to Members 2024

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its address at The Old Chapel, Queens Passage, Chislehurst, Kent, BR7 5AP and is established under a constitution adopted in April 2016.

## **Trustees of the CIO and members of the Board during 2024 and up to the date of this report were:**

Joanna Friel, (Chairman)

Jennifer Dearing, (Vice-Chair)

David Ely, (Hon Secretary)

Colin Martin, (Treasurer, Resigned)

Jeremy Dwight

Richard Green

Anne Lamb

Dale Malcolm

Peter Miller (Resigned)

Christine Pearson (Treasurer)

Denise Richmond

Nigel Rowe

Stephan Smith



## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and secure the preservation, protection, development and improvement of features of historic environmental or public interest in Chislehurst.

In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons, we have appointed a trustee as our representative on the Board of the Trustees of Chislehurst Commons. Environmental work includes representation on the Petts Wood and Hawkwood National Trust Committee.

Our two Planning Panels scrutinise planning applications for Chislehurst. We respond to individual members who request help, and we provide information generally to our members via our Cockpit magazine and website.

***Do you want to be  
more involved  
in local matters,  
and help make a  
positive difference  
to Chislehurst?***

**Contact us:**

[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

The Old Chapel was available throughout 2024, as the Society headquarters, community meeting hall and rented space.

We communicate to members in print by email, via our website and using various social media platforms.

Paid up membership stood at 3,175 people in 2,225 households, including 31 outside BR7, by the end of 2024. There were 212 new members, in this our 90th year, surpassing our goal of 90 new members in 2024. There are also 26 organisations who have membership.

Our 90th year saw several initiatives to embed our objectives: two sizeable grants to promote all year-round football at the Glebe FC, and a heritage grant towards the restoration of interior paintwork at St Mary's catholic church, we sponsored the Colourscape accessible light and sound facility at Chislehurst Thrives, Heritage banners displayed our famous characters along



the High Street over the summer, a major concert event to celebrate the history of Chislehurst was held in July and our participation in the London Festival of Architecture opened St Patricks Church as a cinema again for one night only!



## Financial Review

The attached consolidated accounts show the results for the year. These have been agreed by the independent examiner. The figures will be available at the AGM. Our policy on reserves is unchanged. We maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income. This enables us to acquire suitable assets and to give grants locally for activities that meet the societies objectives. You can see the year's performance illustrated here.

This report was approved by the Trustees on the 19th of March 2025 and signed on their behalf by Joanna Friel, Chairman and Christine Pearson, Treasurer

## STATEMENT OF FINANCIAL ACTIVITIES 2024

<b>RECEIPTS</b>	<b>2024</b>	<b>2023</b>
<b>General</b>		
Members subscriptions	18,400	17,302
Gift Aid tax reclaimed (Note 1)	4,264	1,956
Investment Income	24,704	25,478
Rental income - Old Chapel Office	14,167	14,167
Rental Income - Old Chapel Hall	32,370	31,965
Commons Income (net) (Note 2)	( 1,089 )	4,796
Miscellaneous income	225	3,181
Bequests and donations	1,192	1,069
<b>Charitable Activities</b>		
Promotional sales (net) (Note 3)	2,159	150
	96,391	100,065
<b>EXPENDITURE</b>		
<b>General</b>		
Cost of generating funds	2,938	3,112
<b>Administration</b>		
Premises costs (Note 4)	27,603	32,778
Administrative staff	3,271	3,978
Stationery/Telephone/IT etc (Note 5)	17,018	11,446
Legal/Accountant	2,641	365
Depreciation	1,147	1,225
Communications development & marketing	2,557	2,830
Miscellaneous expenses	1,149	792
<b>Charitable Activities</b>		
Grants and sponsorship (Note 6)	36,555	37,344
Planning/Environment	771	1,921
Conservation Area Review	( 4,828 )	22,517
Publications & local study	8,074	8,004
Community	2,946	3,527
90th Birthday Activities	3,728	
Heritage (Note 7)	5,410	374
Environmental Awards	2,451	2,630
	113,431	132,841
Operational Surplus/(Deficit)	( 17,040 )	( 32,777 )
Investment revaluation	20,227	75,502
Overall Surplus/(Deficit)	3,187	42,725

## BALANCE SHEET AS AT 31 DECEMBER 2024

<b>Assets</b>	<b>2024</b>	<b>2023</b>
Cash and short term deposits	12,606	16,737
Investments (Note 8)	884,104	880,877
Chislehurst Commons (Note 9)	300,000	300,000
Fixtures & fittings etc	18,074	17,849
Less depreciation	( 15,637 )	( 14,490 )
Old Chapel Building (Note 10)	695,000	695,000
Heritage art (Note 11)	1,959	4,459
Heritage property (Note 12)	--	--
Debtors & prepayments	374	606
<b>Liabilities</b>		
VAT Creditor	( 358 )	9,920
Hall deposits held	( 2,758 )	( 1,890 )
Other creditors (Note 13)	( 7,435 )	( 26,327 )
	<u>1,885,929</u>	<u>1,882,742</u>
<b>Represented by:</b>	<b>2024</b>	<b>2023</b>
<b>Undesignated</b>		
General fund	1,506,097	1,466,354
<b>Designated Funds</b>		
Grants fund (Note 14)	379,833	416,388
	<u>1,885,929</u>	<u>1,882,742</u>

These accounts were approved by the Trustees on  
19th March 2025 and signed on their behalf by:

J D Friel, Chairman  
C Pearson, Treasurer

## Notes to the accounts

**Note 1:** Gift Aid includes claims for 2023 and 2024.

**Note 2:** Repairs to common land by Imperial Arms and to Mill Place railings.

**Note 3:** Increase in sales relates to Exploring Chislehurst book, Mini Bears and Cacti.

**Note 4:** Reduced costs due to changes in utility rates, and cleaning/hall maintenance costs.

**Note 5:** Introduction of Customer Relationship Management System.

**Note 6:** Grants approved this year include Glebe FC playing surface, St Mary's Church internal decoration, Commons Trailer, Coopers Recycling, St Nicholas Church lights and Royal Parade Xmas Fayre.

We sponsored FOCRG Paws in the Park, Chislehurst Lawn Tennis Club, Remembrance Sunday, Chislehurst Thrives, Chislehurst Rocks and Chislehurst Creates.

**Note 7:** Participation in LB Bromley's Festival of Architecture.

**Note 8:** Investments are holdings of CCLA Investment funds.

**Note 9:** The Commons were professionally valued in 2021. We will review annually the need for any further valuations.

**Note 10:** The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.

**Note 11:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost. The portrait of Sir Horatio Townshend has been sold.

**Note 12:** The freehold of the access drive, off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 13:** The creditors figure includes £2.6k being rent received in advance for 2025 for the office above the Old Chapel hall, and £1.5k to the Commons for repair of Bore Hole.

**Note 14:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



# Notice of 2024 Annual General Meeting

The AGM will be held on Wednesday 23rd April 2025, 7:30 pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

## Member Engagement

The AGM serves a forum for members to raise questions and receive feedback. If, after you have read the Annual Report, you would like to raise any immediate questions or observations before the meeting, please email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society letterbox at the Old Chapel. We will respond to you as soon as possible.

## Agenda

- **Minutes of AGM held on 24th of April 2024**
- **Presentation of Trustees Annual Report to Members**
- **Re-election of independent examiner**
- **Election of Officers and Trustees**
- **Short presentation on environmental developments by Trustee, Stephan Smith**
- **Members questions**

Note, only members of the Society are entitled to vote or speak at the Annual General Meeting.

The Officers of the Society and approximately 1/2 of the Executive Committee are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as Trustees. Nominations to serve as Officers or members of the Executive Committee should be made in accordance with the Constitution of the Society. It is convenient, but not

essential, for nominations to be made on the forms available. These can be obtained from the Hon. Secretary, the Old Chapel Queens Passage, Chislehurst, Kent, BR7 5AP.

Email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report and the Independent Examiner's Report are available on our website. [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk).

The Chislehurst Society CIO is a Registered Charity No. 1166276.



The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)  
020 8467 0900  
[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)



# Annual Report to Members 2024

including Notice of AGM



The  
**Chislehurst**  
— Society —

**making a difference for**

**NINETY YEARS**

# Trustee's Report to Members 2024

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its address at The Old Chapel, Queens Passage, Chislehurst, Kent, BR7 5AP and is established under a constitution adopted in April 2016.

## **Trustees of the CIO and members of the Board during 2024 and up to the date of this report were:**

Joanna Friel, (Chairman)

Jennifer Dearing, (Vice-Chair)

David Ely, (Hon Secretary)

Colin Martin, (Treasurer, Resigned)

Jeremy Dwight

Richard Green

Anne Lamb

Dale Malcolm

Peter Miller (Resigned)

Christine Pearson (Treasurer)

Denise Richmond

Nigel Rowe

Stephan Smith



## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and secure the preservation, protection, development and improvement of features of historic environmental or public interest in Chislehurst.

In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons, we have appointed a trustee as our representative on the Board of the Trustees of Chislehurst Commons. Environmental work includes representation on the Petts Wood and Hawkwood National Trust Committee.

Our two Planning Panels scrutinise planning applications for Chislehurst. We respond to individual members who request help, and we provide information generally to our members via our Cockpit magazine and website.

***Do you want to be more involved in local matters, and help make a positive difference to Chislehurst?***

**Contact us:**

[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

The Old Chapel was available throughout 2024, as the Society headquarters, community meeting hall and rented space.

We communicate to members in print by email, via our website and using various social media platforms.

Paid up membership stood at 3,175 people in 2,225 households, including 31 outside BR7, by the end of 2024. There were 212 new members, in this our 90th year, surpassing our goal of 90 new members in 2024. There are also 26 organisations who have membership.

Our 90th year saw several initiatives to embed our objectives: two sizeable grants to promote all year-round football at the Glebe FC, and a heritage grant towards the restoration of interior paintwork at St Mary's catholic church, we sponsored the Colourscape accessible light and sound facility at Chislehurst Thrives, Heritage banners displayed our famous characters along



the High Street over the summer, a major concert event to celebrate the history of Chislehurst was held in July and our participation in the London Festival of Architecture opened St Patricks Church as a cinema again for one night only!



## Financial Review

The attached consolidated accounts show the results for the year. These have been agreed by the independent examiner. The figures will be available at the AGM. Our policy on reserves is unchanged. We maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income. This enables us to acquire suitable assets and to give grants locally for activities that meet the societies objectives. You can see the year's performance illustrated here.

This report was approved by the Trustees on the 19th of March 2025 and signed on their behalf by Joanna Friel, Chairman and Christine Pearson, Treasurer

## STATEMENT OF FINANCIAL ACTIVITIES 2024

<b>RECEIPTS</b>	<b>2024</b>	<b>2023</b>
<b>General</b>		
Members subscriptions	18,400	17,302
Gift Aid tax reclaimed (Note 1)	4,264	1,956
Investment Income	24,704	25,478
Rental income - Old Chapel Office	14,167	14,167
Rental Income - Old Chapel Hall	32,370	31,965
Commons Income (net) (Note 2)	( 1,089 )	4,796
Miscellaneous income	225	3,181
Bequests and donations	1,192	1,069
<b>Charitable Activities</b>		
Promotional sales (net) (Note 3)	2,159	150
	96,391	100,065
<b>EXPENDITURE</b>		
<b>General</b>		
Cost of generating funds	2,938	3,112
<b>Administration</b>		
Premises costs (Note 4)	27,603	32,778
Administrative staff	3,271	3,978
Stationery/Telephone/IT etc (Note 5)	17,018	11,446
Legal/Accountant	2,641	365
Depreciation	1,147	1,225
Communications development & marketing	2,557	2,830
Miscellaneous expenses	1,149	792
<b>Charitable Activities</b>		
Grants and sponsorship (Note 6)	36,555	37,344
Planning/Environment	771	1,921
Conservation Area Review	( 4,828 )	22,517
Publications & local study	8,074	8,004
Community	2,946	3,527
90th Birthday Activities	3,728	
Heritage (Note 7)	5,410	374
Environmental Awards	2,451	2,630
	113,431	132,841
Operational Surplus/(Deficit)	( 17,040 )	( 32,777 )
Investment revaluation	20,227	75,502
Overall Surplus/(Deficit)	3,187	42,725

## BALANCE SHEET AS AT 31 DECEMBER 2024

<b>Assets</b>	<b>2024</b>	<b>2023</b>
Cash and short term deposits	12,606	16,737
Investments (Note 8)	884,104	880,877
Chislehurst Commons (Note 9)	300,000	300,000
Fixtures & fittings etc	18,074	17,849
Less depreciation	( 15,637 )	( 14,490 )
Old Chapel Building (Note 10)	695,000	695,000
Heritage art (Note 11)	1,959	4,459
Heritage property (Note 12)	--	--
Debtors & prepayments	374	606
<b>Liabilities</b>		
VAT Creditor	( 358 )	9,920
Hall deposits held	( 2,758 )	( 1,890 )
Other creditors (Note 13)	( 7,435 )	( 26,327 )
	<u>1,885,929</u>	<u>1,882,742</u>
<b>Represented by:</b>	<b>2024</b>	<b>2023</b>
<b>Undesignated</b>		
General fund	1,506,097	1,466,354
<b>Designated Funds</b>		
Grants fund (Note 14)	379,833	416,388
	<u>1,885,929</u>	<u>1,882,742</u>

These accounts were approved by the Trustees on  
19th March 2025 and signed on their behalf by:

J D Friel, Chairman  
C Pearson, Treasurer

## Notes to the accounts

**Note 1:** Gift Aid includes claims for 2023 and 2024.

**Note 2:** Repairs to common land by Imperial Arms and to Mill Place railings.

**Note 3:** Increase in sales relates to Exploring Chislehurst book, Mini Bears and Cacti.

**Note 4:** Reduced costs due to changes in utility rates, and cleaning/hall maintenance costs.

**Note 5:** Introduction of Customer Relationship Management System.

**Note 6:** Grants approved this year include Glebe FC playing surface, St Mary's Church internal decoration, Commons Trailer, Coopers Recycling, St Nicholas Church lights and Royal Parade Xmas Fayre.

We sponsored FOCRG Paws in the Park, Chislehurst Lawn Tennis Club, Remembrance Sunday, Chislehurst Thrives, Chislehurst Rocks and Chislehurst Creates.

