

THE OAST COMMUNITY HUB

England & Wales · Charity number 1190961

Details

Status Registered

Legal form CIO

Registered 2020-08-20

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

Contact

Address The Oast House Community Centre
Granary Close
Rainham
Gillingham
ME8 7SG

Phone 01634559691

Email chair@theoastrainham.co.uk

Website <https://www.theoastrainham.co.uk/>

Activities

Objects: (1) TO FURTHER OR BENEFIT THE RESIDENTS OF RAINHAM AND WIGMORE AND THE MEDWAY UNITARY AUTHORITY, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS.(2) IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE POWER TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: Provides a community centre for recreation, education, sports, social and spiritual activities for use by groups and the local population.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Religious Activities, Arts/culture/heritage/science, Amateur Sport, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Medway

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31		£0	£0	-
2023-12-31		£0	£0	-
2022-12-31		£0	£0	-
2021-12-31		£0	£0	-

Trustees

Name	Role	Appointed
Lloyd Cooke	Chair	2023-11-22
Colin Paul Trevor Chapman		2023-11-23
Deborah Janice Gorman		2023-11-23
Jason Leon Liddiard		2022-08-20
Joyce Elizabeth Sanders		2023-11-23
Katharina Maryjane Hickman		2022-08-20
Robin Halls		2023-11-23
Sarah Tyler		2023-11-23
Stephen Martin Claringbold		2022-08-20
Wayne Spring		2023-11-23

THE OAST COMMUNITY HUB

England & Wales - Charity number 1190961

Accounts

The OAST Community Hub

Known locally as The Oast Rainham



Trustee Annual Report

For the Period

Jan 24 – Dec 24

Charity Registration Number: 1190961

Registered Address:

The Oast Community Hub

Granary Close

Rainham

Kent

ME8 7SG

Trustee List

Name	Position (if any)	Dates
Jason Liddiard	President	January – December 2024
Katharina Hickman (Nee Lay)	Bookings Secretary	January – December 2024
Steve Claringbold	Buildings Officer	January – December 2024
Deborah Gorman	Treasurer	January – December 2024
Lloyd Cooke		January – December 2024
Sarah Tyler		January – December 2024
Wayne Spring (Ex-Officio)		January – December 2024
Robin Halls		January – December 2024
Joyce Sanders		January – December 2024
Colin Chapman		January – December 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

The OAST Community Hub was constituted as a charity on 20 August 2020.

The OAST Community Hub form a voluntary committee, referred to as an Executive committee. The committee is responsible for the overall operation of the charity and the day-to-day operations (the running of the Community Hub).

The Oast Community Hub has been formed in anticipation of the dissolution of the Rainham and Wigmore Community Association charity number 302748. When the RWCA dissolves, its assets will be transferred to the Oast Community Hub. Until that time, the RWCA will maintain its stance as the operating charity for the Community Centre.

We have employed, Thomson, Snell and Passmore solicitors of Tunbridge Wells to oversee the process of transfer. The Executive Committee will consist of up to 12 members and it is anticipated that at the first AGM, we will recruit officers to the vacant positions. Officers will sign up with the expectation that they will complete 3 years on the executive committee. Those who have been in office for 3 years will stand down from the committee but may be re-elected. It is hoped that the existing RWCA officers will be willing to put themselves forward for the offices.

The Executive will have ex-officio from the local Council, who is an elected member. The Executive Committee will aim to meet regularly alongside the RWCA to discuss matters relating to the charities including planning, financial matters and the transfer of assets. Until such time as the RWCA dissolves and its assets have transferred, the OAST Community Hub will not hold or administer any finances.

OBJECTIVES AND ACTIVITIES VISION STATEMENT

VISION STATEMENT

Create a vibrant, diverse, accessible and financially sustainable community hub at the heart of Rainham, supported by the people of Kent and Medway, at the same time protecting and enhancing our heritage in the Oast House.

MISSION STATEMENT

Provide facilities that present opportunities for a strong community centre at the heart of Rainham, built on the underpinning values of good governance, accountability, respect, equality and dynamism.

