

RAINHAM AND WIGMORE COMMUNITY ASSOCIATION

England & Wales · Charity number 302748

Details

Other names	OAST HOUSE COMMUNITY CENTRE, RAINHAM AND WIGMORE COMMUNITY CENTRE
Status	Registered
Legal form	Other
Registered	1968-10-04
Register	View on the Charity Commission register

Contact

Address	Rainham & Wigmore Community Centre Granary Close Rainham Gillingham ME8 7SG
Phone	01634559691
Email	chair@theoastrainham.co.uk
Website	https://www.theoastrainham.co.uk/

Activities

Objects: (A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE BENEFICIAL AREA WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING THE LOCAL AUTHORITES AND INHABITANTS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE AND FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. (B) TO ESTABLISH OR TO SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE.

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

Geography

- **Area of benefit:** RAINHAM AND WIGMORE AND THE NEIGHBOURHOOD
- Medway

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£81,137	£72,248	-	-
2023-12-31	£51,056	£77,811	-	-
2022-12-31	£68,590	£46,039	-	-
2021-12-31	£47,744	£45,184	-	-
2020-12-31	£31,336	£40,572	-	-

Trustees

Name	Role	Appointed
Lloyd Cooke	Chair	2023-06-15
Colin Paul Trevor Chapman		2023-04-13
Deborah Janice Gorman		2019-06-30
Jason Leon Liddiard		2019-06-30
Joyce Elizabeth Sanders		2019-06-30
Katharina Maryjane Hickman		2019-06-30
Robin Halls		2019-06-30
Sarah Tyler		2023-06-15
Stephen Martin Claringbold		2019-06-30
Wayne Spring		2023-08-31

RAINHAM AND WIGMORE COMMUNITY ASSOCIATION

England & Wales - Charity number 302748

Accounts

The Rainham & Wigmore Community Association

Known locally as The Oast



Trustee Annual Report

For the Period Ended Dec 2024

Charity Registration Number: 302748

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)	Bar Manager	January – December 2024
Steve Claringbold		January – December 2024
Deborah Gorman	Bookings Secretary / Treasury team	January – December 2024
Lloyd Cooke	Chairperson/Treasury team	January – December 2024
Sarah Tyler	Secretary/Treasury team	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 Rainham & Wigmore Community Association (R&WCA) is a membership association, constituted as a charity on 30th May 1968.

The R&WCA trustees form two voluntary committees, a Council committee and an Executive committee. The council committee is responsible for the overall operation of the charity, and the Executive committee is responsible for the day to day operations (the running of the Community Centre).

The Council Committee is elected each year at the Annual General meeting and consists of a Chairman, Honorary officers, Council Members elected from Full Members of the Association, and an Associate Members Representative, together with one representative from users and voluntary organisations that operate in the area.

Formally, the Executive Committee is appointed at the first meeting of the Council, the Chairman and Honorary Officers of the Council automatically become the equivalent members of the Executive committee. Additional members are then appointed from the remaining elected trustees.

For many years the Council has utilised its ability to delegate all its powers to the Executive committee to streamline the meetings and provide consistency in operations throughout the year. The Executive meets once a month to discuss matters relating the charity and the Community Centre including planning and financial matters.

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. 302748)

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.

The Year-to-date update

This year has continued to be turbulent for the RWCA in relation to the CIO transfer status which have been a lengthy, costly and continues to be an ongoing process which we hoped would have been completed last year, however we are nearly over the final hurdles with the transfer and the CIO should be able to take over the day to day running in the next year. We have been awaiting responses from the charity commission and the audit of accounts which have again delayed this.

We were required to have a SGM (Special General Meeting) in October due to the length of time since the original agreement for the CIO transfer. The meeting was quorate with 15 members attending, unanimous agreement was given to all three points concerning the dissolution of the RWCA and transfer of the assets to the CIO which will continue the RWCA's charitable aims.

We have now created a working relationship with Jennifer Richardson Accountants, unfortunately the accounting from previous years had not been recorded appropriately which left some untidy bookkeeping which required unpicking and organising to allow the accounts to be verified and then submitted timely to the Charity Commission. Jennifer and her team have worked hard to rectify these issues and will be our appointed examiners for the coming years. The chairperson would like to formally recognise Jennifer and her team for their work in reassuring the current trustees that

despite the untidy accounting that there was no sign of any fraudulent activity by the prior chairperson.