**Note 7:** Participation in LB Bromley's Festival of Architecture.

**Note 8:** Investments are holdings of CCLA Investment funds.

**Note 9:** The Commons were professionally valued in 2021. We will review annually the need for any further valuations.

**Note 10:** The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.

**Note 11:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost. The portrait of Sir Horatio Townshend has been sold.

**Note 12:** The freehold of the access drive, off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 13:** The creditors figure includes £2.6k being rent received in advance for 2025 for the office above the Old Chapel hall, and £1.5k to the Commons for repair of Bore Hole.

**Note 14:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



# Notice of 2024 Annual General Meeting

The AGM will be held on Wednesday 23rd April 2025, 7:30 pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

## Member Engagement

The AGM serves a forum for members to raise questions and receive feedback. If, after you have read the Annual Report, you would like to raise any immediate questions or observations before the meeting, please email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society letterbox at the Old Chapel. We will respond to you as soon as possible.

## Agenda

- **Minutes of AGM held on 24th of April 2024**
- **Presentation of Trustees Annual Report to Members**
- **Re-election of independent examiner**
- **Election of Officers and Trustees**
- **Short presentation on environmental developments by Trustee, Stephan Smith**
- **Members questions**

Note, only members of the Society are entitled to vote or speak at the Annual General Meeting.

The Officers of the Society and approximately 1/2 of the Executive Committee are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as Trustees. Nominations to serve as Officers or members of the Executive Committee should be made in accordance with the Constitution of the Society. It is convenient, but not

essential, for nominations to be made on the forms available. These can be obtained from the Hon. Secretary, the Old Chapel Queens Passage, Chislehurst, Kent, BR7 5AP.

Email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report and the Independent Examiner's Report are available on our website. [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk).

The Chislehurst Society CIO is a Registered Charity No. 1166276.



The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)  
020 8467 0900  
[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)



# **Independent Examiner's Report to the Trustees of The Chislehurst Society**

I report on the accounts for The Chislehurst Society for the year ended 31 December 2024.

## **Respective Responsibilities of Trustees and Examiner**

As the Society's trustees you are responsible for the preparation of accounts. You consider that an audit is not required under Section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility

- to examine the accounts under Section 145 of the Charities Act 2011
- follow the procedures specified in the General Direction given by the Charity Commissioners under Section 145(5)(b) of the Act
- state whether any particular matters have come to my attention.

## **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Society 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 explanation from you as the Committee 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 statement below.

## **Independent Examiner's Statement**

In connection with my examination no matter has come to my attention:

- 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 Act, have not been met.
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Date:

27-3-2025

Derek Dobson & Co  
10 Sturges Field  
Chislehurst  
Kent  
BR7 6LG

**THE CHISLEHURST SOCIETY CIO**

England & Wales - Charity number 1166276

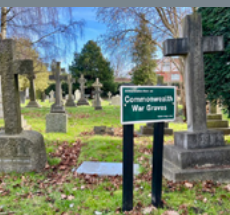
---

# Accounts

---

# Annual Report to Members 2023

including Notice of AGM



The Chislehurst Society CIO, Registered Charity, No. 1166276, has its address at The Old Chapel, Queens Passage, Chislehurst, Kent, BR7 5AP and is established under a constitution adopted in April 2016.

**Trustees of the CIO and members of the Board during 2023 and up to the date of this report were:**

Joanna Friel, (Chairman)

Jennifer Dearing, (Vice-Chair)

David Ely, (Hon Secretary)

Colin Martin, (Treasurer)

Viktoria Czifra-Walwyn (resigned 19.03.23)

Jeremy Dwight

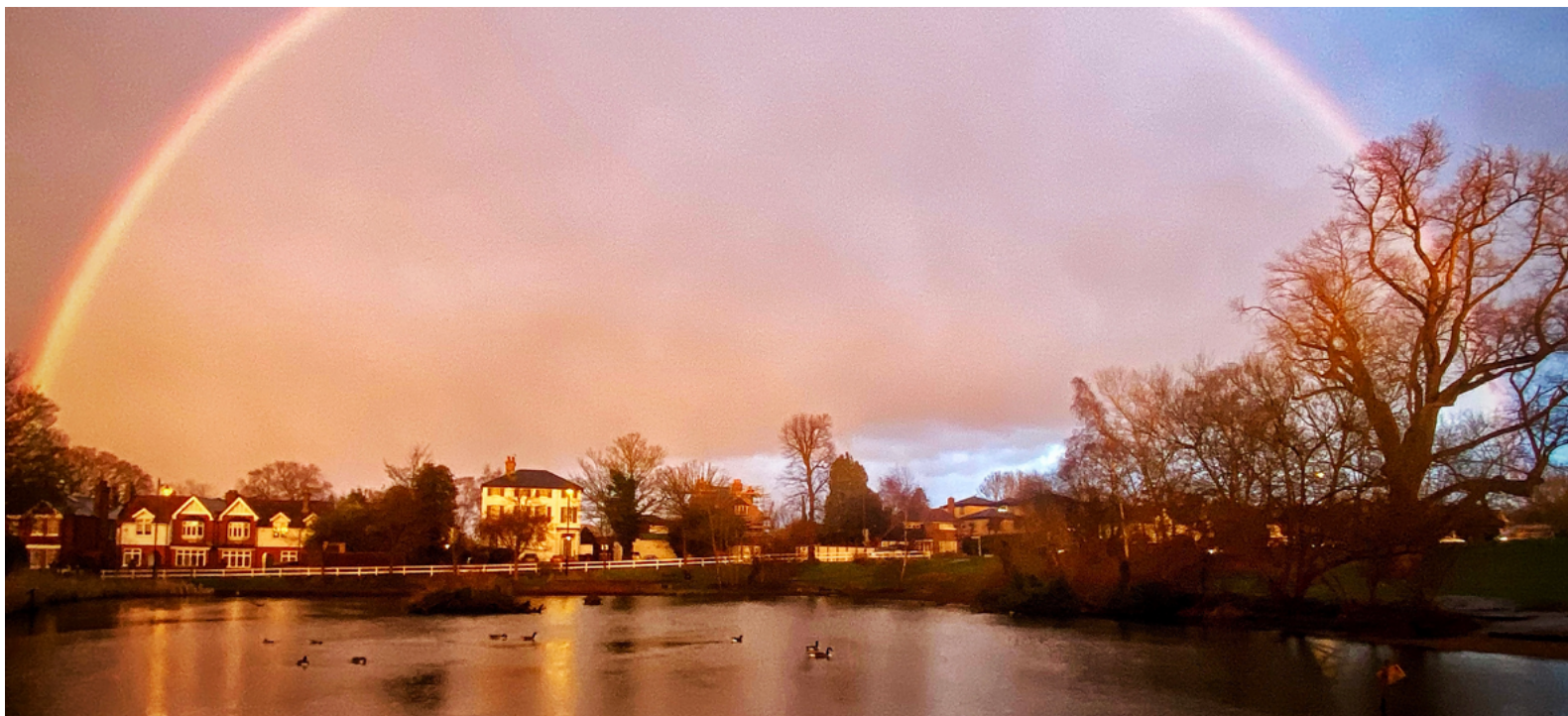
Richard Green

Anne Lamb

Peter Miller

Christine Pearson

Stephan Smith



***Do you want to be more involved in local matters, and help make a positive difference to Chislehurst?***

**Contact us:**  
[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and secure the preservation, protection, development and improvement of features of historic environmental or public interest in Chislehurst.

In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons, we have appointed a trustee as our representative on the Board of the Trustees of Chislehurst Commons. Environmental work includes representation on the Petts Wood and Hawkwood National Trust Committee.

Our two Planning Panels scrutinise planning applications for Chislehurst. We respond to individual members who request help, and we provide information generally to our members via our Cockpit magazine and website.

The Old Chapel was available throughout 2023, as the Society headquarters, community meeting hall and rented space.

We communicate to members in print by email, via our website and using various social media platforms.

Household membership stood at 2500 by the end of 2023, An increase of 25 members over the year.

## **Financial Review**

The attached consolidated accounts show the results for the year. At the time of printing the accounts were still with the independent examiner. The figures will be confirmed at the AGM. Our policy on reserves is unchanged. We maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income. This enables us to acquire suitable assets and to give grants locally for activities that meet the societies objectives.

This report was approved by the Trustees on the 8th of February 2024 and signed on their behalf by Joanna Friel, Chairman and Colin Martin, Treasurer

## STATEMENT OF FINANCIAL ACTIVITIES 2023

<b>Receipts</b>	<b>2023</b>	<b>2022</b>
<b>General</b>		
Members subscriptions	17,302	16,431
Gift Aid tax reclaimed	1,956	2,052
Investment Income	25,478	25,888
Rental income - Old Chapel Office	14,167	11,486
Rental Income - Old Chapel Hall	31,965	24,250
Commons Income (net)	4,796	-
Miscellaneous income (Note 1)	3,181	3,875
Bequests and donations	1,069	1,723
<b>Charitable Activities</b>		
Promotional sales (net)	150	1,080
	<u>100,065</u>	<u>86,785</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	3,112	1,828
<b>Administration</b>		
Premises costs	32,778	23,199
Administrative staff	3,978	3,480
Stationery/Telephone/IT etc	11,446	7,591
Legal/Accountant	365	3,276
Depreciation	1,225	1,262
Communications development & marketing	2,830	3,437
Miscellaneous expenses	792	596
<b>Charitable Activities</b>		
Grants and sponsorship (Note 2)	37,344	58,835
Planning/Environment (Note 3)	1,921	( 367 )
Conservation Area Review	22,517	
Publications & local study	8,004	9,504
Community	3,527	1,352
Heritage	374	4,637
Environmental Awards	2,630	3,353
	<u>132,841</u>	<u>121,983</u>
Operational surplus/deficit	( 32,777 )	( 35,198 )
Investment revaluation	75,502	( 111,546 )
Overall surplus/deficit	<u>42,725</u>	<u>( 146,744 )</u>

## BALANCE SHEET AS AT 31 DECEMBER 2023

<b>Assets</b>	<b>2023</b>	<b>2022</b>
Cash and short term deposits	16,737	13,626
Investments (Note 4)	880,877	865,376
Chislehurst Commons (Note 5)	300,000	300,000
Fixtures & fittings etc	17,849	17,849
Less depreciation	( 14,490 )	( 13,265 )
Old Chapel Building (Note 6)	695,000	695,000
Heritage art (Note 7)	4,459	4,459
Heritage property (Note 8)	--	--
Debtors & prepayments	606	--
<b>Liabilities</b>		
VAT Creditor	9,920	( 6,742 )
Hall deposits held	( 1,890 )	( 1,750 )
Other creditors (Note 9)	( 26,327 )	( 34,535 )
	<u>1,882,742</u>	<u>1,840,017</u>
<b>Represented by:</b>	<b>2023</b>	<b>2022</b>
<b>Undesignated</b>		
General fund	1,391,666	1,386,285
<b>Designated Funds</b>		
Grants fund (Note 10)	491,076	453,732
	<u>1,882,742</u>	<u>1,840,017</u>

These accounts were approved by the Trustees on 8 February 2024 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income includes £3.1k Co-op grant.

**Note 2:** Grants approved this year included Chislehurst Commons new truck, Coronation flags, Environmental Network, Bereavement Support, St Nicholas Church handbells, Elmstead Woods station gardens, Chislehurst May Queen, Chislehurst Recreation Ground improvements, Camden Place archive, Twos Company, National Trust display boards, Annunciation Church outdoor bench, Remembrance parade, two additional bears, We also sponsored The Mix, the Big Picnic, Chislehurst Rocks and Chislehurst Creates.

In addition smaller donations and affiliation fees totalling approximately £350 were paid for institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** 2022 figure includes receipt of grants from Thames Water that related to work done in earlier years.

**Note 4:** Investments are holdings of CCLA Investment funds

**Note 5:** The Commons were professionally valued in 2021. We will review annually the need for any further valuations.

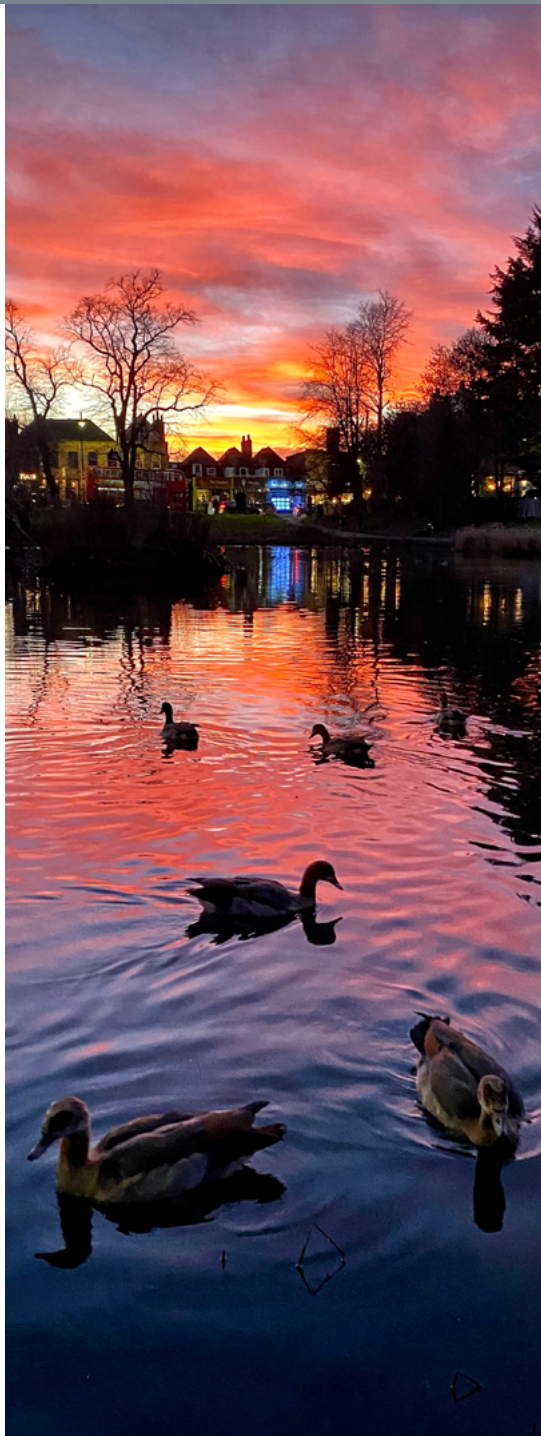
**Note 6:** The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.

**Note 7:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 8:** The freehold of the access drive, off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 9:** The creditors figure includes £17k being rent received in advance for 2023/4 for the office above the Old Chapel hall.

**Note 10:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



## Notice of 2024 Annual General Meeting

The AGM will be held on Wednesday 24th April 2024, 7:30 pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

### Member Engagement

The AGM serves a forum for members to raise questions and receive feedback. If, after you have read the Annual Report, you would like to raise any immediate questions or observations before the meeting, please email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society letterbox at the Old Chapel. We will respond to you as soon as possible.

