

The Chislehurst Society

Trustee's Report 2025

The Chislehurst Society is proud to present its activities and financial report for 2025, showcasing the achievements and community efforts that have made a difference throughout the year.



£27,000 distributed to local projects

Funds Distributed This Year

Your support is vital! Join us in enhancing our community and preserving our heritage for future generations.

Join us for our annual meeting!
Call us at 020 8467 0900

The Chislehurst Society

The Chislehurst Society CIO, Registered Charity, No. 1166276, has its address at The Old Chapel, Queens Passage, Chislehurst, Kent, BR7 5AP and is established under a constitution adopted in April 2016.

The Trustees

Trustees of the CIO and members of the Board during 2025 and up to the date of this report were:

Joanna Friel (Chairman), Jennifer Dearing (Vice-Chair), David Ely (Hon Secretary), Christine Pearson (Treasurer), Jeremy Dwight (Resigned), Richard Green, Anne Lamb, Dale Malcolm, Ulanta Messeter, Denise Richmond, Nigel Rowe, Stephan Smith JP.

Objectives and Achievements

The Society exists to promote high standards of planning and architecture in Chislehurst, to educate the public about our local history, environment and built heritage, and to preserve, protect and enhance places of historic, environmental and public interest—thereby contributing to the cultural heritage of our community.

As freeholder and Lord of the Manor of Chislehurst and St Paul's Cray Commons, we are represented by a trustee on the Board of Chislehurst Commons and also contribute to wider environmental stewardship through representation on the Petts Wood and Hawkwood National Trust Committee.

Our two Planning Panels review planning applications across Chislehurst, supporting individual members where requested and keeping everyone informed through The Cockpit magazine and our website.

The Old Chapel remained open throughout 2025 as our headquarters, a valued community meeting space and a source of income through lettings.

By the end of 2025, our membership had grown to 2,300 people, representing more than one-third of BR7 households. We estimate that over 5,000 family members benefit directly from household memberships. Our Gift Aid campaign in 2025 was particularly successful, enabling us to claim a 25% uplift on two-thirds of subscriptions at no extra cost to members. In addition, 36 local organisations are Society members.

Society Activities in 2025

The strength of our Society lies in its membership. It gives us not only numbers, but influence — a respected convening voice that allows us to bring people together, champion shared priorities and make a lasting difference to Chislehurst. Our purpose is clear: to help ensure that Chislehurst remains a great place to live, today and for generations to come.

Over the past year, we have turned that purpose into action through grants, partnerships and practical support across the community. We continue to back the dedicated volunteers who care for Elmstead Woods station gardens, whose work has earned well-deserved recognition in London-wide competitions. On Chislehurst Commons, where we are custodians of the freehold, we have helped fund a new borehole to sustain Rush Pond, supported improved wildlife warning signage, invested in new railings and footpath repairs at Mill Place, and ensured the conservation of heritage marker stones dating back to the Festival of Britain.

Trustee's Report to Members 2025

We have also supported projects that reimagine shared spaces and widen opportunities. A significant grant contributed to the transformation of the Hazelmere Underpass, creating a more welcoming and accessible gateway to the Hawkwood Estate — a project we were proud to celebrate alongside community partners and the Deputy Mayor. Our support for an outdoor bushcraft education programme on the National Trust estate reflects our belief in the power of place-based learning and its long-term benefits for young people.

Conservation and heritage remain central to our mission. This year, we supported Christ Church on Lubbock Road with a grant towards restoring the church tower clock faces, untouched since the 1960s. We continued our commitment to remembrance through significant funding for the Remembrance Parade and the poppies that line our High Street each November. To mark 80 years since the end of the Second World War, we curated a display of local memorabilia and helped fund the Union flags that brought our High Street together in shared reflection.

Through Old Chapel Books, our publishing arm, we continue to celebrate Chislehurst's unique story — producing a new pub trail booklet with local artist Simon Clarke, and the second Exploring Chislehurst coffee-table book with photographer Stephanie Chan.

As a charity, giving back to the community underpins everything we do. The Old Chapel Hall remains a vibrant hub for activities and weekly coffee mornings. We welcomed a new tenant, Robert Bicknell Jewellers, and through a new partnership saw them organise a much-loved Santa's Grotto at our Christmas Fayre. Monthly litter picks continue to grow in popularity, our talks are well attended, our planning panels meet twice monthly, and we have published three editions of The Cockpit while working closely with the National Trust on the future of Tong Farm.

None of this would be possible without our volunteers. Our 12 Trustees, Road Stewards, planners, litter-pickers, coffee-morning hosts and Duke of Edinburgh assessors give their time generously. This year alone, we supported ten young people on their Duke of Edinburgh Awards.

It is therefore fitting that two of our own were formally recognised in 2025: our Chairman, Joanna Friel, received the Mayor of Bromley's Award for long-standing voluntary service, and Mrs Terry Slatter, a dedicated Road Steward and tireless supporter, received a community volunteer award at the Civic Offices.

As Helen Keller once said, "Alone we can do so little; together we can do so much."

That spirit defines this Society. Together, we are guardians of Chislehurst's past, active partners in its present, and a confident, caring force shaping its future.

Financial Review

The following consolidated accounts show the results for the year. These have been agreed by the independent examiner. The figures will be available 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. This enables us to acquire suitable assets and to give grants locally for activities that meet the society's objectives. You can see the year's performance illustrated here.

This report was approved by the Trustees on 15th April 2026 and signed on their behalf by Joanna Friel, Chairman, and Dale Malcolm, Treasurer Elect.

