St Philip & St James Church, Chatham
King George Road
Walderslade
Chatham
Kent
ME5 0TZ

Annual Report and Financial Statements of the Parochial Church Council

UK registered charity No.1130600

For the year ended 31 December 2021

The Parochial Church Council of the Ecclesiastical Parish of St Philip and St James, Chatham

Registered Charity number: 1130600

Annual Report January to December 2021

Objectives and activities

Aims and objectives

The primary object of the PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC is to co-operate with the minister in promoting to the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The church has a vision which at this time is three-fold:

- To engage with a renewed or charismatic way of life including Sunday worship.
- To connect with our local community (principally our geographic parish) with the intention of long term mission and discipleship.
- To become a church which resources other churches.

Church life

In 2021 the pattern of Sunday services continued to be disrupted along with everything else in society by the covid-19 pandemic and the gradual ebb and flow of restrictions. In 2021 church services initially were broadcast live from the homes of congregation members and leaders. This moved to live streaming from the building, initially with only those involved in presenting the service, then with a small in person congregation and finally with most people in the building. By the close of 2021 there was still a significant minority of the who had not returned to the building.

Mid week groups have similarly morphed through the year with in-person meetings as regulations and perception of risk allowed.

In June 2020 Rev Martyn Saunders was appointed as leader of the St John's Chatham (a BMO) whilst remaining as incumbent. The post of Associate Vicar has been created in agreement with the Diocese of Rochester. Rev Andrew Vaughan was appointed to that role which started in February 2021. Eventually in November 2021 he and his family were able to move into the parish. Rev Luke Bacon was also appointed from March 2021 to work across both churches, which has been beneficial to both communities. He currently heads a team running the youth group for 14-18 year olds.

Public Benefit

On the pages of this report, the PCC has profiled regular aspects of church life, meetings and services of wider public benefit, special events, occasional offices and grants given. In so doing the PCC sees itself as meeting the criteria of "Public Benefit" for registered charities through the activities listed. The Trustees are aware of the supplementary guidance on charities for the advancement of religion.

Achievements and performance

One off events

The church continues to offer annual services of great interest and benefit to the local community. In November 2021 we hosted a Memorial Service for all those who had lost a loved one in the

previous year in partnership with Medway funeral directors. This was live streamed from the church building with a few people attending in person. In December, as part of our Christmas celebrations, we offered a carol service in the church building which was well attended even though Walderslade Sings!, the community choir were not able to be part of it this year.

We offer baptism and thanksgiving services to local families and church members. Most of these happen in the Sunday morning service. In 2021 there was great difficulty in planning ahead due to the pandemic.

Church Attendance

As at April 2021 there were 165 (April 2020: 164) people on the Church Electoral Roll (approximately 40% of whom are resident in the parish). The average weekly (Sunday and midweek) attendance counted during October each year was 66 in person and ~100 on line.

Occasional offices

In 2021, St Philip and St James Church conducted 2 (2020:0) baptisms due to the pandemic. There was a deanery confirmation service in June 2021 with three candidates from the church. During the course of the year, we conducted no (2020:0) weddings in church and 11 (2020:22) funerals of which 2 (2020:3) were in the church building.

Fabric, equipment, ministry and other expenditure related issues

The PCC attended to a number of fabric issues during 2021, relating to the church building and church hall as well as other issues relating to the mission of the church. Key fabric issues attended to during the year included:

- 1. Installing double glazing on all the ground floor hall windows along King George Road.
- 2. Gutter repairs to the main church building.
- 3. Replacement high level wall heaters in the church and church hall.
- 4. Minor fabric and other expenditure.

Grants

The church is presently committed to giving away 10% of income to mission work in areas outside of the parish. The bulk of the money currently goes to particular missionaries who have historic links with the church, and thus were sent out by the church in some way. The Mission allocation for 2021 was agreed and donations to workers attached to CMS, SIM and Helper also Face to Face trust, Ubaku Boys home and two individuals.

Financial Review

2021 has inevitably been shaped by the covid-19 pandemic. Income has increased compared to 2020 in most areas, most notably in church half lettings as the preschool were able to be open as planned.

In terms of costs the largest increase was in building repair costs as numerous items were attended to, some of which had been delayed for some years as the PCC negotiated with Medway Council over a possible investment in the site. These negotiations came to a stop in March 2021.