Strategic Objectives

- Provide flexible, accessible, safe and economical facilities for community groups and social enterprises from which they can operate, support each other and deliver services to their members.
- Create a home where community growth, action, volunteering and enterprise will be nurtured, built upon effective community engagement across a wide spectrum of groups and funders.
- Operate on a financially sustainable model to protect the Oast building and its land; all monies generated will be recycled back into the Oast Community Hub.
- Actively seek new sources of funding to deliver the community hub ethos which is vested in the neighbourhoods of Medway.
- Ensure our policies and actions facilitate a community hub seeking to educate, inform, inspire and improve the wellbeing of the local community through a range of activities.
- Ensure our policies and actions encourage equality and diversity of provision.
- Develop 21st-century community-led governance arrangements, with the ownership of the Rainham Oast remaining within the remit of the Oast Community Hub (Charity No. 1190961).

Delivery of Public Benefit

The Trustees and Executive keep in mind the Charity Commission's guidance on public benefit at all meetings where the OAST Community Hub's activities are planned or reviewed. The focus of this being The Oast and the opportunities it provides for social welfare, education, recreation and leisure activities within the community.

LETTER FROM THE TRUSTEES

This year has been another challenging one for a variety of reasons, primarily this has been down to the transfer of the assets of the charity, there have been various notices to the charity commission which has been a slow process.

The Oast and its activities are still principally being carried out by the RWCA due to the delays in the CIO proceedings which have limited our capacity and effectiveness to carry out the work of the Oast. Despite this set back, we diligently work towards a day when the transfer of assets finally concludes, and we can continue the great work of the RWCA in serving the communities of Rainham and Wigmore as well as the surrounding areas.

We are moving into 2025 with more elements of the CIO transfer process being complete and have a target for completion of April 2025.

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total cash funds	0.00	0.00	0.00
	(agree balances with receipts and payments account(s))	OK	OK	OK


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00


Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			0.00	
			0.00	
			0.00	
			0.00	
			0.00	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Sarah Tyler	11/09/2024

	Lloyd Cooke	11/09/2024
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THE OAST COMMUNITY HUB

England & Wales - Charity number 1190961

Accounts

The OAST Community Hub

Known locally as The Oast Rainham



Trustee Annual Report

For the Period

Jan 23 – Dec 23

Charity Registration Number: 1190961

Registered Address:

The Oast Community Hub

Granary Close

Rainham

Kent

ME8 7SG

Trustee List

Name	Position (if any)	Dates
Jason Liddiard	President	January – December 2023
Katharina Hickman (Nee Lay)	Bookings Secretary	January – December 2023
Steve Claringbold	Buildings Officer	January – December 2023
Deborah Gorman	Treasurer	January – December 2023
Lloyd Cooke		November – December 2023
Sarah Tyler		November– December 2023
Wayne Spring (Ex-Officio)		November– December 2023
Robin Halls		November– December 2023
Joyce Sanders		November– December 2023
Colin Chapman		November– December 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

The OAST Community Hub was constituted as a charity on 20 August 2020.

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The Oast Community Hub has been formed in anticipation of the dissolution of the Rainham and Wigmore Community Association charity number 302748. When the RWCA dissolves, its assets will be transferred to the Oast Community Hub. Until that time, the RWCA will maintain its stance as the operating charity for the Community Centre.

We have employed, Thomson, Snell and Passmore solicitors of Tunbridge Wells to oversee the process of transfer. The Executive Committee will consist of up to 12 members and it is anticipated that at the first AGM, we will recruit officers to the vacant positions. Officers will sign up with the expectation that they will complete 3 years on the executive committee. Those who have been in office for 3 years will stand down from the committee but may be re-elected. It is hoped that the existing RWCA officers will be willing to put themselves forward for the offices.

The Executive will have ex-officio from the local Council, who is an elected member. The Executive Committee will aim to meet regularly alongside the RWCA to discuss matters relating to the charities including planning, financial matters and the transfer of assets. Until such time as the RWCA dissolves and its assets have transferred, the OAST Community Hub will not hold or administer any finances.

OBJECTIVES AND ACTIVITIES VISION STATEMENT

VISION STATEMENT

Create a vibrant, diverse, accessible and financially sustainable community hub at the heart of Rainham, supported by the people of Kent and Medway, at the same time protecting and enhancing our heritage in the Oast House.

MISSION STATEMENT

Provide facilities that present opportunities for a strong community centre at the heart of Rainham, built on the underpinning values of good governance, accountability, respect, equality and dynamism.

