

# 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

## 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 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 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

## Receipts and payments accounts

CC16a

For the period  
from

Period start date  
1/1/2022

To

Period end date  
12/31/2022

### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
	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
<b>Sub total</b> (Gross income for AR)	0.00	0.00	0.00	0.00	0.00
<b>A2 Asset and investment sales, (see table).</b>					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
<b>Sub total</b>	0.00	0.00	0.00	0.00	0.00
<b>Total receipts</b>	0.00	0.00	0.00	0.00	0.00
<b>A3 Payments</b>					
	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
<b>Sub total</b>	0.00	0.00	0.00	0.00	0.00
<b>A4 Asset and investment purchases, (see table)</b>					
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
<b>Sub total</b>	0.00	0.00	0.00	0.00	0.00
<b>Total payments</b>	0.00	0.00	0.00	0.00	0.00
<b>Net of receipts/(payments)</b>	0.00	0.00	0.00	0.00	0.00
<b>A5 Transfers between funds</b>	0.00	0.00	0.00	0.00	0.00
<b>A6 Cash funds last year end</b>	0.00	0.00	0.00	0.00	0.00
<b>Cash funds this year end</b>	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	Restricted funds	Endowment funds
		to nearest £	to nearest £	to nearest £
B1 Cash funds		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	<b>Total cash funds</b>	0.00	0.00	0.00
	(agree balances with receipts and payments account(s))	OK	OK	OK


	Details	Unrestricted funds	Restricted funds	Endowment funds
		to nearest £	to nearest £	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

	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

	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

	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

A handwritten signature in black ink, appearing to read 'Lloyd Cooke', is centered within a rectangular box.

Lloyd Cooke

2/7/2024