The executive have been busy this year doing essential maintenance to the building to make this a better place to spend time and feel more welcoming. Towards the end of last year, we were able to update and replace the tired looking restrooms on both floors, this was a large project which used a significant portion of the S106 funding we had been allocated.

We have been able to continue to access some S106 funding from previous housing developments to continue improving the space, this money has allowed us this year to renovate the Wakely Kitchen to a high standard and replace the worktop in the Oast hall, this has been done by one of our trusted contractors Callaway Kitchens, and Sean has been amazing at making this space an inviting area. Additionally, we have upgraded the lighting across the whole building, which did also result in some fuse board work being completed as this was not up to current building regulations, we have another trusted contractor BLP Maintenance Ltd, and Adam now knows the building thoroughly and is on hand if there are any issues.

There have been some unexpected maintenance issues arose throughout the year which has hit our reserves quite hard, this includes the need for a new water tank as the galvanised steel tank had perished and this began to leak following the installation of the restrooms, this tank was the original tank the building had from the start of the RWCA and therefore did need to be updated, this came at a sum just under £5,000 including labour.

We also had an emersion heater which required replacing on the first floor, this came in at around - £3500, which again was unplanned and required the use of funds earmarked for other projects.

Last year we received quotes to re-screed the floor in one of the kilns to transform this space into a usable and hireable room for the community, unfortunately there were some leaks to the roof which needed to be repaired which impacted the ability to do this floor screeding therefore this has been put on hold currently.

We have now been able to have a modern IT system which is now supporting the work of the committee and trustee members, this is a full Microsoft package which includes SharePoint for the storage of the documents for the centre reducing the need for paper printing.

This year, we have been fortunate to have amazing gardener volunteer, she has spent hours of her time clearing the overgrown borders and moving existing plants to ensure they are more manageable for the future. This has been supported by the application of a hard surface treatment by Greensleeves.

This year we began working with the amazing Paramount Foundation, this charity supports adults with learning disabilities to have meaningful activity within their community, they have repainted the bar area providing a much need face lift as well as the back staircase. They joined forces with other volunteers to operate the toy bank which we were fortunate to host again this year. Their volunteers erected the shelving for the kiln and then worked sorting donations, ensuring things were complete and having lots of fun in the process. The Toy bank was able to support a wider selection of families, and this year were nominated for the Pride of Medway award.

We were also able to host an Open Studios event, highlighting local artists and supporting their endeavours. The event was very successful and raised some funds for the building through the tea and cake sale. We are hoping to support them again in the coming year.

This year has seen the introduction of more music events within the building by several groups, these have been very well attended, totalling 14 events across a range of locations within the building, being run by Big Cheese company, Careful Now Productions and Platform 3. We are looking forward to seeing these events grow in the next year. This is in addition to our regular folk club which meets monthly in the granary bar, Moore or Less has been an established hirer for many years and is always a wonderful evening to attend. In the next year we hope to renovate the bar area further to support these musicians.

We have seen a steady rate in private party bookings, two baby fayres and a coffee morning which has increased the revenue allowing community hire rates to be maintained for a further year. There have been several commercial hires for a conference and the polling station which are a vital injection of revenue to continue our charitable aims, we are hoping these will increase in the future thanks to the booking secretary who has been busy building working relationships with organisations including the local council.

The centre is home to many different groups and services, these fall into several categories:

<p><u>Health</u> JCK Karate Rainara group (Tennis, Short Mat Bowls, Pilates, Line Dancing, Yoga) Ju-Jitsu Oast House Badminton Dance for life Simon Parker Pilates Alison Hammond Pilates Slimming World</p>	<p><u>Education</u> Jo Jingles Gefion Dog Training AMD Dog Training First Class Tuition Baby Bliss Lego Coding</p>
<p><u>Music & Arts</u> Rainham Community Choir Oast House Community Choir WI Choir Medway Open Studios Creation Station Forget me not flora</p>	<p><u>Mental Health & Wellbeing</u> Rainara group – coffee morning Tea & Tots AA Gillingham Gamers Club Crafty Friends The Gamers Hub Counselling Services The Geese Project Rainham Chess Club</p>
<p><u>Spiritual</u> Evangelical Church</p>	

The building occupancy has remained stable with some groups growing over the year, when we reviewed the occupied spaces we have identified that we have some areas which are less used than others, we plan in the coming year to upgrade areas such as the Granary Bar and the Hire Office to increase the use. The Oast hall which is the largest within the building is underutilised within the day and therefore this will also be something we are looking to increase in the coming year.