### Subscription Proposal

The minimum subscription for the Chislehurst Society, for a household, has been maintained at £5.00 per annum for more than 25 years.

During that time we have absorbed any cost increases and endeavoured to keep costs as low as possible. During the last few years in particular, costs have increased substantially.

In 2017 we purchased the Chislehurst Commons to protect it for the benefit of the community. We also purchased the Old Chapel and updated it to create a community hub where a host of organisations run events for the benefit of the community.

We contribute towards a number of local activities including the Remembrance Day Parade, Chislehurst Rocks, the Big Picnic, the Christmas Market, Coffee Mornings at the Old Chapel and Afternoon Talks at the Methodist Church.

The income we make from investments is used to fund a number of grants, including the Marjorie McClure playground, modernisation of the Annunciation Church clock, Bikes for Schools, Bereavement Counselling, new Commons Conservators vehicle and a number of other requests from local organisations.

We also paid for the Bear Trail, installing 35 bears across Chislehurst and have just completed a review of the Chislehurst Conservation Area to be referred to when our planning application panels provide input to the London Borough of Bromley.

We feel that now is the time to review the minimum household subscription and propose that from 2025 it is increased to £10.00 per annum.

Your approval to this proposal will be sought at the 2023 Annual General Meeting on April 24th 2024.

Note, only members of the Society are entitled to vote or speak at the Annual General Meeting

The Officers of the Society and approximately 1/2 of the Executive Committee are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as Trustees. Nominations to serve as Officers or members of the Executive Committee should be made in accordance with the Constitution of the Society. It is convenient, but not

essential, for nominations to be made on the forms available. These can be obtained from the Hon. Secretary, the Old Chapel Queens Passage, Chislehurst, Kent, BR7 5AP. Email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report and the Independent Examiner's Report are available on our website.

[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk).

The Chislehurst Society CIO is a Registered Charity No. 1166276.

## 2024 Annual General Meeting

Wednesday 24th April 2024, 7:30 pm

Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

### Agenda

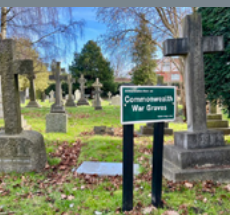
- Minutes of AGM held on 17th of April 2023
- Presentation of Trustees Annual Report to Members
- Re-election of Independent Examiner
- Election of Officers and Trustees
- Short presentation by the Chairman on prevailing issues
- Vote on new subscription donation
- Members questions

The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
admin@chislehurst-society.org.uk  
020 8467 0900  
[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)



# Annual Report to Members 2023

including Notice of AGM



The Chislehurst Society CIO, Registered Charity, No. 1166276, has its address at The Old Chapel, Queens Passage, Chislehurst, Kent, BR7 5AP and is established under a constitution adopted in April 2016.

**Trustees of the CIO and members of the Board during 2023 and up to the date of this report were:**

Joanna Friel, (Chairman)

Jennifer Dearing, (Vice-Chair)

David Ely, (Hon Secretary)

Colin Martin, (Treasurer)

Viktoria Czifra-Walwyn (resigned 19.03.23)

Jeremy Dwight

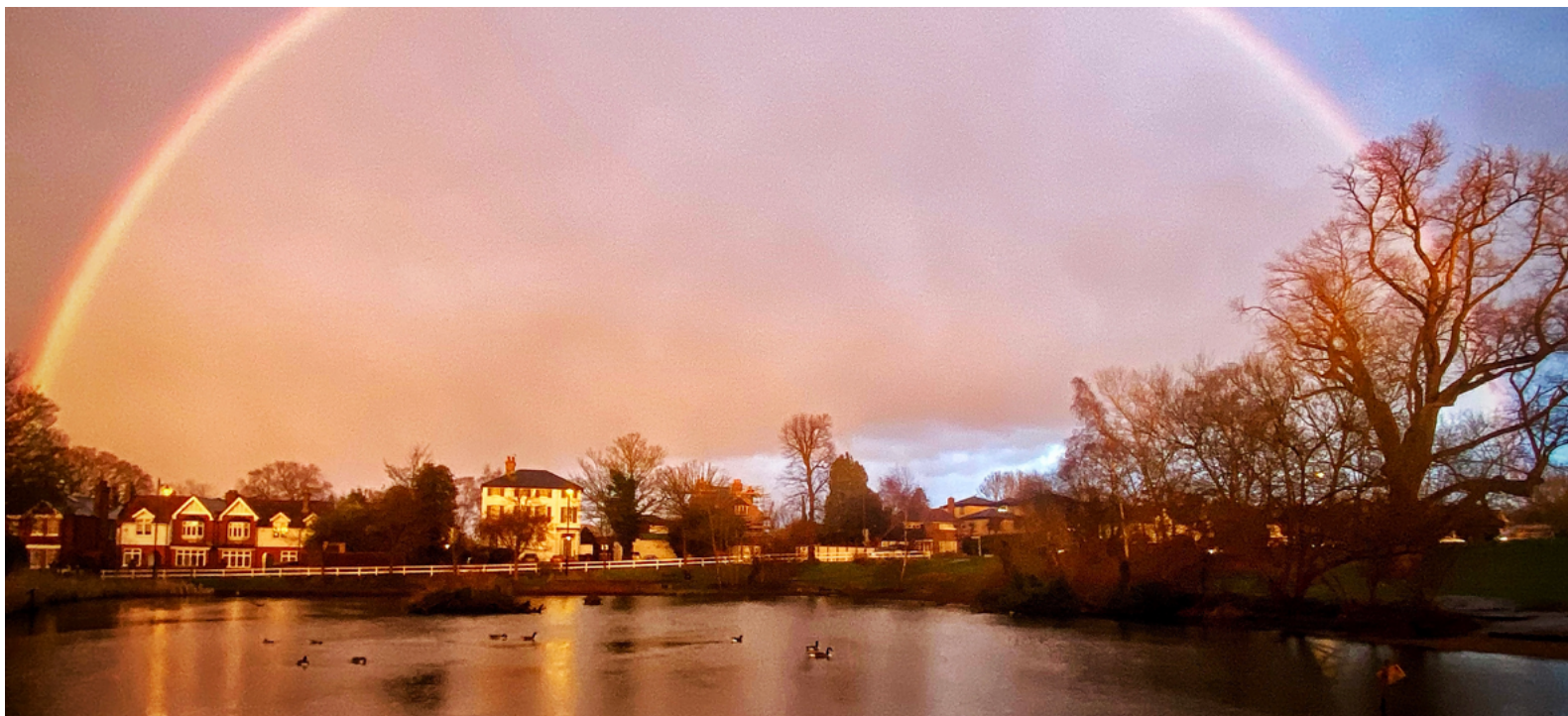
Richard Green

Anne Lamb

Peter Miller

Christine Pearson

Stephan Smith



***Do you want to be more involved in local matters, and help make a positive difference to Chislehurst?***

**Contact us:**  
[admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and secure the preservation, protection, development and improvement of features of historic environmental or public interest in Chislehurst.

In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons, we have appointed a trustee as our representative on the Board of the Trustees of Chislehurst Commons. Environmental work includes representation on the Petts Wood and Hawkwood National Trust Committee.

Our two Planning Panels scrutinise planning applications for Chislehurst. We respond to individual members who request help, and we provide information generally to our members via our Cockpit magazine and website.

The Old Chapel was available throughout 2023, as the Society headquarters, community meeting hall and rented space.

We communicate to members in print by email, via our website and using various social media platforms.

Household membership stood at 2500 by the end of 2023, An increase of 25 members over the year.

## **Financial Review**

The attached consolidated accounts show the results for the year. At the time of printing the accounts were still with the independent examiner. The figures will be confirmed at the AGM. Our policy on reserves is unchanged. We maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income. This enables us to acquire suitable assets and to give grants locally for activities that meet the societies objectives.

This report was approved by the Trustees on the 8th of February 2024 and signed on their behalf by Joanna Friel, Chairman and Colin Martin, Treasurer

## STATEMENT OF FINANCIAL ACTIVITIES 2023

<b>Receipts</b>	<b>2023</b>	<b>2022</b>
<b>General</b>		
Members subscriptions	17,302	16,431
Gift Aid tax reclaimed	1,956	2,052
Investment Income	25,478	25,888
Rental income - Old Chapel Office	14,167	11,486
Rental Income - Old Chapel Hall	31,965	24,250
Commons Income (net)	4,796	-
Miscellaneous income (Note 1)	3,181	3,875
Bequests and donations	1,069	1,723
<b>Charitable Activities</b>		
Promotional sales (net)	150	1,080
	<u>100,065</u>	<u>86,785</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	3,112	1,828
<b>Administration</b>		
Premises costs	32,778	23,199
Administrative staff	3,978	3,480
Stationery/Telephone/IT etc	11,446	7,591
Legal/Accountant	365	3,276
Depreciation	1,225	1,262
Communications development & marketing	2,830	3,437
Miscellaneous expenses	792	596
<b>Charitable Activities</b>		
Grants and sponsorship (Note 2)	37,344	58,835
Planning/Environment (Note 3)	1,921	( 367 )
Conservation Area Review	22,517	
Publications & local study	8,004	9,504
Community	3,527	1,352
Heritage	374	4,637
Environmental Awards	2,630	3,353
	<u>132,841</u>	<u>121,983</u>
Operational surplus/deficit	( 32,777 )	( 35,198 )
Investment revaluation	75,502	( 111,546 )
Overall surplus/deficit	<u>42,725</u>	<u>( 146,744 )</u>

## BALANCE SHEET AS AT 31 DECEMBER 2023

<b>Assets</b>	<b>2023</b>	<b>2022</b>
Cash and short term deposits	16,737	13,626
Investments (Note 4)	880,877	865,376
Chislehurst Commons (Note 5)	300,000	300,000
Fixtures & fittings etc	17,849	17,849
Less depreciation	( 14,490 )	( 13,265 )
Old Chapel Building (Note 6)	695,000	695,000
Heritage art (Note 7)	4,459	4,459
Heritage property (Note 8)	--	--
Debtors & prepayments	606	--
<b>Liabilities</b>		
VAT Creditor	9,920	( 6,742 )
Hall deposits held	( 1,890 )	( 1,750 )
Other creditors (Note 9)	( 26,327 )	( 34,535 )
	<u>1,882,742</u>	<u>1,840,017</u>
<b>Represented by:</b>	<b>2023</b>	<b>2022</b>
<b>Undesignated</b>		
General fund	1,391,666	1,386,285
<b>Designated Funds</b>		
Grants fund (Note 10)	491,076	453,732
	<u>1,882,742</u>	<u>1,840,017</u>

These accounts were approved by the Trustees on 8 February 2024 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income includes £3.1k Co-op grant.

**Note 2:** Grants approved this year included Chislehurst Commons new truck, Coronation flags, Environmental Network, Bereavement Support, St Nicholas Church handbells, Elmstead Woods station gardens, Chislehurst May Queen, Chislehurst Recreation Ground improvements, Camden Place archive, Twos Company, National Trust display boards, Annunciation Church outdoor bench, Remembrance parade, two additional bears, We also sponsored The Mix, the Big Picnic, Chislehurst Rocks and Chislehurst Creates.

In addition smaller donations and affiliation fees totalling approximately £350 were paid for institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** 2022 figure includes receipt of grants from Thames Water that related to work done in earlier years.

**Note 4:** Investments are holdings of CCLA Investment funds

**Note 5:** The Commons were professionally valued in 2021. We will review annually the need for any further valuations.

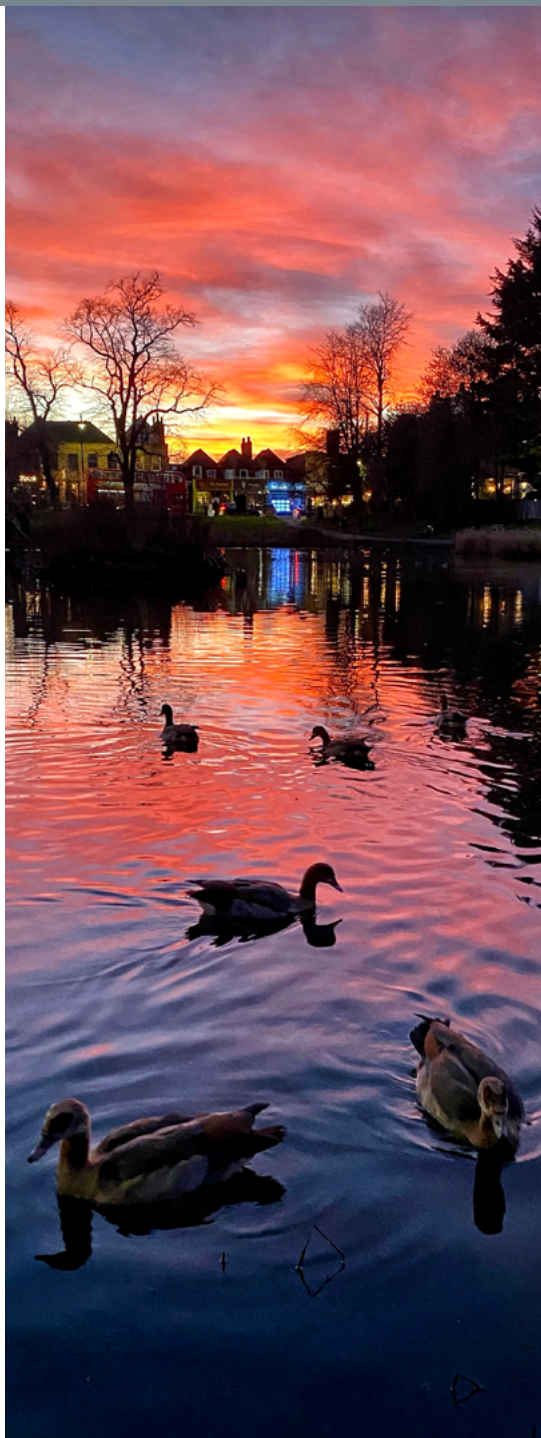
**Note 6:** The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.

**Note 7:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 8:** The freehold of the access drive, off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 9:** The creditors figure includes £17k being rent received in advance for 2023/4 for the office above the Old Chapel hall.

**Note 10:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



## Notice of 2024 Annual General Meeting

The AGM will be held on Wednesday 24th April 2024, 7:30 pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

### Member Engagement

The AGM serves a forum for members to raise questions and receive feedback. If, after you have read the Annual Report, you would like to raise any immediate questions or observations before the meeting, please email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society letterbox at the Old Chapel. We will respond to you as soon as possible.

