

# Annual Report to Members 2022

including Chairman's Commentary and Notice of AGM



# Chairman's report to members of the Society





## Managing the Charity

The Board of Trustees has met bi-monthly throughout the year with informal gatherings interspersed. I congratulate our administrative assistant, Deirdre Taylor, for keeping us organised!

Our 2021 Annual General Meeting was held on April 20th 2022 with the minutes published on our website.

Emma Tyrell has continued her work administering our membership database and I'm grateful for her organisation of the preparation needed to get our magazine out to members. There were three editions of Cockpit published 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](mailto:membership@chislehurst-society.org.uk) Peter Miller, our very committed Membership Secretary, will be pleased to hear from you and offer support.

We promoted our gift aid facility this year, which encouraged our members to sign up, producing further income for the society. There is always scope for members to sign a gift aid declaration which can be found on our 'Join Us' page of the website.

We always need up to date images to illustrate our activities and trustee Richard Green's innovative iphone camera editing workshop has paid dividends with a small group of volunteers submitting photos to us ..... Steve Grimes, in particular, is fast becoming our 'roving reporter'; Richard is also to be thanked for Junior Cockpit.

The Big Walk: Richard and I took advantage of the Bromley Council Covid Recovery Grant to organise the very successful Big Walk Weekend in May. In partnership with Chislehurst Commons, the National Trust, Pilates leaders, volunteers and High Street businesses,



25 different walks were offered and over 260 participants enjoyed the weekend. I'm grateful to Kay Coombs and Sara Cunningham for organising the very popular High Street 'taste' walks.

Hannah Green is contracted to keep us prominent on social media and accessible to more than just our local members. We operate Twitter, Facebook and Instagram accounts and enjoy telling our stories and promoting our messages on local issues.

Trustee Gabriella Toth worked hard to organise the fascinating Platinum Jubilee Exhibition which resulted in the production of a commemorative booklet

featuring 70 years of life in Chislehurst.

Fellow Trustee, Jeremy Dwight, has overseen the sponsorship and planting of several Platinum Jubilee trees across Chislehurst, is our link with the National Trust and also applies his time diligently to planning matters. He has also been talking to business representatives about our Rewards Scheme; don't forget to use your membership card to access a variety of rewards from local retailers.

Our afternoon talks continued at the Methodist Church. I am very grateful to Di Beacom who organises these talks, taking a significant administrative burden off the shoulders of the committee.



This great charity requires clear fiscal probity and I am ever grateful to Colin Martin in his role as Treasurer, always paying our invoices swiftly and appraising all the trustees of our budget position. Trustee, Christine Pearson, is a second signatory on our accounts and has also been giving her time to our planning panels. The Charity Commission receives our annual accounts which are published here for you to peruse; please raise any questions by 'phone or e-mail to the office.

I am very grateful to our Honorary Secretary, David Ely, for his endeavours in our corporate governance and his contribution to our legal responsibilities in our time-consuming role as freeholder of Chislehurst Commons.

## Grants

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. This year we have funded the following: outdoor play facilities at the new Marjorie McClure special school site; a neonatal memorial garden at Chislehurst Cemetery; cycle racks at Scadbury; Duke of Edinburgh Award scheme equipment at Chislehurst School for Girls; Ash die-back works for Chislehurst Commons and the cleaning of the Prince Imperial Monument; set up resources for a bereavement group at the Methodist Church and Bikes for Schools project work; footpath improvements on the National Trust Hawkwood Estate; and the automatic winding of the tower clock at the Annunciation Church.





Additionally, we have sponsored the Jubilee beacon lighting event in Chislehurst Recreation Ground, Chislehurst Rocks, The Big Picnic, Chislehurst Rotary Club fireworks, The Christmas Market and historical work at Camden Place.

We always welcome more ideas from local groups and, although we cannot justify a grant for every application, your ideas and suggestions are received with interest and serious consideration.

The ever popular Bear Trail, conceived by former trustee, now Councillor, Alison Stammers, continues to grow! Three new bears arrived in November: Baloo, the scouting bear, Louis, the Napoleonic golfer and Joyful bear at Christchurch. We were pleased to sponsor the latter installation and congratulations to carver, Will Lee, who also repaired some damage to the Edgebury bear on his visit.



New trustee, Viktoria Cifra-Walwyn used the bears as a design template to decorate our tree at the Methodist Church Christmas Tree festival. Viktoria has also offered her creative talents towards our Environmental Awards.