The Committee members and Trustees remain committed to improving The Oast for all groups users and the wider community, we have continued to push the charitable aims and explore other ways in which we can support local community groups to become established.

**THE OAST RAINHAM AND WIGMORE COMMUNITY ASSOCIATION
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

**JENNIFER M RICHARDSON LIMITED
32 Station Road
Rainham
Gillingham
Kent
ME8 7PH**

**The Oast Rainham and Wigmore Community Association
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**The Oast Rainham and Wigmore Community Association
Business Details
For The Year Ended 31 December 2024**

Proprietor

The Oast Rainham and Wigmore Community Association

Accountants

JENNIFER M RICHARDSON LIMITED
32 Station Road
Rainham
Gillingham
Kent
ME8 7PH

**The Oast Rainham and Wigmore Community Association
Accounts Approval Statement
For The Year Ended 31 December 2024**

I approve these unaudited accounts which comprise a Profit and Loss Account, Balance Sheet and related notes.
I acknowledge my responsibility for the accounts including the provision of all the information and explanations necessary for the completion.

Signed

.....
The Oast Rainham and Wigmore Community Association

**The Oast Rainham and Wigmore Community Association
Profit and Loss Account
For The Year Ended 31 December 2024**

	2024		2023	
	£	£	£	£
Turnover				
Sales		8,616		6,629
Regular Hall Hire		59,843		36,725
Casual Hirer		8,744		5,639
Office Hire		3,438		2,063
Miscellaneous Income		496		-
		<u>81,137</u>		<u>51,056</u>
Cost of Sales				
Purchases	5,595		2,414	
Waste disposal	1,889		1,510	
		<u>7,484</u>		<u>3,924</u>
GROSS PROFIT		73,653		47,132
Other Operating Income				
Grants and subsidies received	42,275		-	
		<u>42,275</u>		<u>-</u>
		<u>115,928</u>		<u>47,132</u>
Expenditure				
Rates	1,048		1,075	
Light and heat	8,328		9,955	
Water rates	1,191		2,992	
Repairs and maintenance	20,354		11,774	
Cleaning	12,919		11,698	
Computer software, consumables and maintenance	961		632	
Insurance	6,247		6,191	
Printing, postage and stationery	1,280		-	
Telecommunications and data costs	1,035		1,057	
Accountancy fees	1,100		-	
Legal fees	2,000		2,416	
Royalties and licence fees payable	747		409	
Bank charges	52		51	
Bad debts written off	1,701		60	
Sundry expenses	866		313	
New Bathroom cost	9,500		27,018	
Unidentified bank difference written off	2,244		2,170	
Unidentified cash difference written off	675		-	
		<u>72,248</u>		<u>77,811</u>
		43,680		(30,679)

...CONTINUED

**The Oast Rainham and Wigmore Community Association
 Profit and Loss Account (continued)
 For The Year Ended 31 December 2024**

Depreciation			
Depreciation	<u>5,196</u>	<u>6,276</u>	
	5,196		6,276
	<u>38,484</u>		<u>(36,955)</u>
Finance Costs			
Irrecoverable VAT	<u>8,358</u>	<u>-</u>	
	8,358		-
	<u>30,126</u>		<u>(36,955)</u>
NET PROFIT			

**The Oast Rainham and Wigmore Community Association
Balance Sheet
As At 31 December 2024**

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	2		13,428		18,058
CURRENT ASSETS					
Trade debtors		12,172		275	
Cash at bank and in hand		31,180		19,802	
		<u>43,352</u>		<u>20,077</u>	
CURRENT LIABILITIES					
Trade creditors		1,899		13,382	
Other creditors		423		423	
		<u>2,322</u>		<u>13,805</u>	
NET CURRENT ASSETS			<u>41,030</u>		<u>6,272</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>54,458</u>		<u>24,330</u>
NET ASSETS			<u>54,458</u>		<u>24,330</u>
CAPITAL ACCOUNT					
Balance at 1 January 2024			24,332		61,285
Profit/(Loss) for the period/year			<u>30,126</u>		<u>(36,955)</u>
Balance Carried Forward			<u>54,458</u>		<u>24,330</u>

**The Oast Rainham and Wigmore Community Association
Notes to the Accounts
For The Year Ended 31 December 2024**

1. Accounting Policy

These unaudited accounts have been completed in accordance with UK Generally Accepted Accounting Practice guidelines and provides sufficient and relevant information to enable completion of a tax return.