### Subscription Proposal

The minimum subscription for the Chislehurst Society, for a household, has been maintained at £5.00 per annum for more than 25 years.

During that time we have absorbed any cost increases and endeavoured to keep costs as low as possible. During the last few years in particular, costs have increased substantially.

In 2017 we purchased the Chislehurst Commons to protect it for the benefit of the community. We also purchased the Old Chapel and updated it to create a community hub where a host of organisations run events for the benefit of the community.

We contribute towards a number of local activities including the Remembrance Day Parade, Chislehurst Rocks, the Big Picnic, the Christmas Market, Coffee Mornings at the Old Chapel and Afternoon Talks at the Methodist Church.

The income we make from investments is used to fund a number of grants, including the Marjorie McClure playground, modernisation of the Annunciation Church clock, Bikes for Schools, Bereavement Counselling, new Commons Conservators vehicle and a number of other requests from local organisations.

We also paid for the Bear Trail, installing 35 bears across Chislehurst and have just completed a review of the Chislehurst Conservation Area to be referred to when our planning application panels provide input to the London Borough of Bromley.

We feel that now is the time to review the minimum household subscription and propose that from 2025 it is increased to £10.00 per annum.

Your approval to this proposal will be sought at the 2023 Annual General Meeting on April 24th 2024.

Note, only members of the Society are entitled to vote or speak at the Annual General Meeting

The Officers of the Society and approximately 1/2 of the Executive Committee are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as Trustees. Nominations to serve as Officers or members of the Executive Committee should be made in accordance with the Constitution of the Society. It is convenient, but not

essential, for nominations to be made on the forms available. These can be obtained from the Hon. Secretary, the Old Chapel Queens Passage, Chislehurst, Kent, BR7 5AP. Email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report and the Independent Examiner's Report are available on our website.

[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk).

The Chislehurst Society CIO is a Registered Charity No. 1166276.

## 2024 Annual General Meeting

Wednesday 24th April 2024, 7:30 pm

Methodist Church, Prince Imperial Road, Chislehurst BR7 5LX

### Agenda

- Minutes of AGM held on 17th of April 2023
- Presentation of Trustees Annual Report to Members
- Re-election of Independent Examiner
- Election of Officers and Trustees
- Short presentation by the Chairman on prevailing issues
- Vote on new subscription donation
- Members questions

The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
admin@chislehurst-society.org.uk  
020 8467 0900  
[www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)



# Independent Examiner's Report to the Trustees of The Chislehurst Society

I report on the accounts for The Chislehurst Society for the year ended 31 December 2023

## Respective Responsibilities of Trustees and Examiner

As the Society's trustees you are responsible for the preparation of accounts. You consider that an audit is not required under Section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility

- to examine the accounts under Section 145 of the Charities Act 2011
- follow the procedures specified in the General Direction given by the Charity Commissioners under Section 145(5)(b) of the Act
- state whether any particular matters have come to my attention.

## Basis of Independent Examiner's Report

My examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Society 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 explanation from you as the Committee 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 statement below.

## Independent Examiner's Statement

In connection with my examination no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance 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 Act, have not been met
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Date:

22/2/2024

Derek Dobson & Co  
10 Sturges Field  
Chislehurst  
Kent  
BR7 6LG

**THE CHISLEHURST SOCIETY CIO**

England & Wales - Charity number 1166276

---

# Accounts

---

# Annual Report to Members 2021

including Chairman's Commentary and Notice of AGM



# Chairman's report to members of the Society



As we coped with the changing government restrictions in the ongoing pandemic, our focus has inevitably been on what we could achieve outdoors. It felt positive to participate in and sponsor the Summer Big Picnic, attend the Rotary Summer Fair and round off the year with the fabulous numbers enjoying the High Street Christmas Market.

2021 was also the year of the Bear! Our brand-new Bear Trail has made a significant contribution to our town, bringing smiles to the many faces finding these delightful carvings in our green spaces, railway stations and High Street.





## Managing the Charity

The Board of Trustees has met regularly throughout the year with both face-to-face meetings in the Old Chapel at a social distance and on-line discussion via Microsoft Teams. Despite operating reduced hours from the office at the beginning of the year, I congratulate our administrative assistant, Deirdre Taylor, for keeping us organised, working from her home office!

Our Annual General Meeting was postponed until September. The minutes were subsequently posted on our website.

Emma Tyrell has continued her work administering our membership database and I'm grateful to her for her organisation of the preparation needed to get our magazine out to members. Cockpit went back to three editions this year, packed by willing volunteers and delivered so ably by Alan Hunt and Peter Griffiths to

our small army of distributors and then on to our stalwart Road Stewards. We are always looking to increase our Road Steward numbers; it can be a happy and neighbourly role to fulfil, getting to know your street and recruiting new members. If you want to offer your time in this way, please get in touch. [membership@chislehurst-society.org.uk](mailto:membership@chislehurst-society.org.uk) Peter Miller, our very committed Membership Secretary will be pleased to hear from you and offer support.

In terms of membership, we spent 2021 encouraging our members to sign up to the new recurring card payment scheme via our website. The move to on-line payments has been welcomed by many members and our numbers have remained steady. Road Stewards will always be available to members, and we can continue to accept cash and cheques at the Old Chapel for those who prefer familiar payment methods.

Those who signed up to on-line membership receive our electronic



bulletin 'Chislehurst', which keeps our members in touch with local news in between Cockpit publications.

We always need up to date images to illustrate our activities and trustee Richard Green proposed an innovative iPhone camera editing workshop which we hope will pay dividends going forward. Richard is to be thanked for his construction of Junior Cockpit and his application to diversifying our membership profile.

Trustee Gabriella Toth organised a positive front gardens competition which we featured in Cockpit but she is passing the environmental baton on to Stephan Smith as she picks up the Jubilee portfolio.

Our afternoon talks continued despite the pandemic; the talk on Crystal Palace was so popular it had to be repeated. Three talks were given via zoom and



one face-to-face. We regret that the July talk could not go ahead due to the death of the speaker. I am very grateful to Di Beacom who organises these talks, taking a significant administrative burden off the shoulders of the committee.

Our marketing strategy has made an important impact during lockdowns with so many of our members now embracing technology to access information. Hannah Green is contracted to keep us prominent on social media and accessible to more than just our local members. Hannah posted a weekly quiz which was well received whilst our coffee mornings were not able to occur. We operate Twitter, Facebook and Instagram accounts and enjoy telling our stories and promoting our messages on local issues.

This great charity requires clear fiscal probity and I am ever grateful to Colin Martin in his role as Treasurer, always paying our invoices swiftly and appraising all the trustees of our budget position at our Board meetings. Trustee, Christine Pearson, is a second signatory on our accounts and has familiarised herself with our investment profile. The Charity Commission receives our annual accounts which are published here for you to peruse; please raise any questions by 'phone or e-mail to the office.



I am very grateful to our Honorary Secretary, David Ely, for his endeavours in our corporate governance and his contribution to our legal responsibilities in our time-consuming role as freeholder of Chislehurst Commons.

## Grants

The Society grants programme continued; we are fortunate to have significant funds from legacies and investments which we are proud to put towards improvements for Chislehurst. There was quite a theme to our grants this year, appropriately reflecting the influence of the pandemic on the outside environment.

The Friends of Belmont Open Space applied for their first grant from us to improve the children's playground. Chislehurst School for Girls received funds for their gardening club and the National Trust applied to fund improvements to the much-trammeled footpaths on the Hawkwood Estate.

A new local charity, Bikes for Schools, is set to receive a small annual grant from us to repair and maintain bikes



for children whilst the Chislehurst and West Kent Cricket Club is now working in partnership with us and JDM to significantly improve its facilities, enabling better access for all. We are really interested to support this latter activity, not just for the wellbeing of local people but also to become involved with a young and growing community with such a long and special heritage as the only cricket club in the country protected by Act of Parliament.

Another first-time applicant was the Church of the Annunciation and we're pleased to see their clock finally telling the right time on a new hands-free winding mechanism. We have contributed to a new sign on Belmont Parade and the Trustees of Chislehurst Commons now have funds to install an information board at the Prince Imperial Monument.

The Friends of Chislehurst Recreation Ground have been awarded a small sum to undertake an ecological survey of the woodland. Their grant from last year for seating bore fruit this year and we were delighted to see more benches in situ in the Rec because of our funding. Elmstead Woods Station gardeners and the Friends of Scadbury have had ongoing funding for improvements; we always welcome more ideas from local groups and, although we cannot justify a grant for every application, your ideas and suggestions are received with interest and serious consideration.



## The Chislehurst Bear Trail

A highlight of 2021 has been the installation of over 30 carved bears across the town. Starting at the stations and progressing through the Recreation Ground, on to the High Street, through the Commons and on to Scadbury, these carvings, by Will Lee, are a joy to discover.

The inspiration of Alison Stammers several years ago, we are genuinely thrilled to finally see them in situ.... they make such a cheerful contribution to our community. We were proud to have sponsored the trail and the map on our website can be used to enhance the visitor experience.



## Planning and Conservation

I am very grateful to the hard-working approach of our planning panels; It says a lot about the volume and pressure of work when one's leader of a four-strong panel is reinvented as two panels of eight. Barry Redding has moved into a consultancy role for us now as we capitalize on his wealth of experience. Two of our trustees sit on the newly constituted planning panels. Led by experienced professionals, they report to the Board and pass their comments and any objections on to the Bromley Planning Portal. Their work is so important as we seek to navigate new planning law and conserve what is left of our tree-lined environment and Conservation Area. Jennifer Dearing attends the Conservation Advisory Panel at Bromley Council and we are very grateful to her for her experienced voice at our meetings.

Conservation was at the core of a pleasing last-minute project this summer when, with the help of volunteer, Andrew Stone, and major financial

input from JDM Estate Agents and a contribution from Alex Neil Estate Agents, we were able to achieve the repainting of the Green Lane fence. Whilst it won't solve the traffic issues on this narrow road, we hope it adds to the local environment and cars might slow down to appreciate it.





## Calendar 2022



## Heritage

We receive communications about the heritage of Chislehurst from all over the UK and abroad. Heritage remains one of the strengths and interests of the Society and we were very pleased to use our striking collection of over 300 vintage postcards to create a new local history book, a vintage calendar and Christmas cards.

A shared talk by myself and Angela Hatton, heritage expert at Camden Place, was warmly received on-line by over 300 participants. Our partnership

with the Golf Club continues as we prepare for Imperial centenary events in 2023. We were pleased to fund the restoration of the Napoleon stone marker at the entrance to the club this year.

A new local history project has begun this year to research the Second World War stories behind our Commonwealth War Graves.

The heritage telephone kiosk on Royal Parade continues to be used to provide information leaflets. We are very grateful to Colin and Margaret Yardley who voluntarily manage the book exchange inside.





## Education

We were disappointed to not be able to hold either the Environmental Awards or The Mix this year. To redress the gap, Anne Lamb and Jennifer Dearing organised an art exhibition for both school pupils and adults to reflect their lockdown experiences. We have kept in touch with Head Teachers, delivering talks over Zoom and face-to-face activity on a staff training day. Farringtons benefited from the knowledge of volunteer Mary Wheeler, who led a guided walk for pupils around the immediate vicinity of the school. I was pleased to be involved in a judging panel at Bullers Wood for a national debating competition.

augmented by sessions organised by Bal Deol and her young team and, as Crista steps back, I'm pleased to report that Bal is happy to pick up not the baton but the litter stick! Peter Miller and his own trusty 'Street master' continues to deliver equipment to any volunteers offering to help. We were also encouraged this year by several students on their Duke of Edinburgh Bronze Awards who went out litter-picking in the community.

Trustee Jeremy Dwight, represents us at National Trust meetings, has forged links with the council tree officer as we look to plant trees marking the jubilee and has been talking to business representatives about our Rewards Scheme. Don't forget to use your membership card to access a variety of rewards from local retailers.

## Environment Matters

The Society is determined to keep Chislehurst as green and clean as possible and we were very grateful to Crista Lyon for running our bi-monthly litter-picking sessions. These have been

Following COP26 our interest in the environment is at the forefront of our work. We have joined the Bromley Environment network, are pushing for electric charging points locally and Stephan Smith is devising a pioneering project to map the carbon footprint of Chislehurst.





Our role, as the freeholder of Chislehurst and St Paul's Cray Commons and the holder of the ancient title of Lord of the Manor, is not without its challenges. I am the appointee Lord of the Manor representative on the Board of the Trustees of Chislehurst Commons. We must always act in the best interests of our charity and rely on the professional advice of local law firm, Wellers, and nationally recognised surveyors, Strutt and Parker, where necessary. We have had a recent valuation of the commons as we continue to protect their benefit for everyone.



## High Street and Local Parades

We are pleased to work alongside the network of Visit Chislehurst and local businesses. The High Street has coped surprisingly well during the pandemic with more people working from home and shopping locally. We have been

in touch with the developers of the Chislehurst Library site for a health centre and still await progress on consultation.

Alison Stammers' tenacity, in keeping our High Street and local parades





selfless years of volunteering. However, she has agreed to remain as a co-opted trustee, continuing to update us on local developments until the library and Age UK developments complete.

The Society was honoured to pay for the poppies that were displayed on our shopping area lampposts again this year; it takes a lot of coordination to erect the display and I'm grateful to Alison for organising this. Peter Miller again represented our members in laying a wreath at the war memorial on Remembrance Sunday.

The overwhelmingly successful High Street Christmas Market was a fitting end to the year and it was great to see everyone out and about. We were delighted to offer the Old Chapel as an HQ for the day; it demonstrates the importance of our situation in the heart of the community and supports our partnership with Rotary and the Visit Chislehurst business network.

vibrant, is to be commended; her work in steering the outside seating on Royal Parade to a permanent conclusion has brought satisfaction to many residents and businesses. We were sad to accept her resignation from our board after 12





## The Old Chapel

The outside space at the Old Chapel was temporarily converted into café seating, an idea managed by new trustee Stephan Smith. The opportunity to have safe seating in the open air for two local independent cafes was welcomed by residents taking their daily exercise, our intent being to reduce the plastic coffee cup waste seen so frequently on the Common. It was interesting that the commons keepers reported a slight reduction in their weekly haul; we can't prove anything, but it was a positive summer project.

Patricia Leach, Hall Manager, has been most efficient and resourceful in coping with the day-to-day activities in the hall which, again, has meant calculating correct numbers for social distance spacing, refunding many deposits as events have been cancelled and managing cleaners and hirers as

regulations chop and change. We did benefit from a local business grant from the council and our tenants upstairs were punctual with rent despite having to work from home. The lease with these tenants has concluded after five years and a new tenant has already been agreed.

