

Sent 8/6/2026

# **TILMANSTONE MINERS WELFARE INSTITUTE AND RECREATION GROUND**

## **Charity No: 302739**

**Trustees' Annual Report for the Period 1st January 2025 to 31st December 2025**

### **Introduction**

I am pleased to present the annual report of Tilmanstone Miners Welfare Institute and Recreational Ground.

The charity continues to set out in its governing document of September 2006, amended 12 May 2012, is the provision of an Institute and recreation ground for the benefit of the inhabitants (and in particular, but not exclusively, such of the said inhabitants as are members of the mining community) of the area of benefit (the parish of Eythorne and the neighbourhood) without distinction of political, religious or other opinions with the object of improving the conditions of life for the said inhabitants, with a strong focus on providing accessible sporting and recreational opportunities, particularly those connected to our mining heritage.

### **Objectives and Activities**

The charity's objectives are to promote the welfare of the community by providing facilities for sport, recreation, and social engagement.

In particular, the charity aims to:

- Support participation in sport and physical activity
- Provide inclusive opportunities for all age groups
- Maintain and develop community facilities for public benefit

### **Achievements and Performance**

During the year, the trustees have focused on strengthening the charity's role as a sports-based community facility.

A key area of development has been football. We have continued to support local teams, with a particular emphasis on youth participation and the promotion of girls' football. This reflects our commitment to inclusivity and widening access to sport within the community.

To support growing demand, a new pitch has been added during the year, improving both capacity and the quality of facilities available.

In addition to football, the charity continues to support other activities:

- The on-site bowls club remains an important part of the facility, and efforts are ongoing to attract new members and increase participation.
- A local slot car racing club makes regular use of one of the indoor spaces, providing an alternative recreational activity and contributing to broader community engagement. The group is actively seeking to expand its membership.

These activities demonstrate the charity's commitment to offering a diverse range of opportunities that benefit different sections of the community.

### **Financial Review**

Details of the finances are set out in the Year End Accounts and the Statement of Assets and Liabilities which were examined by Mr T Kilbee.

Key sources of income included grants, donations, facility use, and fundraising activities. Expenditure has primarily supported the maintenance and operation of the facilities, along with delivery of community activities.

The trustees remain mindful of the need to operate sustainably and to ensure that resources are directed towards activities that further the charity's objectives.

### **Reserves Policy**

The trustees aim to maintain sufficient reserves to cover ongoing operating costs and to provide for unexpected maintenance or repair requirements.

At the year end, reserves stood at £[amount], which is considered [adequate/under review] in relation to the charity's needs.

### **Structure, Governance and Management**

Tilmanstone Miners Welfare Institute and Recreation Ground is governed by its constitution and managed by a board of trustees who meet regularly to oversee the charity's activities and financial position.

Day-to-day operations are supported by volunteers and user groups, whose contribution remains essential to the charity's success.

During the year, the charity welcomed two new trustees, Charles Page and Richard Parker.

Charles Page has provided valuable practical support, particularly in relation to the maintenance and operation of machinery, contributing to the effective upkeep of the site. Richard Parker has taken an active role in supporting and promoting youth football, helping to strengthen the charity's focus on developing opportunities for young people.

The trustees are grateful for the commitment and expertise both individuals bring to the organisation

Trustees during the year were:

- \* Mr G Machin - Chair (CISWO)
- \* Mr K Catt - Vice Chair (CISWO)
- \* Mrs S Knowles – Treasurer (CISWO)
- \* Mrs J Thatcher – Secretary (CISWO)
- \* Mrs W Hansell – (Eythorne Parish Council)
- Mr C Page – (CISWO)
- Mr R Parker – (CISWO)

### **Risk Management**

The trustees have considered the major risks facing the charity, including financial sustainability, ongoing maintenance obligations, and health and safety requirements.

Appropriate measures are in place to mitigate these risks, including regular financial monitoring and planned maintenance of the facilities.

### **Plans for the Future**

Looking ahead, the trustees aim to:

- Continue developing football provision, particularly for young people and girls
- Increase participation across all facilities, including the bowls club
- Support the growth of user groups such as the slot car racing club
- Ensure all activities remain aligned with the charity's objectives and deliver clear public benefit
- Maintain and improve the quality of the facilities, including pitches and indoor spaces

### **Public Benefit Statement**

The trustees confirm that they have had due regard to the Charity Commission's guidance on public benefit.

The charity provides clear public benefit by offering accessible sporting and recreational facilities, encouraging participation in physical activity, and supporting community cohesion.

### **Closing Statement**

On behalf of the trustees, I would like to thank all volunteers, users, and supporters who contribute to the continued success of the charity.