2. Tangible Assets

	Land & Property Leasehold	Plant & Machinery	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 January 2024	9,473	17,085	7,618	34,176
Additions	-	-	363	363
As at 31 December 2024	<u>9,473</u>	<u>17,085</u>	<u>7,981</u>	<u>34,539</u>
Depreciation				
As at 1 January 2024	6,076	7,479	2,360	15,915
Provided during the period	1,390	2,401	1,405	5,196
As at 31 December 2024	<u>7,466</u>	<u>9,880</u>	<u>3,765</u>	<u>21,111</u>
Net Book Value				
As at 31 December 2024	<u>2,007</u>	<u>7,205</u>	<u>4,216</u>	<u>13,428</u>
As at 1 January 2024	<u>3,397</u>	<u>9,606</u>	<u>5,258</u>	<u>18,261</u>



Section A Independent Examiner's Report

Report to the trustees	The Oast Rainham and Wigmore Community Association		
On accounts for the year ended	31/12/2024	Charity no (if any)	302748
Set out on pages	(remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/12/2024**

Responsibilities and basis of report

As the charity's trustees, 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 other than that disclosed below which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

Signed: Jennifer Richardson Date: 30/10/2025
 Name: JENNIFER RICHARDSON

Relevant professional qualification(s) or body (if any): ICAEW

Address: 32 Station Road
Rainham
Kent ME87PH



Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Some aspects of the accounting records were incomplete and so we can therefore not confirm that the accounting records were kept in accordance with the requirements of section 130 of the Charities Act. We have assisted with preparation of the accounts and feel that , as a result of this, the submitted figures now show a realistic representation of the figures for the year as recorded in the financial records.

RAINHAM AND WIGMORE COMMUNITY ASSOCIATION

England & Wales - Charity number 302748

Accounts

The Rainham & Wigmore Community Association

Known locally as The Oast



Trustee Annual Report

For the Period Ended 31st December 2020

Charity Registration Number: 302748

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

TRUSTEE LIST 2020

Name (C) indicates Current Post Holder	Position (if any)	Dates	Meetings Attended**
Jason Liddiard	President	January to December 2020	7/11
Paul Clark	Chair	January to December 2020	10/11
Bernard Hawkes	Secretary and Bookings	January to December 2020	11/11
Dave Stockey		January to October 2020	6/9
Kathy Lay	Bookings Secretary	January to December 2020	3/11
Cllr Kirstine Carr	Local Councillor	January to December 2020	4/11
Steve Claringbold	Buildings Officer	January to December 2020	5/11
Robin Halls		January to December 2020	9/11
Joy Sanders	Minute Secretary	January to December 2020	8/11
Brian Fitzell	Buildings	January to December 2020	5/11
Deborah Gorman		January to December 2020	9/11
** There were a total of 11 meetings during 2020. Dave Stockey stood down from the Committee from October and Kathy Lay was on maternity 'leave' as from April. All meetings from April throughout the remainder of the year were conducted online in response to the pandemic.			

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Rainham & Wigmore Community Association (R&WCA) is a membership association, constituted as a charity on 30th May 1968.

The R&WCA trustees form two voluntary committees, a Council committee and an Executive committee. The council committee is responsible for the overall operation of the charity, and the Executive committee is responsible for the day to day operations (the running of the Community Centre).

The Council Committee is elected each year at the Annual General meeting and consists of a Chairman, Honorary officers, Council Members elected from Full Members of the Association, and an Associate Members Representative, together with one representative from users and voluntary organisations that operate in the area.

Formally, the Executive Committee is appointed at the first meeting of the Council, the Chairman and Honorary Officers of the Council automatically become the equivalent members of the Executive committee. Additional members are then appointed from the remaining elected trustees.

For many years the Council has utilised its ability to delegate all its powers to the Executive committee to streamline the meetings and provide consistency in operations throughout the year. The Executive meets once a month to discuss matters relating the charity and the Community Centre including planning and financial matters.

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.

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.