Old Chapel Books has launched new titles this year and Tony Allen is to be thanked for his book layouts and liaison with the printers. Patricia is to be thanked for the many hours she puts into managing our book sales.

Colin Martin heads up our hall maintenance committee and I'm grateful for his skills in keeping both the hall and the office in fine shape. The Old Chapel still hosts a regular Wednesday coffee morning and, without the cheerful energy and availability of volunteer Peter Griffiths, the place would not tick over as it does.





*Thank you to everyone involved with the Society this past year for your support. We are a community charity aiming to make a difference locally and success depends on the team and everyone pulling together!*

**Joanna Friel**  
Chairman



# Trustees' report to members 2021

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its principal address at The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP, and is established under a constitution adopted in April 2016.

## **Trustees of the CIO and members of the Committee during 2021 and up to the date of this report were:**

Joanna Friel (Chairman)  
Jennifer Dearing (Vice-Chair)  
David Ely (Hon Secretary)  
Colin Martin (Treasurer)

Anne Lamb  
Peter Miller  
Barry Redding  
Alison Stammers – resigned September 2021  
Jeremy Dwight  
Richard Green  
Christine Pearson  
Stephan Smith – appointed September 2021  
Gabriella Toth

*The Officers (Chair, Vice-Chair, Hon Secretary and Treasurer) relinquish their office every year and are eligible for re-election at the Annual General Meeting; one half of the other (longest serving) members retire at the AGM and are also eligible for re-election.*

***Do you want to be more involved  
in local matters, and help make a  
positive difference to Chislehurst?***

***Contact us to  
see how you can help!***

***admin@chislehurst-society.org.uk***



## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and to secure the preservation, protection, development and improvement of features of historic, environmental or public interest in Chislehurst.

We continue to support plans and action for improvements across Chislehurst, both the built and open environments. In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons we have appointed a Trustee as our representative on the Board of the Trustees of Chislehurst Commons. Our environmental work includes representation on the Petts Wood and



Hawkwood National Trust Committee.

Our planning panels scrutinise planning applications for Chislehurst; we respond to individual members who request help on planning issues, and we provide information generally to our members via our magazine and website.

The Old Chapel was available throughout 2021 as the Society's headquarters, community meeting hall and rental space, though subject to Covid 19 restrictions.

We communicate to members in print, by email, via our website, and using various social media platforms. Individual membership stood at 4351 by the end of 2021, in 3022 households.

## Financial Review

The attached consolidated accounts show the results for the year. At the time of printing the accounts were still with the independent examiner. The figures will be confirmed at the AGM. Our policy on reserves is unchanged: we maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income, to enable us to acquire suitable assets, or give grants locally for activities that meet the Society's objectives.

This report was approved by the Trustees on 18th January 2021 and signed on their behalf by:

**Joanna Friel, Chairman**  
**C. L. Martin, Treasurer**



## STATEMENT OF FINANCIAL ACTIVITIES 2021

<b>Receipts</b>	<b>2021</b>	<b>2020</b>
<b>General</b>		
Members subscriptions	18,240	9,043
Gift Aid tax reclaimed	918	1,683
Investment Income	24,735	24,350
Rental income - Old Chapel Office	9,061	11,574
Rental Income - Old Chapel Hall	12,631	6,690
Commons Income (net)	17,424	23,711
Miscellaneous income (Note 1)	24,562	12,410
Bequests and donations	455	5,448
<b>Charitable Activities</b>		
Promotional sales (net)	2,711	1,240
	<u>110,736</u>	<u>96,149</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	4,105	3,209
<b>Administration</b>		
Premises costs	18,439	13,036
Administrative staff	3,382	3,630
Stationery/Telephone etc	10,014	5666
Legal	850	-
Depreciation	1,268	2,298
Miscellaneous expenses	1,164	715
Communications development & marketing	3,757	1,632
<b>Charitable Activities</b>		
Grants and sponsorship to third parties (Note 2)	45,654	41,505
Planning/Environment	10,123	2,858
Publications & local study	8,545	4,908
Heritage	671	3,972
Environmental Awards	181	428
	<u>108,152</u>	<u>86,457</u>
Operational surplus (deficit)	2,583	9,692
Investment revaluation	119,501	50,640
Land and buildings revaluation	( 127,219 )	
Overall surplus (deficit)	<u>( 5,134 )</u>	<u>60,332</u>

## BALANCE SHEET AS AT 31 DECEMBER 2021

<b>Assets</b>	<b>2021</b>	<b>2020</b>
Cash and short term deposits	32,510	59,236
Investments (Note 3)	961,922	842,420
Chislehurst Commons (Note 4)	300,000	160,576
Fixtures & fittings etc	17,849	17,849
Less depreciation	( 12,004 )	( 10,736 )
Old Chapel Building (Note 5)	695,000	961,643
Heritage art (Note 6)	4,459	4,505
Heritage property (Note 7)	-	-
Debtors & prepayments	-	192
<b>Liabilities</b>		
VAT Creditor	4,828	2,132
Hall deposits held	( 2,380 )	( 912 )
Other creditors (Note 9)	( 15,424 )	( 45,010 )
	<u>1,986,761</u>	<u>1,991,895</u>
<b>Represented by:</b>	<b>2021</b>	<b>2020</b>
<b>Undesignated</b>		
General fund	1,474,497	1,433,796
<b>Designated Funds</b>		
Grants fund (Note 8)	512,091	557,745
Environmental Awards fund	173	354
	<u>1,986,761</u>	<u>1,991,895</u>

These accounts were approved by the Trustees on 19 January 2022 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income is almost wholly Covid government grant.

**Note 2:** Grants approved this year: Friends of Belmont Open Space improvement plan, Chislehurst School for Girls Eco-project, Annunciation Church clock winding mechanism, Chislehurst Cricket Club facilities improvement, Chislehurst Commons Imperial Monument improvements, Belmont Parade sign, National Trust path improvements, Bikes for Schools, Friends of Chislehurst Recreation Ground Walden Woods survey, Scadbury landscape maintenance.

In addition smaller donations, sponsorship and affiliation fees totalling approximately £300 were paid, or agreed, for institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** Investments are holdings of CCLA Investment funds

**Note 4:** Until now the Commons had been valued at cost and but this year has been professionally valued. We will review the need for any further valuations in five years time.

**Note 5:** Until now the Old Chapel had been valued at cost and but this year has been professionally valued. We will review the need for any further valuations in five years time.

**Note 6:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 7:** The freehold of the access drive off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 8:** The creditors figure includes £12K being grants approved but not yet paid

**Note 9:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



## Notice of 2020 Annual General Meeting

We plan to hold the AGM on Wednesday 20th April 7.30pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst.

### Member engagement

The Trustees understand that the AGM serves as a forum for members to raise questions and provide feedback. If after you have read the Annual Report, you would like to raise any immediate questions or observations before the AGM please email [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society's letter box at the Old Chapel. We will respond to you as soon as possible.

### Ongoing review

We continue to keep Government guidance under review and may have to make changes. Members should continue to monitor the society's website.

## Agenda

- Minutes of Annual General Meeting held on 21st September 2021
- Presentation of Trustees Annual Report to Members
- Re - election of Independent Examiner
- Election of Officers and Trustees
- Short presentation by the Chairman on prevailing issues
- Member's questions received

Note: Only members of the Society are entitled to vote or speak at the Annual General Meeting.

The officers of the Society, and approximately one-half of the executive committee, are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as trustees. Nominations to serve as officers or members of the executive committee should be made in accordance with the Constitution of the Society. It is convenient, but not essential, for nominations to be made on the forms available.

These may be obtained from the Secretary, The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP

Tel: 020 8467 0900

email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report, and the Independent Examiner's Report, are available on our website: [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)

The Chislehurst Society CIO is a Registered Charity, No. 1166276



The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
admin@chislehurst-society.org.uk  
020 8467 0900  
www.chislehurst-society.org.uk



# Annual Report to Members 2021

including Chairman's Commentary and Notice of AGM



# Chairman's report to members of the Society



As we coped with the changing government restrictions in the ongoing pandemic, our focus has inevitably been on what we could achieve outdoors. It felt positive to participate in and sponsor the Summer Big Picnic, attend the Rotary Summer Fair and round off the year with the fabulous numbers enjoying the High Street Christmas Market.

2021 was also the year of the Bear! Our brand-new Bear Trail has made a significant contribution to our town, bringing smiles to the many faces finding these delightful carvings in our green spaces, railway stations and High Street.





## Managing the Charity

The Board of Trustees has met regularly throughout the year with both face-to-face meetings in the Old Chapel at a social distance and on-line discussion via Microsoft Teams. Despite operating reduced hours from the office at the beginning of the year, I congratulate our administrative assistant, Deirdre Taylor, for keeping us organised, working from her home office!

Our Annual General Meeting was postponed until September. The minutes were subsequently posted on our website.

Emma Tyrell has continued her work administering our membership database and I'm grateful to her for her organisation of the preparation needed to get our magazine out to members. Cockpit went back to three editions this year, packed by willing volunteers and delivered so ably by Alan Hunt and Peter Griffiths to

our small army of distributors and then on to our stalwart Road Stewards. We are always looking to increase our Road Steward numbers; it can be a happy and neighbourly role to fulfil, getting to know your street and recruiting new members. If you want to offer your time in this way, please get in touch. [membership@chislehurst-society.org.uk](mailto:membership@chislehurst-society.org.uk) Peter Miller, our very committed Membership Secretary will be pleased to hear from you and offer support.

In terms of membership, we spent 2021 encouraging our members to sign up to the new recurring card payment scheme via our website. The move to on-line payments has been welcomed by many members and our numbers have remained steady. Road Stewards will always be available to members, and we can continue to accept cash and cheques at the Old Chapel for those who prefer familiar payment methods.

Those who signed up to on-line membership receive our electronic



bulletin 'Chislehurst', which keeps our members in touch with local news in between Cockpit publications.

We always need up to date images to illustrate our activities and trustee Richard Green proposed an innovative iPhone camera editing workshop which we hope will pay dividends going forward. Richard is to be thanked for his construction of Junior Cockpit and his application to diversifying our membership profile.

Trustee Gabriella Toth organised a positive front gardens competition which we featured in Cockpit but she is passing the environmental baton on to Stephan Smith as she picks up the Jubilee portfolio.

Our afternoon talks continued despite the pandemic; the talk on Crystal Palace was so popular it had to be repeated. Three talks were given via zoom and



one face-to-face. We regret that the July talk could not go ahead due to the death of the speaker. I am very grateful to Di Beacom who organises these talks, taking a significant administrative burden off the shoulders of the committee.

Our marketing strategy has made an important impact during lockdowns with so many of our members now embracing technology to access information. Hannah Green is contracted to keep us prominent on social media and accessible to more than just our local members. Hannah posted a weekly quiz which was well received whilst our coffee mornings were not able to occur. We operate Twitter, Facebook and Instagram accounts and enjoy telling our stories and promoting our messages on local issues.

This great charity requires clear fiscal probity and I am ever grateful to Colin Martin in his role as Treasurer, always paying our invoices swiftly and appraising all the trustees of our budget position at our Board meetings. Trustee, Christine Pearson, is a second signatory on our accounts and has familiarised herself with our investment profile. The Charity Commission receives our annual accounts which are published here for you to peruse; please raise any questions by 'phone or e-mail to the office.



I am very grateful to our Honorary Secretary, David Ely, for his endeavours in our corporate governance and his contribution to our legal responsibilities in our time-consuming role as freeholder of Chislehurst Commons.

## Grants

The Society grants programme continued; we are fortunate to have significant funds from legacies and investments which we are proud to put towards improvements for Chislehurst. There was quite a theme to our grants this year, appropriately reflecting the influence of the pandemic on the outside environment.

The Friends of Belmont Open Space applied for their first grant from us to improve the children's playground. Chislehurst School for Girls received funds for their gardening club and the National Trust applied to fund improvements to the much-trammeled footpaths on the Hawkwood Estate.

A new local charity, Bikes for Schools, is set to receive a small annual grant from us to repair and maintain bikes



for children whilst the Chislehurst and West Kent Cricket Club is now working in partnership with us and JDM to significantly improve its facilities, enabling better access for all. We are really interested to support this latter activity, not just for the wellbeing of local people but also to become involved with a young and growing community with such a long and special heritage as the only cricket club in the country protected by Act of Parliament.

Another first-time applicant was the Church of the Annunciation and we're pleased to see their clock finally telling the right time on a new hands-free winding mechanism. We have contributed to a new sign on Belmont Parade and the Trustees of Chislehurst Commons now have funds to install an information board at the Prince Imperial Monument.

The Friends of Chislehurst Recreation Ground have been awarded a small sum to undertake an ecological survey of the woodland. Their grant from last year for seating bore fruit this year and we were delighted to see more benches in situ in the Rec because of our funding. Elmstead Woods Station gardeners and the Friends of Scadbury have had ongoing funding for improvements; we always welcome more ideas from local groups and, although we cannot justify a grant for every application, your ideas and suggestions are received with interest and serious consideration.



## The Chislehurst Bear Trail

A highlight of 2021 has been the installation of over 30 carved bears across the town. Starting at the stations and progressing through the Recreation Ground, on to the High Street, through the Commons and on to Scadbury, these carvings, by Will Lee, are a joy to discover.

The inspiration of Alison Stammers several years ago, we are genuinely thrilled to finally see them in situ.... they make such a cheerful contribution to our community. We were proud to have sponsored the trail and the map on our website can be used to enhance the visitor experience.



## Planning and Conservation

I am very grateful to the hard-working approach of our planning panels; It says a lot about the volume and pressure of work when one's leader of a four-strong panel is reinvented as two panels of eight. Barry Redding has moved into a consultancy role for us now as we capitalize on his wealth of experience. Two of our trustees sit on the newly constituted planning panels. Led by experienced professionals, they report to the Board and pass their comments and any objections on to the Bromley Planning Portal. Their work is so important as we seek to navigate new planning law and conserve what is left of our tree-lined environment and Conservation Area. Jennifer Dearing attends the Conservation Advisory Panel at Bromley Council and we are very grateful to her for her experienced voice at our meetings.

Conservation was at the core of a pleasing last-minute project this summer when, with the help of volunteer, Andrew Stone, and major financial

input from JDM Estate Agents and a contribution from Alex Neil Estate Agents, we were able to achieve the repainting of the Green Lane fence. Whilst it won't solve the traffic issues on this narrow road, we hope it adds to the local environment and cars might slow down to appreciate it.