# Planning and Conservation

I am very grateful for the hard-working approach of our planning panels; led by experienced professionals, they report to the Board and pass their comments and any objections on to the Bromley Planning Portal. Their work is so important as we seek to navigate new planning laws and conserve what is left of our tree-lined environment and Conservation Area. Jennifer Dearing attends the Conservation Advisory Panel at Bromley Council and we are very grateful for her experienced voice at our meetings.

Janson Fountain – A highlight of the year has been the restoration of the Janson Fountain on the boundary of St Nicholas Churchyard. Dedicated to a missionary, Charles Janson, who died in Africa in 1882, we were able to get the water flowing again. I worked with volunteers Ed Ward and Andrew Stone, alongside the church team, to bring this drinking fountain back to life. We used a community grant from Thames Water and the skills of local marble mason, Gavin Poyner, to complete the cleaning and overhaul.





## Heritage

We receive communications about the heritage of Chislehurst from all over the UK and abroad. Heritage remains one of the strengths and interests of the Society.

We supported the planting of an Association of Jewish Refugees commemorative tree at Camden Place in honour of Prof. Robert Shaw, a Kindertransport child 70 years ago and I was honoured to speak about local refugee connections at the event.

Our local history project has completed its research into the Second World War stories behind our Commonwealth War Graves and has garnered some enthusiastic volunteers who have led walks and given talks around the subject. A new publication is in production!

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.

## Education

Vicky Tippin contributed her last year to organising the Environmental Awards, the first after a two-year covid break. The theme was Green Chislehurst, Sir Bob Neill presented the prizes and we felt reasonably confident that the next generation have environmental conservation at the top of their agenda. The overall prizes were won by St Peter and St Paul RC Primary School and Bromley High.

Farringtons benefited from the knowledge of a volunteer who led a guided walk for pupils around the immediate vicinity of the school. Anne Lamb and I were pleased to be involved in a judging panel at Bullers Wood for a national debating competition which also produced a junior journalist for Cockpit. Anne has kept up our links with schools and appreciated meeting new Head teachers at Chislehurst School for Girls and Farringtons.



## Environment Matters

The Society is determined to keep Chislehurst as green and clean as possible and we are very grateful to Bal Deol who organises our monthly Sunday Litter picking outings from the Old Chapel. Peter Miller continues to

deliver equipment to any volunteers offering to help. We were encouraged by several students on their Duke of Edinburgh Bronze Awards who went out litter-picking in the community.



Our interest in the environment is at the forefront of our work. Stephan Smith created the Chislehurst Wildflower Seed Mix, based on 23 species recorded around Chislehurst in 1899. These add a variety of vibrant blooms to gardens and are a vital food source for bees and other pollinators.

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.



## Local Business

We are pleased to work alongside the network of Visit Chislehurst and local businesses. 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 David Ely, Richard Green and Peter Miller for organising this. Peter Miller again represented our members by laying a wreath at the war memorial. We were

able to sponsor the road closure that supported the Remembrance Sunday parade from the High Street to the War Memorial, organised by Lollipop Events and Telly Ltd.



I have given four evening chats about local history at The Cockpit, real ale bar, where it has been a pleasure to meet locals equally enthralled by our heritage and of course share a drink!

The successful High Street Christmas Market was a fitting end to the year. 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 the Visit Chislehurst business network.

# The Old Chapel

Patricia Leach, Hall Manager, has been efficient and resourceful in coping with the day-to-day activities in the hall. We have a new tenant occupying our premises upstairs and their occupation keeps the premises alight well into the night!

Old Chapel Books launched another new title this year and Tony Allen is to be thanked for his book layouts and liaison with the printers. Patricia is also 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



# Trustee's report to members 2022

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 2022 and up to the date of this report were:**

Joanna Friel (Chairman)  
Jennifer Dearing (Vice-Chair)  
David Ely (Hon Secretary)  
Colin Martin (Treasurer)  
Viktoria Cifra-Walwyn  
Jeremy Dwight  
Richard Green  
Anne Lamb  
Peter Miller  
Christine Pearson  
Stephan Smith  
Gabiella 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!***



## **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 2022 as the Society's headquarters, community meeting hall and rental space.

We communicate to members in print, by email, via our website, and using various social media platforms. Household membership stood at 2462 by the end of 2022.