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- 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 Rainham Oast Community Centre.
- Actively seek new sources of funding to deliver the community centre ethos which is vested in the neighbourhoods of Medway.
- Ensure our policies and actions facilitate a community centre seeking to educate, inform, inspire and improve 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 R&WCA (Charity No. 302748).
- The governance model will be fit for purpose to manage building assets sustainably and within a social enterprise ethos.

Delivery of Public Benefit

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

LETTER FROM THE CHAIR

May I welcome you to our Annual Report.

This past year, 2020, has proved a very challenging year for the Oast as indeed it has for everyone! Covid-19 has hit the Oast hard since it was closed to our regular users for at least six months, there were no parties, limited bar revenues and of course, no mid-summer Oast Beer and Music festival. All this affected severely the income streams for the Oast. Unfortunately, many of our costs are fixed and there was not a corresponding reduction in those!

The Oast operated normally throughout January and February, but during the early part of March it became clear that many groups were deciding to halt their meetings and from March 23rd we closed the Oast formally to all activities in reality most groups had ceased by the week before.

During the closed period we maintained a daily check process on the building, which was undertaken by Bernard, Jason and myself on a rota business. Where possible we negotiated with service contractors reductions in their charges during the closed and scaled back period of operations. Unfortunately many of our costs are fixed and therefore could not be reduced.

The Government issued revised guidance on a regular basis, we assimilated the effects on the Oast. Eventually we were able to reopen the doors on August 3rd. As preparation for this we had to introduce a one-way system of movement within the Oast and install sanitiser units at the egress points, together with room cleaning stations and supplies in each room. We also invited all group leaders/organisers to a choice of Zoom meetings in advance to explain the new system and requirements.

In the early days of the reopening only organised children meetings and support groups were acceptable.

Whilst some groups returned from August and September onwards many did not, wanting to see how the pandemic progressed. Throughout this period we organised that either the Secretary or myself was on site during any group activity.

Eventually, the government imposed a second lockdown which meant the Oast closed again on November 4th.

Whilst the Oast was in this closed period we were approached by the NHS and Medway Council as to the possibility of utilising the Oast as a Covid Testing Centre. The Executive agreed that this would be a very useful role that the Oast could play for the community and as from the beginning of December, the testing centre opened for business.

Of course, all this affected our financial position. We immediately stopped any unnecessary work on the building and negotiated reductions in service charges where possible.

Our total income was just £29,000 compared with £55,700 in 2019. Expenditure totalled almost £40,000. Overall we made an operating deficit of £9,100.

This annual report is substantially shorter than normal since very little has happened other than a 'holding' position for the Oast. The only bright exception was that we welcomed Hands Gillingham to the Oast. They needed to relocate their base office and after discussions and the agreement of their trustees, Hands transferred their operations to the Oast from September.

As you all know the Oast relies on volunteers and that includes Executive members. Unfortunately towards the end of the year we said goodbye to Dave Stockey. We thank him for his commitment and insight.

Finally, as Chair of the Association may I record my sincere thanks to everyone on the Executive who have given up their time and contributed to the Oast's continued journey in these very challenging times.



 *Paul Clark*
Chair
Paul@oastcentre.org M: 07733 260929
FB: @theoastrainham
Twitter: @Oastcomctr

THE COMMUNITY JEWEL AT THE HEART OF RAINHAM

FINANCE REPORT 2020

This year has been extremely challenging for the Oast.

Our regular income streams totalled just £15500 compared to just under £43,000 in 2019. This was totally the effect of the pandemic leading to the total shut down of the Centre for almost six months.

Overall our income increased to £30,000 but this was essentially as a result of the Oast becoming a community hub providing services in relation to COVID-19. Of course there was no income from our usual Mid-Summer Oast Beer and Music festival as it was cancelled and meant a loss of at least £5000 in revenue.

On the expenditure front we were able to reduce the total to just under £40,000, but a substantial proportion of our costs are fixed such as rates, insurance, IT and internet contracts.

Due to the severely restricted income streams the year end position showed an operating loss of just over £9000.

In accordance with accounting and Charity Commission rules the accounts have been subject to an Independent Examination and the Independent Examiners report is set out on the following page.

B & R Financial Consultants
8 Littlebourne Avenue, Gillingham, Kent ME8 6QG
EM; britbuultjens16@gmail.com
Tel;07915047352,01634 374688

Charity Commission for England & Wales.

