

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 Peter Miller, our very committed Membership Secretary will be pleased to hear from you and offer support.

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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.

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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.

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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

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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.

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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.





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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

Receipts	2021	2020
General		
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
Charitable Activities		
Promotional sales (net)	2,711	1,240
	<u>110,736</u>	<u>96,149</u>
Expenditure		
General		
Cost of generating funds	4,105	3,209
Administration		
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
Charitable Activities		
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

Assets	2021	2020
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
Liabilities		
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>
Represented by:	2021	2020
Undesignated		
General fund	1,474,497	1,433,796
Designated Funds		
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 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

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

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





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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

Receipts	2021	2020
General		
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
Charitable Activities		
Promotional sales (net)	2,711	1,240
	<u>110,736</u>	<u>96,149</u>
Expenditure		
General		
Cost of generating funds	4,105	3,209
Administration		
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
Charitable Activities		
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

Assets	2021	2020
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
Liabilities		
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>
Represented by:	2021	2020
Undesignated		
General fund	1,474,497	1,433,796
Designated Funds		
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 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

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

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





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