Copies of the documents contained in this report and the Independent Examiner's Report are available on our website. www.chislehurst-society.org.uk The Chislehurst Society CIO is a Registered Charity No. 1166276.

**THE CHISLEHURST SOCIETY
STATEMENT OF FINANCIAL ACTIVITIES 2025**

Receipts	2025	2024
General		
Members subscriptions	28,087	18,400
Gift Aid tax reclaimed	5,716	4,264
Investment Income	25,023	24,704
Rental income - Old Chapel Office	15,180	14,167
Rental Income - Old Chapel Hall	31,320	32,370
Commons Income (net)	6,716	(1,089)
Miscellaneous income	396	225
Bequests and donations	11,408	1,192
Community Fund (Heat Pump)	13,603	
Charitable Activities		
Promotional sales (net)	5,189	2,159
	142,638	96,391
Expenditure		
General		
Cost of generating funds	7,947	2,938
Administration		
Premises costs	39,193	27,603
Administrative staff	2,130	3,271
Stationery/Telephone/IT etc	5,434	17,018
Legal/Accountant	1,390	2,641
Depreciation	1,095	1,147
Communications development & marketing	1,957	2,557
Miscellaneous expenses	1,879	1,149
Charitable Activities		
Grants and sponsorship (Note 1)	27,140	36,555
Planning/Environment	1,156	771
Conservation Area Review		(4,828)
Publications & local study	6,136	8,074
Community	2,960	2,946
90th Birthday Activities		3,728
Christmas Fayre	1,621	
Heritage (Note 7)	77	5,410
Environmental Awards	1,881	2,451
	101,996	113,431
Operational Surplus/(Deficit)	40,641	(17,040)
Investment revaluation	(42,320)	20,227
Overall Surplus/(Deficit)	(1,679)	3,187

Trustee's Report to Members 2025

BALANCE SHEET AS AT 31 DECEMBER 2025

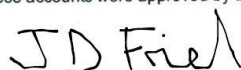
Assets	2025	2024
Cash and short term deposits	78,194	12,606
Investments (Note 2)	841,784	884,104
Chislehurst Commons (Note 3)	300,000	300,000
Fixtures & fittings etc	18,074	18,074
Less depreciation	(16,733)	(15,637)
Old Chapel Building (Note 4)	695,000	695,000
Heritage art (Note 5)	1,959	1,959
Heritage property (Note 6)	--	--
Debtors & prepayments	307	161
Liabilities		
VAT Creditor	(6,899)	(358)
Hall deposits held	(5,100)	(2,758)
Other creditors (Note 7)	(22,336)	(7,222)
	<u>1,884,250</u>	<u>1,885,929</u>
 Represented by:	 2025	 2024
Undesignated		
General fund	1,531,557	1,506,096
Designated Funds		
Grants fund (Note 8)	352,693	379,833
	<u>1,884,250</u>	<u>1,885,929</u>

Notes

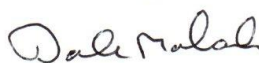
- Grants approved this year include replacement of the Commons Bore Hole Pump, the Petts Wood & District Residents Association Mural, regilding of the Christ Church clock dials, The Woodcote Charity Junior Bushcraft Programme and the Chislehurst Commons Wildfowl Protection Banner. A grant was received from the Community Fund for the installation of a Heat Pump. The donation of £10,000 from Cordano International has been reserved for grant allocation in 2026.
- 2 Investments are holdings of CCLA Investment funds.
 - 3 The Commons were professionally valued in 2021. We will review annually the need for any further valuations.
 - 4 The Old Chapel was professionally valued in 2021. We will review annually the need for any further valuations.
 - 5 Heritage Art covers a number of paintings relating to the Townshend family relevant to the history of Chislehurst. They are valued at cost.
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.
 - 7 The creditors figure includes £2.6k being rent received in advance for 2025 for the office above the Old Chapel hall, and £1.5k to the Commons for repair of Bore Hole.
 - 8 The Grants Fund represents money earmarked for future grants for local charitable purposes.

These accounts were approved by the Trustees on

and signed on their behalf by:



J D Friel, Chairman



D Malcolm, Treasurer

Notice of 2025 Annual General Meeting

The AGM will be held on Monday 18th May 2026, 7:30 pm in an open forum at St Patrick's Hall, Albany Road, Chislehurst BR7 6DB

The Annual General Meeting (AGM) provides an opportunity for members to ask questions and receive feedback. If, having read the Annual Report, you wish to raise any immediate questions or observations ahead of the meeting, please email admin@chislehurst-society.org.uk, clearly stating your **name and address**, or leave a written note in the Society letterbox at the Old Chapel. We will respond as soon as possible.

Agenda

- Minutes of the AGM held on 24 April 2025
- Presentation of the Annual Report to Members and overview of Society activities by the Trustees
- Consideration of the accounts and election of an Independent Examiner
- Election of Officers and Trustees
- Short presentation on volunteering by Trustee Jennifer Dearing
- Members' questions

Please note: only members of the Society are entitled to speak or vote at the Annual General Meeting.

The Officers of the Society and approximately half of the Executive Committee are elected annually. Under the Charities Act 2011, individuals elected must be eligible to serve as Trustees. Nominations for Officers or members of the Executive Committee must be made in accordance with the Society's Constitution. While it is convenient, it is not essential for nominations to be submitted using the standard forms.

These forms are available from the Honorary Secretary at:

The Old Chapel, Queens Passage, Chislehurst, Kent BR7 5AP

Email: admin@chislehurst-society.org.uk