Income exceeded Expenditure for the general fund partly due to continuing suppressed activity levels.

Reserves Policy

The PCC continued its cash reserves policy whereby the unrestricted funds not committed or invested in tangible fixed assets (roughly "the free reserves") held aims to be between one and

two months of the resources expended. The reserves are regularly reviewed by the treasurer and discussed at the PCC from time to time. In the event of a significant drop in funding, the PCC would consider how the funding can be replaced or activities changed, and may arrange for an appeal to be made to the congregation. At the end of December 2021, the free reserves amounted to ~£120,000 (2020: £103k). This sum exceeds the range outlined above, however the PCC is expecting to make further capital investments in the building in 2022 including investments in the IT infrastructure.

The Trustees consider that they are confident that they are a Going Concern particularly with the free reserves level outlined above.

Structure, governance and management

Structure

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC was registered on 17 July 2009 under registered charity number 1130600. The appointment of PCC members is governed by and set out in the *Church Representation Rules* (2020, London: Church House Publishing).

Committees

The full PCC met ten times in 2021 (not August or December) and three times in 2022 before signing off this report. Sub-committees met on an occasional basis between PCC meetings and recommendations or proposals were received and discussed by the full PCC. The PCC in 2021 had the following sub-committees, which met on an occasional basis between full meetings of the PCC. Standing Committee is the only committee required by law.

Fabric Committee:

During 2021 fabric issues were dealt with by the Churchwardens in consultation with the PCC.

Missionary Committee:

The Committee attends to matters relating to the church's support of the work of mission largely overseas and also in this country, outside the parish. It is responsible for making recommendations to the PCC for the allocation of the Mission budget.

Standing Committee:

This committee meets on an occasional basis to transact any urgent business of the PCC between its meetings, subject to any directions given by the Council.

Youth committee:

The Committee meets on an occasional basis to address issues concerning children and youth activities.

Risk Management

In its ongoing programme of risk management, the PCC has documented financial procedures (covering handling of cash, authorising expenditure, approving and paying for items of expenditure), procedures for handling disturbances at services (although not needed to be acted on during the year) and a fire risk assessment. In regard to safeguarding both children and vulnerable adults, the PCC follows the Diocese of Rochester's Safeguarding procedures and policies. Thus, the PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults). The PCC has also identified the risk of claims arising from historic debt advice and has appropriate insurance against that situation.

Reference and administrative information

Background

St Philip and St James' Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church Centre Complex of St Philip and St James, King George Road, Chatham.

Membership

Members of the PCC are either ex-officio or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. During the year, the following served as members of the PCC:

Ex officio:

Incumbent:

The Rev'd Martyn Saunders

Associate Vicar:

The Rev'd Andrew Vaughan (from 14/2/2021)

Assistant Curate:

The Rev'd Luke Bacon (from 7/3/2021 to 31/3/2022)

Reader:

Rose Robinson

Elected members:

Churchwardens:

Tandy Sinclair

Winston Archibald (until 8/5/2021) Trevor Poulter (from 8/5/2021)

Members of Rochester Diocesan Synod:

Julie Campbell (until 31/07/2021)

Guy Gallico

Representatives to Rochester Deanery Synod:

Heather Drew Diane Hatcher Tracy Read

Elected and co-opted members of the PCC:

Winston Archibald (from 8/5/21)

Melanie Banister (until 13/4/21)

John Lawrence (8/5/21 to 19/1/22) Trevor Poulter (until 8/5/21 then CW)

Luke Saunders

Mary Burling

John Crook (re-elected 8/5/21)

Steve Fouch (from 8/5/21)

Chris Sims (until 8/5/21)
Tanya Terry (from 8/5/21)

Rita Holding

Steve Killick (until 8/5/21)

Contact Details

Correspondence may be addressed to: PCC Chair, St Philip and St James' Church, King George Road, Chatham, Kent ME5 0TZ.