## Calendar 2022



## Heritage

We receive communications about the heritage of Chislehurst from all over the UK and abroad. Heritage remains one of the strengths and interests of the Society and we were very pleased to use our striking collection of over 300 vintage postcards to create a new local history book, a vintage calendar and Christmas cards.

A shared talk by myself and Angela Hatton, heritage expert at Camden Place, was warmly received on-line by over 300 participants. Our partnership

with the Golf Club continues as we prepare for Imperial centenary events in 2023. We were pleased to fund the restoration of the Napoleon stone marker at the entrance to the club this year.

A new local history project has begun this year to research the Second World War stories behind our Commonwealth War Graves.

The heritage telephone kiosk on Royal Parade continues to be used to provide information leaflets. We are very grateful to Colin and Margaret Yardley who voluntarily manage the book exchange inside.





## Education

We were disappointed to not be able to hold either the Environmental Awards or The Mix this year. To redress the gap, Anne Lamb and Jennifer Dearing organised an art exhibition for both school pupils and adults to reflect their lockdown experiences. We have kept in touch with Head Teachers, delivering talks over Zoom and face-to-face activity on a staff training day. Farringtons benefited from the knowledge of volunteer Mary Wheeler, who led a guided walk for pupils around the immediate vicinity of the school. I was pleased to be involved in a judging panel at Bullers Wood for a national debating competition.

augmented by sessions organised by Bal Deol and her young team and, as Crista steps back, I'm pleased to report that Bal is happy to pick up not the baton but the litter stick! Peter Miller and his own trusty 'Street master' continues to deliver equipment to any volunteers offering to help. We were also encouraged this year by several students on their Duke of Edinburgh Bronze Awards who went out litter-picking in the community.

Trustee Jeremy Dwight, represents us at National Trust meetings, has forged links with the council tree officer as we look to plant trees marking the jubilee and has been talking to business representatives about our Rewards Scheme. Don't forget to use your membership card to access a variety of rewards from local retailers.

## Environment Matters

The Society is determined to keep Chislehurst as green and clean as possible and we were very grateful to Crista Lyon for running our bi-monthly litter-picking sessions. These have been

Following COP26 our interest in the environment is at the forefront of our work. We have joined the Bromley Environment network, are pushing for electric charging points locally and Stephan Smith is devising a pioneering project to map the carbon footprint of Chislehurst.





Our role, as the freeholder of Chislehurst and St Paul's Cray Commons and the holder of the ancient title of Lord of the Manor, is not without its challenges. I am the appointee Lord of the Manor representative on the Board of the Trustees of Chislehurst Commons. We must always act in the best interests of our charity and rely on the professional advice of local law firm, Wellers, and nationally recognised surveyors, Strutt and Parker, where necessary. We have had a recent valuation of the commons as we continue to protect their benefit for everyone.



## High Street and Local Parades

We are pleased to work alongside the network of Visit Chislehurst and local businesses. The High Street has coped surprisingly well during the pandemic with more people working from home and shopping locally. We have been

in touch with the developers of the Chislehurst Library site for a health centre and still await progress on consultation.

Alison Stammers' tenacity, in keeping our High Street and local parades





selfless years of volunteering. However, she has agreed to remain as a co-opted trustee, continuing to update us on local developments until the library and Age UK developments complete.

The Society was honoured to pay for the poppies that were displayed on our shopping area lampposts again this year; it takes a lot of coordination to erect the display and I'm grateful to Alison for organising this. Peter Miller again represented our members in laying a wreath at the war memorial on Remembrance Sunday.

The overwhelmingly successful High Street Christmas Market was a fitting end to the year and it was great to see everyone out and about. We were delighted to offer the Old Chapel as an HQ for the day; it demonstrates the importance of our situation in the heart of the community and supports our partnership with Rotary and the Visit Chislehurst business network.

vibrant, is to be commended; her work in steering the outside seating on Royal Parade to a permanent conclusion has brought satisfaction to many residents and businesses. We were sad to accept her resignation from our board after 12





## The Old Chapel

The outside space at the Old Chapel was temporarily converted into café seating, an idea managed by new trustee Stephan Smith. The opportunity to have safe seating in the open air for two local independent cafes was welcomed by residents taking their daily exercise, our intent being to reduce the plastic coffee cup waste seen so frequently on the Common. It was interesting that the commons keepers reported a slight reduction in their weekly haul; we can't prove anything, but it was a positive summer project.

Patricia Leach, Hall Manager, has been most efficient and resourceful in coping with the day-to-day activities in the hall which, again, has meant calculating correct numbers for social distance spacing, refunding many deposits as events have been cancelled and managing cleaners and hirers as

regulations chop and change. We did benefit from a local business grant from the council and our tenants upstairs were punctual with rent despite having to work from home. The lease with these tenants has concluded after five years and a new tenant has already been agreed.

Old Chapel Books has launched new titles this year and Tony Allen is to be thanked for his book layouts and liaison with the printers. Patricia is to be thanked for the many hours she puts into managing our book sales.

Colin Martin heads up our hall maintenance committee and I'm grateful for his skills in keeping both the hall and the office in fine shape. The Old Chapel still hosts a regular Wednesday coffee morning and, without the cheerful energy and availability of volunteer Peter Griffiths, the place would not tick over as it does.





*Thank you to everyone involved with the Society this past year for your support. We are a community charity aiming to make a difference locally and success depends on the team and everyone pulling together!*

**Joanna Friel**  
Chairman



# Trustees' report to members 2021

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its principal address at The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP, and is established under a constitution adopted in April 2016.

## **Trustees of the CIO and members of the Committee during 2021 and up to the date of this report were:**

Joanna Friel (Chairman)  
Jennifer Dearing (Vice-Chair)  
David Ely (Hon Secretary)  
Colin Martin (Treasurer)

Anne Lamb  
Peter Miller  
Barry Redding  
Alison Stammers – resigned September 2021  
Jeremy Dwight  
Richard Green  
Christine Pearson  
Stephan Smith – appointed September 2021  
Gabriella Toth

*The Officers (Chair, Vice-Chair, Hon Secretary and Treasurer) relinquish their office every year and are eligible for re-election at the Annual General Meeting; one half of the other (longest serving) members retire at the AGM and are also eligible for re-election.*

***Do you want to be more involved  
in local matters, and help make a  
positive difference to Chislehurst?***

***Contact us to  
see how you can help!***

***admin@chislehurst-society.org.uk***



## **Objectives and achievements**

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and to secure the preservation, protection, development and improvement of features of historic, environmental or public interest in Chislehurst.

We continue to support plans and action for improvements across Chislehurst, both the built and open environments. In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons we have appointed a Trustee as our representative on the Board of the Trustees of Chislehurst Commons. Our environmental work includes representation on the Petts Wood and



Hawkwood National Trust Committee.

Our planning panels scrutinise planning applications for Chislehurst; we respond to individual members who request help on planning issues, and we provide information generally to our members via our magazine and website.

The Old Chapel was available throughout 2021 as the Society's headquarters, community meeting hall and rental space, though subject to Covid 19 restrictions.

We communicate to members in print, by email, via our website, and using various social media platforms. Individual membership stood at 4351 by the end of 2021, in 3022 households.

## Financial Review

The attached consolidated accounts show the results for the year. At the time of printing the accounts were still with the independent examiner. The figures will be confirmed at the AGM. Our policy on reserves is unchanged: we maintain a level and range of investments to generate a regular income to supplement our modest subscription income and rental income, to enable us to acquire suitable assets, or give grants locally for activities that meet the Society's objectives.

This report was approved by the Trustees on 18th January 2021 and signed on their behalf by:

**Joanna Friel, Chairman**  
**C. L. Martin, Treasurer**



## STATEMENT OF FINANCIAL ACTIVITIES 2021

<b>Receipts</b>	<b>2021</b>	<b>2020</b>
<b>General</b>		
Members subscriptions	18,240	9,043
Gift Aid tax reclaimed	918	1,683
Investment Income	24,735	24,350
Rental income - Old Chapel Office	9,061	11,574
Rental Income - Old Chapel Hall	12,631	6,690
Commons Income (net)	17,424	23,711
Miscellaneous income (Note 1)	24,562	12,410
Bequests and donations	455	5,448
<b>Charitable Activities</b>		
Promotional sales (net)	2,711	1,240
	<u>110,736</u>	<u>96,149</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	4,105	3,209
<b>Administration</b>		
Premises costs	18,439	13,036
Administrative staff	3,382	3,630
Stationery/Telephone etc	10,014	5666
Legal	850	-
Depreciation	1,268	2,298
Miscellaneous expenses	1,164	715
Communications development & marketing	3,757	1,632
<b>Charitable Activities</b>		
Grants and sponsorship to third parties (Note 2)	45,654	41,505
Planning/Environment	10,123	2,858
Publications & local study	8,545	4,908
Heritage	671	3,972
Environmental Awards	181	428
	<u>108,152</u>	<u>86,457</u>
Operational surplus (deficit)	2,583	9,692
Investment revaluation	119,501	50,640
Land and buildings revaluation	( 127,219 )	
Overall surplus (deficit)	<u>( 5,134 )</u>	<u>60,332</u>

## BALANCE SHEET AS AT 31 DECEMBER 2021

<b>Assets</b>	<b>2021</b>	<b>2020</b>
Cash and short term deposits	32,510	59,236
Investments (Note 3)	961,922	842,420
Chislehurst Commons (Note 4)	300,000	160,576
Fixtures & fittings etc	17,849	17,849
Less depreciation	( 12,004 )	( 10,736 )
Old Chapel Building (Note 5)	695,000	961,643
Heritage art (Note 6)	4,459	4,505
Heritage property (Note 7)	-	-
Debtors & prepayments	-	192
<b>Liabilities</b>		
VAT Creditor	4,828	2,132
Hall deposits held	( 2,380 )	( 912 )
Other creditors (Note 9)	( 15,424 )	( 45,010 )
	<u>1,986,761</u>	<u>1,991,895</u>
<b>Represented by:</b>	<b>2021</b>	<b>2020</b>
<b>Undesignated</b>		
General fund	1,474,497	1,433,796
<b>Designated Funds</b>		
Grants fund (Note 8)	512,091	557,745
Environmental Awards fund	173	354
	<u>1,986,761</u>	<u>1,991,895</u>

These accounts were approved by the Trustees on 19 January 2022 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income is almost wholly Covid government grant.

**Note 2:** Grants approved this year: Friends of Belmont Open Space improvement plan, Chislehurst School for Girls Eco-project, Annunciation Church clock winding mechanism, Chislehurst Cricket Club facilities improvement, Chislehurst Commons Imperial Monument improvements, Belmont Parade sign, National Trust path improvements, Bikes for Schools, Friends of Chislehurst Recreation Ground Walden Woods survey, Scadbury landscape maintenance.

In addition smaller donations, sponsorship and affiliation fees totalling approximately £300 were paid, or agreed, for institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** Investments are holdings of CCLA Investment funds

**Note 4:** Until now the Commons had been valued at cost and but this year has been professionally valued. We will review the need for any further valuations in five years time.

**Note 5:** Until now the Old Chapel had been valued at cost and but this year has been professionally valued. We will review the need for any further valuations in five years time.

**Note 6:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 7:** The freehold of the access drive off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 8:** The creditors figure includes £12K being grants approved but not yet paid

**Note 9:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



## Notice of 2020 Annual General Meeting

We plan to hold the AGM on Wednesday 20th April 7.30pm in an open forum at the Methodist Church, Prince Imperial Road, Chislehurst.

### Member engagement

The Trustees understand that the AGM serves as a forum for members to raise questions and provide feedback. If after you have read the Annual Report, you would like to raise any immediate questions or observations before the AGM please email [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society's letter box at the Old Chapel. We will respond to you as soon as possible.

### Ongoing review

We continue to keep Government guidance under review and may have to make changes. Members should continue to monitor the society's website.

## Agenda

- Minutes of Annual General Meeting held on 21st September 2021
- Presentation of Trustees Annual Report to Members
- Re - election of Independent Examiner
- Election of Officers and Trustees
- Short presentation by the Chairman on prevailing issues
- Member's questions received

Note: Only members of the Society are entitled to vote or speak at the Annual General Meeting.

The officers of the Society, and approximately one-half of the executive committee, are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as trustees. Nominations to serve as officers or members of the executive committee should be made in accordance with the Constitution of the Society. It is convenient, but not essential, for nominations to be made on the forms available.

These may be obtained from the Secretary, The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP

Tel: 020 8467 0900

email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report, and the Independent Examiner's Report, are available on our website: [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)

The Chislehurst Society CIO is a Registered Charity, No. 1166276



The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
 admin@chislehurst-society.org.uk  
 020 8467 0900  
 www.chislehurst-society.org.uk



**THE CHISLEHURST SOCIETY CIO**

England & Wales - Charity number 1166276

---

# Accounts

---

# Annual Report to Members 2020

including Chairman's Commentary and Notice of AGM



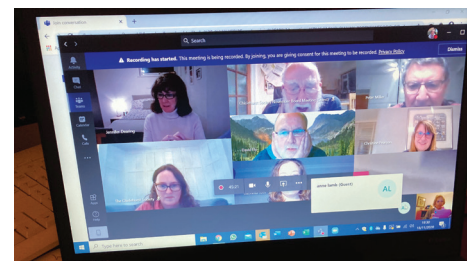
# Chairman's report to members of the Society



Thank you to everyone involved with the Society this past year for their support. It's not been the year we expected! It started so well with a symposium that was organised and facilitated by the Society in order to bring together all Chislehurst-related groups, to share expertise and help collaboration and, whilst the implementation of some of the suggested outcomes has been hampered by the pandemic, they remain ready to be revisited once normal service is resumed. The pop-up shop that we organised in December was an example of our joined-up thinking.

The Covid19 pandemic hit in March and lockdown swiftly followed. The Society's response was rapid and, working with Visit Chislehurst, we organised a community support group with over 290 volunteers to deliver prescriptions, newspapers and shopping to the vulnerable, befriending the lonely and generally responding efficiently to their many phone calls.

We were grateful to both Sainsbury's and the local Co-op stores for their generosity in helping Trustee, Gabriella Toth, put together care packages that we distributed with the help of Eltham College students to the seven residential homes in Chislehurst.



## Managing the Charity

The Board of Trustees has met regularly throughout the year with both face-to-face meetings in the Old Chapel at a social distance and on-line discussion via Microsoft Teams. It has been interesting to try new methods of communication and, despite operating reduced hours from the office, I congratulate our administrative assistant, Deirdre Taylor, for keeping us organised, working from her new home/school office!

Our Annual General Meeting was postponed until July but, following Charity Commission guidance, we were able to fulfil our charitable obligations. The minutes were subsequently posted on our website.