## **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 2023 and signed on their behalf by:

***Joanna Friel, Chairman***

***C. L. Martin, Treasurer***

## STATEMENT OF FINANCIAL ACTIVITIES 2022

<b>Receipts</b>	<b>2022</b>	<b>2021</b>
<b>General</b>		
Members subscriptions	16,431	18,240
Gift Aid tax reclaimed	2,052	918
Investment Income	25,888	24,735
Rental income - Old Chapel Office	11,486	9,061
Rental Income - Old Chapel Hall	24,250	12,631
Commons Income (net)	-	17,424
Miscellaneous income (Note 1)	3,875	24,562
Bequests and donations	1,723	455
<b>Charitable Activities</b>		
Promotional sales (net)	1,080	2711
	<u>86,785</u>	<u>110,736</u>
<b>Expenditure</b>		
<b>General</b>		
Cost of generating funds	1,828	4,105
<b>Administration</b>		
Premises costs	23,199	18,439
Administrative staff	3,480	3,382
Stationery/Telephone/IT etc	7,591	10,014
Legal	3,276	850
Depreciation	1,262	1,268
Communications development & marketing	3,437	3,757
Miscellaneous expenses	596	1,164
<b>Charitable Activities</b>		
Grants and sponsorship (Note 2)	58,835	45,654
Planning/Environment (Note 3)	( 367 )	10,123
Publications & local study	9,504	8,545
Community	1,352	
Heritage	4,637	671
Environmental Awards	3,353	181
	<u>121,983</u>	<u>108,152</u>
Operational Surplus/(Deficit)	( 35,198 )	2,583
Investment revaluation	( 111,546 )	119,501
Land and buildings revaluation	-	( 127,219 )
Overall surplus/deficit)	<u>( 146,744 )</u>	<u>( 5,134 )</u>



## BALANCE SHEET AS AT 31 DECEMBER 2022

<b>Assets</b>	<b>2022</b>	<b>2021</b>
Cash and short term deposits	13,626	32,510
Investments (Note 4)	865,376	961,922
Chislehurst Commons (Note 5)	300,000	300,000
Fixtures & fittings etc	17,849	17,849
Less depreciation	( 13,265 )	( 12,004 )
Old Chapel Building (Note 6)	695,000	695,000
Heritage art (Note 7)	4,459	4,459
Heritage property (Note 8)	--	--
Debtors & prepayments	--	--
<b>Liabilities</b>		
VAT Creditor	( 6,742 )	4,828
Hall deposits held	( 1,750 )	( 2,380 )
Other creditors (Note 9)	( 34,535 )	( 15,424 )
	<u>1,840,017</u>	<u>1,986,761</u>
<b>Represented by:</b>	<b>2022</b>	<b>2021</b>
<b>Undesignated</b>		
General fund	1,386,285	1,474,497
<b>Designated Funds</b>		
Grants fund (Note 10)	453,732	512,091
Environmental Awards fund	--	173
	<u>1,840,017</u>	<u>1,986,761</u>

These accounts were approved by the Trustees on 18 January 2023 and signed on their behalf by:

J D Friel, Chairman  
C. L. Martin, Treasurer

## Notes to the accounts

**Note 1:** Miscellaneous income includes £2.7k Covid grant.

**Note 2:** Grants approved this year: New Marjorie McClure School outdoor facilities, Baby memorial garden in Chislehurst Cemetery, Jubilee Beacon event, Scadbury cycle racks, equipment for Duke of Edinburgh Award scheme, Remembrance Day event, Chislehurst Common's for Ash Die Back works, a bereavement support group, and Bikes for Schools scheme. We also sponsored Chislehurst Rocks, historical work at Camden Place, the Xmas Fayre, the Big Picnic and restart support for the Rotary fireworks.

In addition smaller donations and affiliation fees totalling approximately £300 were paid for institutions such as British Legion, CPRE, LBBRF, Chislehurst Business Group, London Green Belt Council and London Forum.

**Note 3:** 2021 figure included a large sum for reorganisation of our planning teams and associated hardware and training. 2022 figure includes receipt of grants from Thames Water that related to work done in earlier years.

**Note 4:** Investments are holdings of CCLA Investment funds

**Note 5:** The Commons were professionally valued in 2021. We will review annually the need for any further valuations.

**Note 6:** The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.

**Note 7:** Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.

**Note 8:** 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 9:** The creditors figure includes £31k being rent received in advance for 2023/4 for the office above the Old Chapel hall.

**Note 10:** The Grants Fund represents money earmarked for future grants for local charitable purposes.



# Notice of 2022 Annual General Meeting

We plan to hold the AGM on Wednesday 19th April 2023 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](mailto: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.

## Agenda

- Minutes of Annual General Meeting held on 20th April 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](mailto: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](http://www.chislehurst-society.org.uk)

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



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