Strategic Objectives

- Provide flexible, accessible, safe and economical facilities for community groups and social enterprises from which they can operate, support each other and deliver services to their members.
- Create a home where community growth, action, volunteering and enterprise will be nurtured, built upon effective community engagement across a wide spectrum of groups and funders.
- Operate on a financially sustainable model to protect the Oast building and its land; all monies generated will be recycled back into the Oast Community Hub.
- Actively seek new sources of funding to deliver the community hub ethos which is vested in the neighbourhoods of Medway.
- Ensure our policies and actions facilitate a community hub seeking to educate, inform, inspire and improve the wellbeing of the local community through a range of activities.
- Ensure our policies and actions encourage equality and diversity of provision.
- Develop 21st-century community-led governance arrangements, with the ownership of the Rainham Oast remaining within the remit of the Oast Community Hub (Charity No. 1190961).

Delivery of Public Benefit

The Trustees and Executive keep in mind the Charity Commission's guidance on public benefit at all meetings where the OAST Community Hub's activities are planned or reviewed. The focus of this being The Oast and the opportunities it provides for social welfare, education, recreation and leisure activities within the community.

LETTER FROM THE TRUSTEES

This year has been another challenging one for a variety of reasons, including the impact of the exit of the previous chairperson, unfortunately this led to a loss of all documentation, access to most of the email inboxes, and a hand over not occurring which set us back significantly.

The Oast and its activities are still principally being carried out by the RWCA due to the delays in the CIO proceedings which have limited our capacity and effectiveness to carry out the work of the Oast. Despite this set back, we diligently work towards a day when the transfer of assets finally concludes and we can continue the great work of the RWCA in serving the communities of Rainham and Wigmore as well as the surrounding areas.

The AGM was held and discussions of the vacant positions remained unfilled. The President took over managing the transfer of the RWCA to the CIO. We were able to identify the remaining person who holds the building in trust for the RWCA who already agreed to give their consent for this transfer.

We are moving into 2024 with filling the vacant positions associated with both the CIO and the RWCA, which will continue to support the transfer by the end of the next financial year.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name The Oast Community Hub	No (if any) 1190961
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CC16a

Receipts and payments accounts

For the period from	Period start date 1/1/2023	To	Period end date 12/31/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total (Gross income for AR)	0.00	0.00	0.00	0.00	0.00
A2 Asset and investment sales, (see table).					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total receipts	0.00	0.00	0.00	0.00	0.00
A3 Payments					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
A4 Asset and investment purchases, (see table)					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total payments	0.00	0.00	0.00	0.00	0.00
Net of receipts/(payments)	0.00	0.00	0.00	0.00	0.00
A5 Transfers between funds	0.00	0.00	0.00	0.00	0.00
A6 Cash funds last year end	0.00	0.00	0.00	0.00	0.00
Cash funds this year end	0.00	0.00	0.00	0.00	0.00

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total cash funds	0.00	0.00	0.00
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	to nearest £	to nearest £	to nearest £
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			0.00	
			0.00	
			0.00	
			0.00	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	#VALUE!	Sarah Tyler	9/11/2024	
	#VALUE!	Lloyd Cooke	9/11/2024	

THE OAST COMMUNITY HUB

England & Wales - Charity number 1190961

Accounts

The OAST Community Hub

Known locally as The Oast



Trustee Annual Report

For the Period
Jan 22 - Dec 22

Charity Registration Number: 1190961

Registered Address:
The Oast Community Hub
Granary Close
Rainham
Kent
ME8 7SG

Trustee List

Name	Position (if any)	Dates
Jason Liddiard	President	January - December 2022
Paul Clark	Chair	January 2022
Bernard Hawkes	Secretary and Bookings	January - March 2022
Kathy Lay	Bookings Secretary	January - December 2022
Steve Claringbold	Buildings Officer	January - December 2022
Debs Gorman	Treasurer	January - December 2022

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The membership of the RWCA will transfer to the OAST Community Hub. The Executive will have ex-officio from the local Council, who is an elected member. The Executive Committee will aim to meet regularly alongside the RWCA to discuss matters relating to the charities including planning, financial matters and the transfer of assets. Until such time as the RWCA dissolves and its assets have transferred, the OAST Community Hub will not hold or administer any finances.

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Delivery of Public Benefit

The Trustees and Executive keep in mind the Charity Commission's guidance on public benefit at all meetings where the OAST Community Hub's activities are planned or reviewed. The focus of this being The Oast and the opportunities it provides for social welfare, education, recreation and leisure activities within the community.

LETTER FROM THE TRUSTEES

This year has been a challenging one for a variety of reasons, including the impact of the pandemic and the ongoing issues with the transfer of assets which has taken significantly longer than planned, though is now taking shape.