Signed:

Mr G Machin (Chairman)



Date:

5/5/20



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Tilmanstone Miners Welfare Institute &  
Recreation Ground

Charity Nos  
302739

CC16a

## Receipts and payments accounts

For the period from	01-Jan-25	To	31-Dec-25
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### Section A Receipts and payments

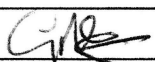
	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Charity - Bank Interest	418	-	-	418	471
Private Hire	1,110	-	-	1,110	705
Subscriptions	403	-	-	403	587
Pitch Hire	4,530	-	-	4,530	3,842
Rents	13,140	-	-	13,140	10,945
Sale of scarifier	4,500	-	-	4,500	-
Donations	600	-	-	600	20
Bungalow Deposit	-	-	-	-	1,208
Social Club - Bar	-	-	-	-	-
Bar Cash	3,382	-	-	3,382	9,625
Bar Card	8,982	-	-	8,982	13,486
Bar Cash Private Functions	3,138	-	-	3,138	518
Pool Table	47	-	-	47	102
Prior Year Adjustment	-	-	-	-	975
<b>Sub total (Gross income for AR)</b>	<b>40,250</b>	<b>-</b>	<b>-</b>	<b>40,250</b>	<b>42,484</b>
<b>Total receipts</b>	<b>40,250</b>	<b>-</b>	<b>-</b>	<b>40,250</b>	<b>42,484</b>

### A3 Payments

Charity - Electricity	2,835	-	-	2,835	4,143
Water	4,704	-	-	4,704	2,983
Telephone	544	-	-	544	510
Licences	721	-	-	721	700
Sports Fees	80	-	-	80	30
Insurance	3,323	-	-	3,323	3,258
Professional Fees	4,638	-	-	4,638	1,601
Fuel	504	-	-	504	569
Maintenance	5,324	-	-	5,324	4,098
Groundsman	1,800	-	-	1,800	2,200
Metroline (Electrics)	1,530	-	-	1,530	5,916
Bungalow Maintenance	84	-	-	84	2,860
Bungalow Deposits	-	-	-	-	1,207
Sundries	150	-	-	150	83
Social Club - Whites	6,087	-	-	6,087	12,338
Booker	1,633	-	-	1,633	3,287
Other Alcohol	24	-	-	24	194
Bar Card Charges	152	-	-	152	-
Consumables	121	-	-	121	80
Bar Maintenance	610	-	-	610	715
Ents & Bar Staff	510	-	-	510	1,145

Sundries	115	-	-	115	-
<b>Sub total</b>	<b>35,488</b>	<b>-</b>	<b>-</b>	<b>35,488</b>	<b>47,915</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>35,488</b>	<b>-</b>	<b>-</b>	<b>35,488</b>	<b>47,915</b>
<b>Net of receipts/(payments)</b>	<b>4,762</b>	<b>-</b>	<b>-</b>	<b>4,762</b>	<b>- 5,431</b>
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	53,789	-	-	53,789	59,220
<b>Cash funds this year end</b>	<b>58,551</b>	<b>-</b>	<b>-</b>	<b>58,551</b>	<b>53,789</b>

## 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	Business Premium Account	32,215	-	-
	Community Account	26,119		
	Cash in Hand (including till float)	217	-	-
			-	-
			-	-
Total cash funds		58,551	-	-
(agree balances with receipts and payments account(s))				
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Bungalow and garden (rented)	Endowment (P)	-	275,000
	4 Acres rented for grazing (agri value)	Endowment (P)	-	100,000
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Recreation Ground (1941 cost)	Endowment (P)	449	-
	Pavilion and outbuildings	Unrestricted	45,633	-
	Furniture, fixtures & fittings	Unrestricted	12,320	-
	Security & CCTV	Unrestricted	16,955	-
	Mowers and machinery	Unrestricted	30,553	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
Signed by two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
			C. MACHIN - CHAIRMAN	14.4.26
		W. Hansell	PENDY HANSELL	14.4.26



## Tilmanstone Welfare Bowls Club

### Income and Expenditure and Balance Sheet for year 1st January to 31st December 2025

#### Income

Fees	4,593.73
Raffle	1,418.00
Bar	2,529.63
Sales	55.00
Misc.	65.00

8,661.36

#### Expenditure

Fees	£ 1,045.00
Drink	£ 1,420.16
Green Maint.	£ 3,052.57
Club Maint.	£ 810.30
Phone	£ 618.70
Electricity	£ 1,152.45
Veolia	£ 173.25
Misc.	£ 880.65

£ 9,153.08

Surp In/exp 491.72

9,153.08

£ 9,153.08

Opening Bal Bank 5,145.91

Cash 178.29

5,324.20

Closing Bal Bank £ 4,703.70

Cash £ 161.89

Unclaimed DD -£ 48.74

Surplus exp/Inc - 491.72

4,832.48

Adj (see notes) £ 15.63

£ 4,832.48

#### Notes

- 1) I have not seen and, therefore, not verified the petty cash
- 2) There is a discrepancy of £15.63 which I cannot reconcile. As this is less than 2% of turnover I class this as statistically insignificant.

I believe that the accounts reflect a true and satisfactory position of the financial affairs of the Club.



Len Howell  
(Formerly ACIB)

**Independent examiner's report to the trustees of the Tilmanstone Miners Welfare Institute & Recreation Ground.**

I report to the trustees on my examination of the accounts of the Tilmanstone Miners Welfare Institute & Recreation Ground for the year ended 31 December 2025.

**Responsibilities and basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Mr T Kilbee

Dated: 7/4/2026