Ref::Rainham & Wigmore Community Association
Oast House Community Centre,
Granary Close, Rainham, Kent ME8 7SG

Sirs,

I report on the attached accounts for the year to 31st December 2020.

My examination was carried out with the general directions given by the Charity Commission.

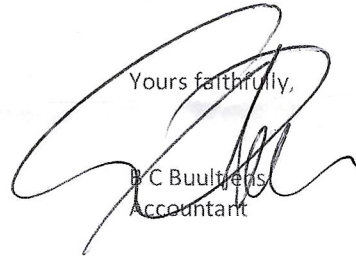
I am pleased with the presentation and review of the accounting records and approve of its accuracy.

In my report of last year, I drew attention to the possibility of recouping some of the VAT costs that the association is incurring year on year. I did take the responsibility to follow up, but I have had no response from HM Customs and Excise, having spent a lot of time holding on for assistance and eventually giving up.

However another attempt for a retrospective registration or revival of the old registration number will I am sure not go to waste.

Once again, I will take the necessary steps to follow up this process and keep the Association informed.

Yours faithfully,



B C Buultjens
Accountant

Profit & Loss

The Oast Rainham & Wigmore Community Association
1 January 2020 to 31 December 2020

Dec 2020

Income

Casual Bookings	£11,851.50
Events - Disco	£0.00
Membership	£180.00
Office Hire	£1,375.00
Regular Hirers	£14,247.50
Total Income	£27,654.00

Gross Profit **£27,654.00**

Plus Other Income

Refundable Deposits	-£50.00
Donations	£1,992.07

Total Other Income **£1,942.07**

Less Operating Expenses

Alarms & Security MAIN	-£148.80
Bank Fees	-£59.50
Cleaning	-£7,536.51
Depreciation Expense	-£3,254.00
Fire Services	-£284.89
General Expenses	-£447.48
Insurance	-£4,677.52
IT Software and Consumables	-£868.76
Legal & Consulting Expenses	-£3,658.00
Light, Power, Heating	-£10,955.11
Printing & Stationery	-£291.84
Rates	-£1,408.00
Repairs & Maintenance	-£2,392.06
Telephone & Internet	-£1,407.72
Waste Disposal	-£781.88
Water Supplies	£644.75
Total Operating Expenses	-£37,527.32

Operating Profit **-£7,931.25**

Non-operating Income

Oast Beer Festival	£0.00
Total Non-operating Income	£0.00

Non-operating Expenses

Bar Operations

Alarms & Security - BAR	-£141.60
BAR - Expenses (not supplies)	-£650.00
BAR - Licences	-£187.50
BAR - Supplies	-£1,057.08
BAR - Til Income	£1,739.88
Stock Opening	-£355.00
Stock closing	£624.00

Total Bar Operations **-£27.30**

Operational Surplus/Deficit **-£7,958.55**

RESTRICTED

Kiln 2 Development £0.00

TEA ROOM GRANTS £0.00

All Access Fund (Tea Room) -£1,277.50

Grounds Environmental Fund £0.00

History Project £0.00

Total RESTRICTED **-£1,277.50**

Net Profit **-£9,236.05**

Balance Sheet

The Oast Rainham & Wigmore Community Association As at 31 December 2021

31 Dec 2021

Assets

Bank	
PayPal RWCA	15
Rainham & Wigmore Community As	9,073
Social Club	983
Total Bank	10,071
Current Assets	
Accounts Receivable	11,156
Capital Fund	(1,250)
Cash Account	1,941
Key Deposits	(120)
OPening Balance Bar Bank Account	(3,029)
PayPal Account	157
Total Current Assets	8,856
Fixed Assets	
Buildings	9,631
Less Accumulated Depreciation on Buildings	1,548
Development Project - Offices	2,896
Furniture & Fittings	638
Office Equipment	3,333
Plant & Machinery	17,837
Less Accumulated Depreciation on Plant and Machinery	2,625
Total Fixed Assets	38,508
Total Assets	57,434

Liabilities

Current Liabilities	
Accounts Payable	6,518
Historical Adjustment	29,428
Income in Advance	120
Suspense	(1,407)
Creditors	(5,726)
Total Current Liabilities	28,933
Total Liabilities	28,933
Net Assets	28,501

Equity

Current Year Earnings	11,286
Retained Earnings	17,215
Total Equity	28,501