The Oast and its activities are still principally being carried out by the RWCA due to the delays in the CIO proceedings which have limited our capacity and effectiveness to carry out the work of the Oast. Despite this set back, we diligently work towards a day when the transfer of assets finally concludes and we can continue the great work of the RWCA in serving the communities of Rainham and Wigmore as well as the surrounding areas.

We have had two resignations this year which have significantly impacted our ability to progress the CIO into existence. The chair resigned due to a legal

matter which was covered widely in local press, he was deemed unsuitable to continue his position and therefore resigned. His departure caused further issues as shortly after this he was incarcerated, creating additional difficulties with access to vital documents and systems. We have taken steps to recover these vital accesses and have managed to get most of them, but a few are still outstanding. The Charity Commission were notified of this legal issue with the previous chairman and their review was completed.

We are moving into 2023 with planning the AGM meeting and are in the process of filling the vacant positions associated with both the CIO and the RWCA.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name The Oast Community Hub	No (if any) 1190961
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CC16a

Receipts and payments accounts

For the period from	Period start date 1/1/2022	To	Period end date 12/31/2022
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total (Gross income for AR)	0.00	0.00	0.00	0.00	0.00
A2 Asset and investment sales, (see table).					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total receipts	0.00	0.00	0.00	0.00	0.00
A3 Payments					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
A4 Asset and investment purchases, (see table)					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total payments	0.00	0.00	0.00	0.00	0.00
Net of receipts/(payments)	0.00	0.00	0.00	0.00	0.00
A5 Transfers between funds	0.00	0.00	0.00	0.00	0.00
A6 Cash funds last year end	0.00	0.00	0.00	0.00	0.00
Cash funds this year end	0.00	0.00	0.00	0.00	0.00

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total cash funds	0.00	0.00	0.00
	(agree balances with receipts and payments account(s))	OK	OK	OK


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			0.00	
			0.00	
			0.00	
			0.00	
			0.00	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Sarah Tyler	2/7/2024



Lloyd Cooke

2/7/2024

THE OAST COMMUNITY HUB

England & Wales - Charity number 1190961

Accounts

The OAST Community Hub

Known locally as The Oast



Trustee
Report

Community Hub

Annual

For the Period Ended 31st December 2021

Charity Registration Number: 1190961

Registered Address:
The Oast Community Hub
Granary
Close
Rainham
Kent
ME8 7SG

TRUSTEE LIST 2020

Name	Position (if any)	Dates
Jason Liddiard	President	January to December 2021
Paul Clark	Chair	January to December 2021
Bernard Hawkes	Secretary and Bookings	January to December 2021
Kathy Lay	Bookings Secretary	January to December 2021
Steve Claringbold	Buildings Officer	January to December 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

The OAST Community Hub was constituted as a charity on 20 August 2020.

The OAST Community Hub form a voluntary committee, referred to as an Executive committee. The committee is responsible for the overall operation of the charity and the day-to-day operations (the running of the Community Hub).

The Oast Community Hub has been formed in anticipation of the dissolution of the Rainham and Wigmore Community Association charity number 302748. When the RWCA dissolves, its assets will be transferred to the Oast Community Hub. Until that time, the RWCA will maintain its stance as the operating charity for the Community Centre.

We have employed, Thomson, Snell and Passmore solicitors of Tunbridge Wells to oversee the process of transfer.

The Executive Committee will consist of up to 12 members and it is anticipated that at the first AGM, we will recruit officers to the vacant positions. Officers will sign up with the expectation that they will complete 3 years on the executive committee. Those who have been in office for 3 years will stand down from the committee but may be re-elected. It is hoped that the existing RWCA officers will be willing to put themselves forward for the offices.

The membership of the RWCA will transfer to the OAST Community Hub.

The Executive will have an ex-officio from the local Council, who is an elected member. The Executive Committee will aim to meet regularly alongside the RWCA to discuss matters relating to the charities including planning, financial matters and the transfer of assets. Until such time as the RWCA dissolves and its assets have transferred, the OAST Community Hub will not hold or administer any finances.

OBJECTIVES AND ACTIVITIES

VISION STATEMENT

Create a vibrant, diverse, accessible and financially sustainable community centre at the heart of Rainham, supported by the people of Kent and Medway, at the same time protecting and enhancing our heritage in the Oast House.

VISION STATEMENT

Create a vibrant, diverse, accessible and financially sustainable community hub at the heart of Rainham, supported by the people of Kent and Medway, at the same time protecting and enhancing our heritage in the Oast House.