We have missed face-to-face contact with our members and were particularly disappointed to have to cancel our



afternoon talks. We did manage to organise an outdoor book sale in July, with masks and books under wraps. The pop-up shop that we ran just before Christmas was a great opportunity to share our work and products with residents locally. The concept, sharing space with other local volunteer groups, gave us lots of ideas for the future and we will definitely organise other similar ventures as soon as restrictions are lifted. We were grateful to landlord, Guy Osborne, for the free use of an empty unit and, although we don't like to see vacant shops on our High Street, it was to the benefit of the community.

Emma Tyrell has continued her work administering our membership database and I'm grateful to her for her organisation of the preparation needed to get our magazine out to members. Cockpit went out twice this year, packed by willing volunteers and delivered so ably by Alan Hunt and Peter Griffiths to our small army of distributors and then



on to our stalwart Road Stewards.

We are always looking to increase our Road Steward numbers; it can be a happy and neighbourly role to fulfil, getting to know your street and recruiting new members. If you want to offer your time in this way, please get in touch.  
[membership@chislehurst-society.org.uk](mailto:membership@chislehurst-society.org.uk)



In terms of membership, Covid has forced us into the twenty-first century as it is no longer acceptable to expect our Road Stewards to collect cash door-to-door. The successful membership drive last year by Peter Miller has added to the onerous collecting task so we have spent 2020 encouraging our members to sign up for a recurring card payment via our website. The move to online payments is steady and will need a final push to get us towards the finish line but the start is already encouraging with many members welcoming the ease of the transaction and, of course, Road Stewards will be released from the annual plea for a mere £5. Road Stewards will always be available to members and we will remain flexible in our approach to payments (we can continue to accept cash and cheque payments at the Old Chapel for those who prefer the old-fashioned service). However, the more people that sign up, the more streamlined our system will be and ease the way for faster, more effective communication with members as we increase our e mail contacts too.

Our marketing strategy has made a big impact this year with so many of our members now embracing technology to access information. Hannah Green is contracted to keep us prominent on social media and accessible to more than just our local members. Hannah has facilitated a weekly quiz in place of our coffee mornings, which have been well received. We operate Twitter, Facebook and Instagram accounts and enjoy telling our stories and promoting our messages on local issues. Hannah has been particularly effective in attracting a younger audience and organising an on-line art competition. We enjoyed delivering prizes to the youngsters on their doorsteps and really commend young Freya for her amazing rainbow window in Belmont Lane.

This great charity requires clear fiscal probity and I am ever grateful to Colin Martin in his role as Treasurer, always paying our invoices swiftly and apprising all the trustees of our budget position at our Board meetings. Trustee, Christine Pearson, is a second signatory on our accounts and has familiarized herself with our investment profile. The Charity Commission receives our annual accounts which are published in this report for you



to peruse; please raise any questions by 'phone or e-mail to the office.

I am very grateful to our Honorary Secretary, David Ely, for his endeavours in our corporate governance and also his contribution to our legal responsibilities in our time-consuming role as freeholder of Chislehurst Commons.

The astounding work of the Community Support Group, headed by Alison and Andrew Stammers, Gregor O'Brien and Jayne Harman, is hopefully to be celebrated in the naming of the footpath from the High Street to Empress Drive as 'Community Path', a reminder in perpetuity of the supportive work carried out. David Ely has been working with LBB who are liaising with emergency services following a member's suggestion to recognise the activities of the community in this pandemic in this way.



## Grants

The Society grants programme continued despite Covid and, in some cases, because of it. We are fortunate to have significant funds from legacies and investments which we are proud to put towards improvements for Chislehurst. We have provided a significant grant to The National Trust towards the reclamation of Pond Wood following the damage wrought by storm Ciara in February. It was very pleasing to hear the feedback from many residents who discovered the pond for the first-time during lockdown. We knew that the Trust simply could not have completed this massive task without our financial support.



**The Chislehurst Society & Visit Chislehurst Community Support**

**Are you self isolating due to the Coronavirus (Covid-19)?**

**Do you need help?**

The Chislehurst Society and Visit Chislehurst Support Group can help you with...

- Picking up & dropping off prescriptions
- Picking up shopping or other essentials
- Posting mail
- Walking your dog
- Or simply a friendly chat

For help, please call or text any of the following numbers & we'll put you in touch with a volunteer in or near your road.

07881 551819  
 07850 898535  
 07887 512319

If you want to volunteer to help, contact [Alison@VisitChislehurst.org.uk](mailto:Alison@VisitChislehurst.org.uk) with your name, contact details, road and how you can help.



We were also pleased to finance the wildlife trail that Helen Baylis created for families to enjoy across Chislehurst Common. It was so important to create more engagement with the outdoors during these particularly difficult times for families facing home schooling and isolation from the usual classroom.

Again, lockdown meant that many more people were discovering our outdoor spaces and we were pleased to give a grant to the Friends of Chislehurst Recreation Ground to provide more benches in the Recreation Ground for all those needing a bit of a breather during their daily exercise!

Very excitingly, we were able to fund the initial condition survey work of the historic dining room panelling at Camden Place. This feature is said to be of national and even international importance and we look forward to the next stage which is an application to Heritage England for a major conservation grant.

We gave the Trustees of Chislehurst Commons significant funds towards the creation of a new path and feeding area at Prickend Pond which will improve the

muddy, inaccessible bank that exists at present. It will be fascinating to watch this enhancement into next year. The Trustees were also granted money to replace the Rush Pond borehole.

Elmstead Woods Station gardeners and the Friends of Scadbury have had ongoing funding for local work and Visit Chislehurst benefitted from a small fund



to improve their website; **we always welcome more ideas from local groups and, although we cannot justify a grant to every application, your ideas and suggestions are received with interest and given serious consideration.**

We also donated money towards fundraising at the Cricket Ground in the hopes of seeing play resume. It was such a shame to see the rise in litter on this well-used open space over the summer and we were pleased to support the club and the local residents in their clear-up effort. Sarah Harris was given our Community Spirit Award for spearheading this early morning task.

## Planning and Conservation

I am very grateful to the hard-working approach of our planning team, four volunteers from planning, architecture



and surveying backgrounds. Barry Redding has led this team for 12 years and this year has tendered his resignation from the role. He will continue as a trustee in order to conclude the Conservation Area Review that has been worked on now for some time. Jennifer Dearing is making progress towards a revised strategy for our planning work and we will be able to have two panels in place in time for the new membership year. Jennifer also attends the Conservation Advisory Panel with Bromley Council and we are very grateful to her for her experienced voice at our meetings.

Despite the fact that the Commons Road and Cycle Scheme is moribund at the moment, we did a lot of work at the beginning of the year to develop ideas with the Council and the Trustees of the Commons to identify improved safety measures at the War Memorial and on the Commons Loop Road together with the introduction of new cycle routes. Although the Covid crisis brought an abrupt halt to this work, we are keen to recommence this work as soon as possible.



## Heritage

We receive communications about the heritage of Chislehurst from all over the UK and from abroad. Heritage remains one of the strengths and interests of the Society and we were very pleased to acquire a striking collection of over 300 vintage postcards recently for which we have great plans.

The heritage telephone kiosk on Royal Parade continues to be used to provide information leaflets. We are very grateful to Colin and Margaret Yardley who voluntarily manage the book exchange inside. I am very pleased that the children from Art on Parade, via Nicky Russo, still display seasonal contributions on the kiosk glass from time to time.

## Education

We were disappointed to postpone both the Environmental Awards and our Recycling Roadshow though the preparatory work will be used when times are safer. Anne Lamb and Jennifer Dearing organised an art competition for both school pupils and adults to reflect their lockdown experiences. The winners have received certificates and gift vouchers from local shops and their handiwork will go on display again when times allow. We have kept in touch with Head Teachers and even delivered one talk over Zoom.



## Environment Matters

The Society is determined to keep Chislehurst as green and clean as possible; we are very grateful to Crista Lyon for maintaining her passion for running our bi-monthly litter-picking sessions. Peter Miller had great success getting the next generation involved in litter picking; by delivering child-size equipment, including hi-vis jackets to willing junior volunteers, we have a

troupe of youngsters keeping Chislehurst tidy. If everyone picked up '5 a day', as several committed residents do, our village would be an even better place to enjoy.

Trustee, Jeremy Dwight, represents us at National Trust meetings and has been instrumental in achieving the publication of our handy free map of the area which features photographs of our attractive environment. Jeremy has ensured that our local estate agents have copies and we have used them in school talks too.





were actively engaged in what became something of a political issue at the eleventh hour of the Council's decision-making process on the developer. We remain vigilant and ready to liaise with Council and Developer on the proposed consultation and planning process, as well as the interim provision of library facilities.

Alison Stammers' tenacity in keeping our High Street vibrant is to be commended; she gets answers from our council colleagues and continues to update us all on local developments.

The Society was honoured to pay for the poppies that were displayed on our shopping area lampposts again this year; it takes a lot of coordination to erect the display and I'm grateful to Alison for organising this.

## Town Team

Our role, as the freeholder of Chislehurst and St Paul's Cray Commons and the holder of the ancient title of Lord of the Manor, is not without its challenges. As appointee Lord of the Manor representative on the Board of the Trustees of Chislehurst Commons, I thoroughly enjoyed my personal tour of the Commons, going to places in the truck that are normally inaccessible to me, given my own mobility limitations. To see the ancient trees, various habitats and boundaries close to hand was a powerful educational experience and I am very grateful to the experience and knowledge of head keeper, Jonathan Harvie, who acted as my tour guide. As we must always act in the best interests of our charity, we also rely on the professional advice of local law firm, Wellers, and nationally recognised surveyors, Strutt and Parker, where necessary.

We are pleased to work alongside the network of Visit Chislehurst and local businesses. The High Street has coped surprisingly well during the pandemic with more people working from home and shopping locally. We were sad to see the demise of the Workshop and Go Travel but welcome new independents such as Joelles and Burlington Food Hall. Royal Parade seems to be becoming a veritable foodie hub with the arrival of Fish Union, The Cockpit and Allganic and Moore.

We have been involved with the designs for Belmont Local Parade grant outcomes including the plans for CCTV.

Developments at the Chislehurst Library site for a health centre and new library consumed much of our time. Our survey, involving input from almost 1000 residents, was put to the Council and we





Patricia Leach, Hall Manager, has been most efficient and resourceful in coping with the day-to-day activities in the hall which, this year, has meant calculating correct numbers for social distance spacing, refunding many deposits as events have been cancelled and managing cleaners and hirers as regulations chop and change. We did benefit from a local business grant from the council and our tenants upstairs have been punctual with rent despite having to work from home in the main.

Old Chapel Books has launched four new titles this year including a children's colouring book, created by Trustee, Richard Green, and Tony Allen is to be thanked for his book layouts and liaison with the printers. Naturally we were disappointed to cancel all the planned events for the commemoration of the centenary of the death of Empress Eugenie in the summer but the new award-winning book, by Etienne Chilot and translated by Tony Allen, celebrating her life, remains proudly on sale via our website. We have, however, concluded our Amazon account as we were not generating the sales to justify the contract. Patricia Leach is to be thanked for the many hours she puts into managing our book sales.

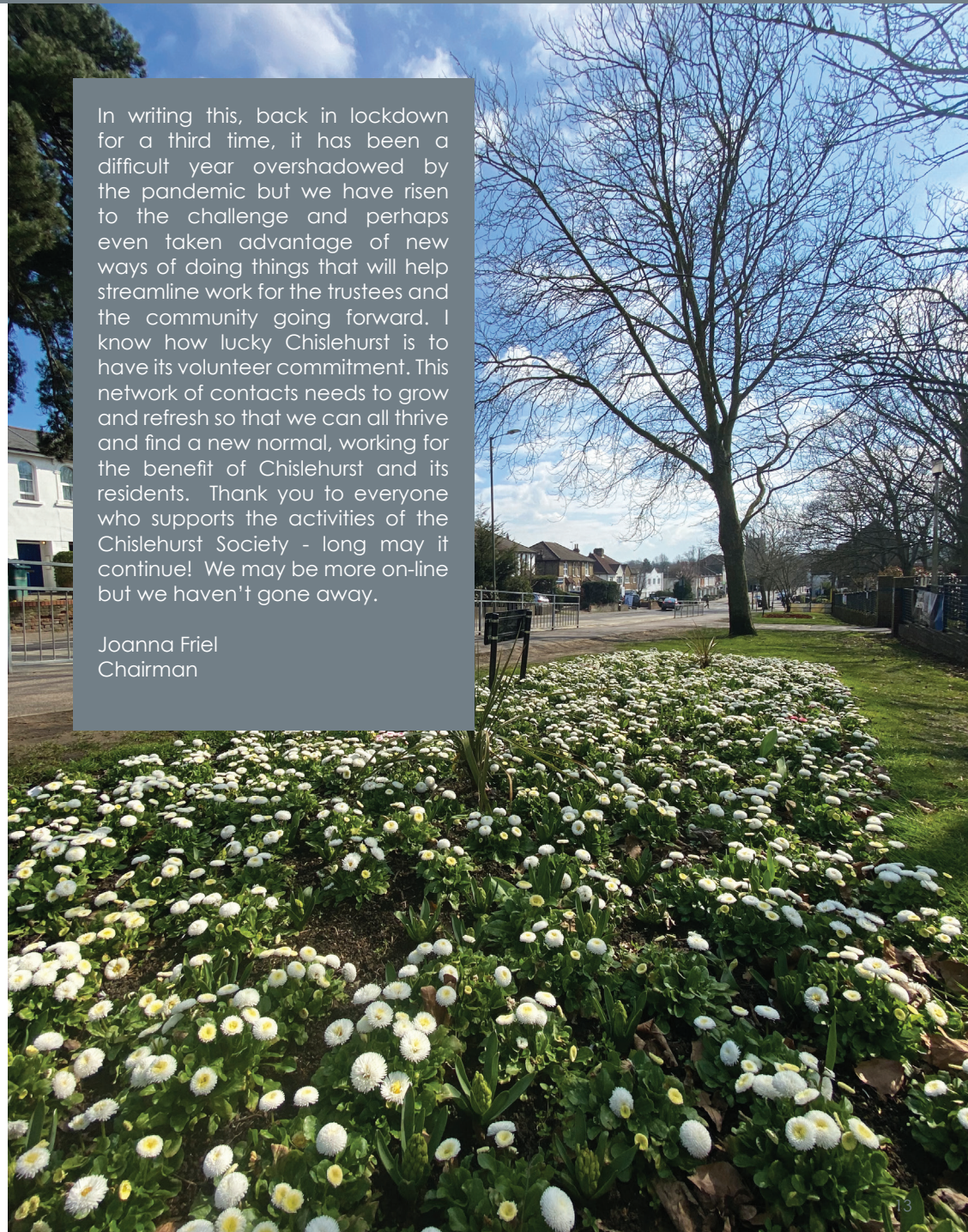
## The Old Chapel

In the Autumn, we were able to complete the restoration of the building by installing an antique bell in the long-empty bell cot. This clanglerless feature (so we don't annoy the neighbours) has already attracted the attention of conservationists and we are delighted that it acts as a permanent reminder on the landscape to 'give us a bell'!



In writing this, back in lockdown for a third time, it has been a difficult year overshadowed by the pandemic but we have risen to the challenge and perhaps even taken advantage of new ways of doing things that will help streamline work for the trustees and the community going forward. I know how lucky Chislehurst is to have its volunteer commitment. This network of contacts needs to grow and refresh so that we can all thrive and find a new normal, working for the benefit of Chislehurst and its residents. Thank you to everyone who supports the activities of the Chislehurst Society - long may it continue! We may be more on-line but we haven't gone away.

Joanna Friel  
Chairman



## Trustees' report to members

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its principal address at The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP, and is established under a Constitution adopted in April, 2016.

**Trustees of the CIO and members of the Committee during 2020 and up to the date of this report were:**

Joanna Friel (Chairman)  
Jennifer Dearing (Vice-Chair)  
David Ely (Hon Secretary)  
Colin Martin (Treasurer)

Anne Lamb  
Peter Miller  
Barry Redding  
Alison Stammers  
Jeremy Dwight  
Richard Green  
Christine Pearson  
Gabriella Toth – appointed August 2020

*The Officers (Chair, Vice-Chair, Hon Secretary and Treasurer) relinquish their office every year and are eligible for re-election at the Annual General Meeting; one half of the other (longest serving) members retire at the AGM, and are also eligible for re-election.*

***Do you want to be more involved in local matters, and help make a positive difference to Chislehurst?***

***Contact us to see how you can help!***

***admin@chislehurst-society.org.uk***



### Objectives and achievements

The Society's objects are to promote high standards of planning and architecture in Chislehurst, to educate the public in the geography, history, natural history and architecture of Chislehurst, and to secure the preservation, protection, development and improvement of features of historic, environmental or public interest in Chislehurst.

We continue to support plans and action for improvements across Chislehurst, both the built and open environments. In our role as the freeholder and Lord of the Manor of Chislehurst and St Pauls Cray Commons we have appointed a Trustee as our representative on the Board of the Trustees of Chislehurst Commons. Our environmental work includes representation on the Petts Wood and Hawkwood National Trust Committee.

Our planning committee scrutinises all planning applications for Chislehurst; we assist individual members who request our help on planning issues, and we provide information generally to our members.

The Old Chapel was available throughout 2020 as the Society's headquarters, community meeting hall and rental space, though subject to Covid 19 restrictions.

We communicate to members in print, by email, via our website, and using various social media platforms.

Individual membership stood at 4692 by the end of 2020, in 2993 households.

### Financial Review

The attached consolidated accounts show the results for the year. At the time of printing the accounts were still with the independent examiner. The figures will be confirmed at the AGM. Our policy on reserves is unchanged: we maintain a level and range of investments in order to generate a regular income to supplement our modest subscription income and rental income, to enable us to acquire suitable assets, or give financial support to local schemes whose activities meet the Society's objectives.

This report was approved by the Trustees on 20th January 2021 and signed on their behalf by:

**Joanna Friel, Chairman**  
**C. L. Martin, Treasurer**

## STATEMENT OF FINANCIAL ACTIVITIES 2020

<b>Receipts</b>	<b>2020</b>	<b>2019</b>
<b>General</b>		
Members subscriptions	9,043	14,039
Gift Aid tax reclaimed	1,683	750
Investment Income	24,350	23,866
Rental income - Old Chapel Office	11,574	11,574
Rental Income - Old Chapel Hall	6,690	23,142
Commons Income (net)	23,711	4,000
Miscellaneous income (Note 1)	12,410	496
Bequests and donations	5,448	191
<b>Charitable Activities</b>		
Promotional sales (net)	1,240	1,350
	<u>96,149</u>	<u>79,408</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	3,209	3,275
<b>Administration</b>		
Premises costs	13,036	18,157
Administrative staff	3,630	4036
Stationery/Telephone etc	8,266	5666
Legal	-	1,503
Depreciation	2,298	2,414
Miscellaneous expenses	715	3,968
Communications development & marketing	1,632	2,938
<b>Charitable Activities</b>		
Grants and sponsorship to third parties (Note 2)	41,505	24,281
Planning/Environment	2,858	1,207
Publications & local study	4,908	8,954
Heritage	3,972	1,596
Environmental Awards	428	3,774
	<u>86,457</u>	<u>81,770</u>
Operational surplus (deficit)	9,692	( 2,361 )
Investment revaluation	50,640	120,564
Overall surplus (deficit)	<u>60,332</u>	<u>118,203</u>

## BALANCE SHEET AS AT 31 DECEMBER 2020

<b>Assets</b>	<b>2020</b>	<b>2019</b>
Cash and short term deposits	59,236	25,381
Investments (Note 3)	842,420	791,781
Old Chapel Building (Note 4)	961,643	961,643
Fixtures & fittings etc	17,849	16,949
Less depreciation	( 10,736 )	( 8,438 )
Chislehurst Commons (Note 5)	160,576	160,576
Heritage art (Note 6)	4,505	4,505
Heritage property (Note 7)	-	-
Debtors & prepayments	192	1,239
<b>Liabilities</b>		
VAT Creditor	2,132	( 1,493 )
Hall deposits held	( 912 )	( 1,149 )
Other creditors (Note 9)	( 45,010 )	( 19,430 )
	<u>1,991,895</u>	<u>1,931,564</u>
<b>Represented by:</b>	<b>2020</b>	<b>2019</b>
<b>Undesignated</b>		
General fund	1,433,796	1,331,531
<b>Designated Funds</b>		
Grants fund (Note 8)	557,745	599,250
Environmental Awards fund	354	783
	<u>1,991,895</u>	<u>1,931,564</u>

These accounts were approved by the Trustees on 20 January 2021 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income includes £11,525 Covid government grant.

**Note 2:** Grants approved this year: Elmstead Woods station garden, repair to commons borehole, Chislehurst Business Group promoting Chislehurst, National Trust renovation of Pond Wood, Chislehurst Cricket Club clear up after vandalism, Scadbury bramble clearance, Chislehurst Commons provision of path for Prickend pond, Chislehurst Recreation Ground seating, Chislehurst Golf Club heritage survey, Commons nature trail. We have also set aside monies for a 'bear trail' now planned to be implemented in 2021.

In addition smaller donations, sponsorship and affiliation fees totalling approximately £800 were paid, or agreed, for Covid support for local care homes, a Community Award, Friends of Scadbury, and to institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** Investments are holdings of CCLA Investment funds

**Note 4:** The Old Chapel is valued at cost. The trustees see no requirement for any more formal valuation in the short term, but will review every five years starting in 2021.

**Note 5:** Chislehurst and St Pauls Cray Commons are valued at cost. The trustees see no requirement for any more formal valuation in the short term, but will review every five years starting in 2022.

**Note 6:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 7:** The freehold of the access drive off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.

**Note 8:** The Grants Fund represents money earmarked for future grants for local charitable purposes.

**Note 9:** The creditors figure includes £41K being grants approved but not yet paid.



## Notice of 2020 Annual General Meeting

### Change of date

Ordinarily we would hold the Chislehurst Society Annual General Meeting in late April 2021. The well-being of our members is vitally important to us and we ask everyone to adhere to the current Government instructions to stay at home and to note that we plan to hold the AGM on Tuesday 21st September in an open forum at the Methodist Church. We will of course review arrangements nearer the time to see if that will be possible or if some other approach will be needed.

### Member engagement

The Trustees understand that the AGM serves as a forum for members to raise questions and provide feedback. If after you have read the Annual Report you would like to raise any questions or observations before the delayed AGM please email [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk) including your name and address or drop a letter into the Society's letter box at the Old Chapel. We will respond to you as soon as possible.

### Ongoing review

We continue to keep Government guidance under review and may make further changes. Members should continue to monitor the society's website.

## Agenda

- Minutes of Annual General Meeting held on 29th July 2020
- Presentation of Trustees Annual Report to Members
- Re - election of Independent Examiner
- Election of Officers and Trustees
- Member's questions received

Note: Only members of the Society are entitled to vote or speak at the Annual General Meeting.

The officers of the Society, and approximately one-half of the executive committee, are elected annually. Under the Charities Act 2011, persons elected are required to be acceptable as trustees. Nominations to serve as officers or members of the executive committee should be made in accordance with the Constitution of the Society. It is convenient, but not essential, for nominations to be made on the forms available.

These may be obtained from the Secretary, The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP

Tel: 020 8467 0900

email: [admin@chislehurst-society.org.uk](mailto:admin@chislehurst-society.org.uk)

Copies of the documents contained in this report, and the Independent Examiner's Report, are available on our website: [www.chislehurst-society.org.uk](http://www.chislehurst-society.org.uk)

The Chislehurst Society CIO is a Registered Charity, No. 1166276



The Old Chapel, 3 Queens Passage, Chislehurst, BR7 5AP  
admin@chislehurst-society.org.uk  
020 8467 0900  
www.chislehurst-society.org.uk



**THE CHISLEHURST SOCIETY**  
**STATEMENT OF FINANCIAL ACTIVITIES 2020**

<b>Receipts</b>	<b>2020</b>	<b>2019</b>
<b>General</b>		
Members subscriptions	9043	14039
Gift Aid tax reclaimed	1683	750
Investment Income	24350	23866
Rental income - Old Chapel Office	11574	11574
Rental Income - Old Chapel Hall	6690	23142
Commons Income (net)	23711	4000
Miscellaneous income (Note 1)	12410	496
Bequests and donations	5448	191
<b>Charitable Activities</b>		
Promotional sales (net)	1240	1350
	<u>96149</u>	<u>79408</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	3209	3275
<b>Administration</b>		
Premises costs	13036	18157
Administrative staff	3630	4036
Stationery/Telephone etc	8266	5666
Legal	-	1503
Depreciation	2298	2414
Miscellaneous expenses	715	3968
Communications development & marketing	1632	2938
<b>Charitable Activities</b>		
Grants and sponsorship (Note 2)	41505	24281
Planning/Environment	2858	1207
Publications & local study	4908	8954
Heritage	3972	1596
Environmental Awards	428	3774
	<u>86457</u>	<u>81770</u>
Operational Surplus/(Deficit)	9692	( 2,361 )
Investment revaluation	50,640	120564
Overall surplus/deficit)	<u>60332</u>	<u>118203</u>

## BALANCE SHEET AS AT 31 DECEMBER 2020

<b>Assets</b>	<b>2020</b>	<b>2019</b>
Cash and short term deposits	59,236	25,381
Investments (Note 3)	842,420	791,781
Old Chapel Building (Note 4)	961,643	961,643
Fixtures & fittings etc	17,849	16,949
Less depreciation	( 10,736 )	( 8,438 )
Chislehurst Commons (Note 5)	160,576	160,576
Heritage art (Note 6)	4,505	4,505
Heritage property (Note 7)	-	-
Debtors & prepayments	192	1,239
<b>Liabilities</b>		
VAT Creditor	2,132	( 1,493 )
Hall deposits held	( 912 )	( 1,149 )
Other creditors (Note 9)	( 45,010 )	( 19,430 )
	<u>1,991,895</u>	<u>1,931,564</u>
 <b>Represented by:</b>	 <b>2020</b>	 <b>2019</b>
<b>Undesignated</b>		
General fund	1,433,796	1,331,531
<b>Designated Funds</b>		
Grants fund (Note 7)	557,745	599,250
Environmental Awards fund	354	783
	<u>1,991,895</u>	<u>1,931,564</u>

- 1 Miscellaneous income includes £11,525 Covid government grant.
- 2 Grants approved this year: Elmsread Woods station garden, repair to commons borehole, Chislehurst Business Group promoting Chislehurst, National Trust renovation of Pond Wood, Chislehurst Cricket Club clear up after vandalism, Scadbury bramble clearance, Chislehurst Commons provision of path for Prickend pond, Chislehurst Recreation Ground seating, Chislehurst Golf Club heritage survey, Commons nature trail . We have also set aside monies for a 'bear trail' now planned to be implemented in 2021.  
In addition smaller donations, sponsorship and affiliation fees totalling approximately £800 were paid, or agreed, for Covid support for local care homes, a Community Award, Friends of Scadbury, and to institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt
- 3 Investments are holdings of CCLA Investment funds
- 4 The Old Chapel is valued at cost. The trustees see no requirement for any more formal valuation in the short term, but will review every five years starting in 2021.
- 5 Chislehurst and St Pauls Cray Commons are valued at cost. The trustees see no requirement for any more formal valuation in the short term, but will review every five years starting in 2022.
- 6 Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.
- 7 The freehold of the access drive off Lubbock Road, Chislehurst is being retained indefinitely for environmental reasons to enable enforcement of a single dwelling restrictive covenant on land previously owned by the Society. The Trustees place no financial value on it.
- 8 The Grants Fund represents money earmarked for future grants for local charitable purposes.
- 9 The creditors figure includes £41K being grants approved but not yet paid

These accounts were approved by the Trustees on 20 January 2021 and signed on their behalf by:

J D Friel, Chairman

C L Martin, Treasurer

(11)

# Independent Examiner's Report to the Trustees of The Chislehurst Society

I report on the accounts for The Chislehurst Society for the year ended 31 December 2020.

## Respective Responsibilities of Trustees and Examiner

As the Society's trustees you are responsible for the preparation of accounts. You consider that an audit is not required under Section 144(2) of the Charities Act 2011 and that an independent examination is needed.

It is my responsibility

- to examine the accounts under Section 145 of the Charities Act 2011
- follow the procedures specified in the General Direction given by the Charity Commissioners under Section 145(5)(b) of the Act
- state whether any particular matters have come to my attention.

## Basis of Independent Examiner's Report

My examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Society 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 explanation from you as the Committee 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 statement below.

## Independent Examiner's Statement

In connection with my examination no matter has come to my attention:

- which gives me reasonable cause to believe that, in any material respect, the requirements to keep accounting records in accordance 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 Act, have not been met
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Date:

23.3.21

Derek Dobson FCPA  
Derek Dobson & Co  
10 Sturges Field  
Chislehurst  
Kent  
BR7 6LG