MISSION STATEMENT

Provide facilities that present opportunities for a strong community centre at the heart of Rainham, built on the underpinning values of good governance, accountability, respect, equality and dynamism.

Strategic Objectives

- Provide flexible, accessible, safe and economical facilities for community groups and social enterprises from which they can operate, support each other and deliver services to their members.
- Create a home where community growth, action, volunteering and enterprise will be nurtured, built upon effective community engagement across a wide spectrum of groups and funders.
- Operate on a financially sustainable model to protect the Oast building and its land; all monies generated will be recycled back into the Oast Community Hub.
- Actively seek new sources of funding to deliver the community hub ethos which is vested in the neighbourhoods of Medway.
- Ensure our policies and actions facilitate a community hub seeking to educate, inform, inspire and improve the wellbeing of the local community through a range of activities.
- Ensure our policies and actions encourage equality and diversity of provision.
- Develop 21st-century community-led governance arrangements, with the ownership of the Rainham Oast remaining within the remit of the Oast Community Hub (Charity No. 1190961).

Delivery of Public Benefit

The Trustees and Executive keep in mind the Charity Commission's guidance on public benefit at all meetings where the OAST Community Hub's activities are planned or reviewed. The focus of this being The Oast and the opportunities it provides for social welfare, education, recreation and leisure activities within the community.

LETTER FROM THE CHAIRMAN OF TRUSTEES

May I welcome you to our first Annual Report.

This past year, 2021 has proved quite challenging and although the Oast Community Hub CIO was formed on 20th August 2020, due to the Covid crisis, the process of transferring assets and dissolving the Rainham and Wigmore Community Centre has not been able to begin. This is not expected to be a quick process but under the guidance of our solicitors, TSP of Tunbridge Wells, we hope to complete the process as quickly as possible.

I would like to take this opportunity to thank the current trustees of the RWCA for their help and assistance in setting up the new entity and the help and assistance of our solicitors in providing invaluable support and advice whilst we have undertaken the formation of the Hub. I would like to thank all our members and groups for the support they have shown throughout this period of formation and congratulate everyone involved in helping create a new entity and a new vision for the future of the Oast.

As we enter 2022, we will continue to work closely with the Executive of the RWCA in order to transfer assets seamlessly with the hope that by year's end, the OAST Community Hub will be the sole charity overseeing the day-to-day activities of the Hub.

The New Year will bring new challenges and although the finances of the RWCA have suffered throughout the pandemic, the Executive are confident that once the pandemic is over, the Hub will be able to resume its former activities and continue the provision of valuable services to the Medway community.

This report is short as the Oast Community Hub has not been to undertake any community-based work as yet and will not be able to until the transfer of assets from the Rainham and Wigmore Community Association. Until that process has been completed, the CIO will remain in a holding position

Finally, as a charity, once the transfer is complete the Oast Community Hub will endeavour to continue in the excellent vein of the RWCA, relying on committed volunteers to oversee its day-to-day operations and ensuring that the Oast remains a safe and happy community.

My sincere thanks to everyone who has contributed to the formation of the CIO, to those who have agreed to be the founding Trustees and to all those who will join the Executive over the coming year.

Jason Liddiard



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
The Oast Community Hub

No (if any)
1190961

CC16a

Receipts and payments accounts

For the period from	Period start date 20/08/2020	To	Period end date 31/12/2021
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total (Gross income for AR)	0.00	0.00	0.00	0.00	0.00
A2 Asset and investment sales, (see table).					
	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total receipts	0.00	0.00	0.00	0.00	0.00
A3 Payments					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
A4 Asset and investment purchases, (see table)					
	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00
Sub total	0.00	0.00	0.00	0.00	0.00
Total payments	0.00	0.00	0.00	0.00	0.00
Net of receipts/(payments)	0.00	0.00	0.00	0.00	0.00
A5 Transfers between funds	0.00	0.00	0.00	0.00	0.00
A6 Cash funds last year end	0.00	0.00	0.00	0.00	0.00
Cash funds this year end	0.00	0.00	0.00	0.00	0.00

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total cash funds	0.00	0.00	0.00
	(agree balances with receipts and payments account(s))	OK	OK	OK


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			0.00	
			0.00	
			0.00	
			0.00	
			0.00	

Signed by one or two trustees on behalf of all the trustees

Signature 	Print Name Steve Claringbold	Date of approval 30/10/2023
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