Bank: CAF Bank Ltd, 25 Kings Hill Ave, Kings Hill, West Malling, Kent ME19 4TA

Independent examiner:

Mr David R Ralph, FCIE, 50 Southwood Rd, Rustall, Tunbridge Wells TN4 8SP

Approved by the PCC on 26 April 2022 and signed on their behalf by

Rev Andrew Vaughan (PCC Chair)

PAROCHIAL CHURCH COUNCIL OF ST PHILIP & ST JAMES, CHATHAM

STATEMENT OF FINANCIAL ACTIVITIES For the year ended 31 December 2021

For the year ended 31 December 2021	021									
		Note	eted et	Designated Funds	Restricted Funds	TOTAL 2021	Unrestricted Funds	Designated Funds	Restricted Funds	TOTAL 2020
INCOMING RESOURCES	RESOURCES		ы	ભ	tu:	сы	બ	ы	બ	сı
	Donations and legacies	2a	137,766	610	27,011	165,387	119,679	1.377	10.968	132.024
	Income from other trading activities	2p	7,647	155	999	8,467	4,438	841	2.491	7.770
	Investment Income	5 c	50	7	0	12	\$	10	0	06
	Charitable Activities	5d	1,132	0	30	1,162	2,075	0	589	2.664
	Other income	20	2,724	0	0	2,724	0	0	0	0
TOTAL INCOMING RESOURCES			149,274	772	27,706	177,782	126,232	2,228	14,048	142,508
RESOUCES USED										
	Raising funds	38	0	0	o	•	C	c	c	c
	Expenditure on charitable activities	36	130,984	251	3.853	135.088	114 880	1 859	6 563	123 302
	Other expenditure	છ્ઠ	0	0	0	0	0	0	000	100,02
TOTAL RESOURCES EXPENDED			130,984	251	3,853	135,088	114,880	1,859	6,563	123,302
NET INCOMING / (OUTGOING) RESOURCES	OURCES		18,290	521	23,853	42,664	11,352	388	7,485	19,208
GAINS AND LOSSES ON INVESTMENTS	87.13									
	Realised		0	0	0	0	0	0	0	0
	Unrealised		0	0	0	0	0	0	0	0
GROSS TRANSFERS		∞	3,595	649	(4,267)	(23)	1,815	(2,549)	834	0
NET MOVEMENT IN FUNDS			21,885	1,170	19,586	42,641	12,967	(2,180)	8,419	19,206
BALANCES BROUGHT FORWARD AT 1 JANUARY	AT 1 JANUARY		909'86	6,253	11,673	116,631	85,638	8,433	3,254	97,324
BALANCES CARRIED FORWARD AT 31 DECEMBER	.T 31 DECEMBER	. ,	120,491	7,423	31,259	159,172	98,606	6,253	11,673	116,531

BALANCE SHEET AS AT 31 DECEMBER 2021	Note	2021 £	2020 £
FIXED ASSETS			
Tangible	5 _	<u> </u>	546_
CURRENT ASSETS			
Debtors	6	10,070	5,717
Repair Funds		4,810	2,987
Bank Accounts		148,591	109,397
Cash	_		-
		163,471	118,101
LIABILITIES			
Creditors - Amounts Falling Due Within One Year	7 -	4,299	- 2,118
NET CURRENT ASSETS		159,172	115,984
TOTAL ASSETS less CURRENT LIAB	BILITIES _	159,172	116,530
Creditors - Amounts Falling due After One Year		-	-
TOTAL NET ASSETS	_	159,172	116,530
FUNDS			
Unrestricted	8	120,490	98,605
Designated	8	7,423	6,253
Restricted Fund	8	31,258	11,673
	_	159,172	116,530
Approved by the PCC on 26th April.	2022		<u>-</u>

Signature

Rev Andrew Vaughan

Chairman

MRS RK HOLDING

TOEASURER.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2021

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 together with applicable accounting standards and the Charities Statement of Recommended Practice 2015 and Financial Reporting Standard (FRS) 102.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which would be shown at market value. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

a Funds

Restricted funds represent (a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and (b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund. Where there is no separate investment, interest, where material, is apportioned to individual funds on an average balance basis.

Unrestricted funds are general funds which can be used for PCC ordinary purposes.

b Incoming Resources

Planned Giving, collections and donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Grants and legacies are accounted for when the PCC is legally entitled to the amounts due. Dividends would be accounted for when receivable, interest is accrued. All other income is recognised when it is receivable. All incoming resources are accounted for gross.

c. Resources Expended

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC. The parish offer to the diocese is accounted for when due. Amounts received specifically for mission are dealt with as restricted funds. All other expenditure is generally recognised when it is incurred and is accounted for gross.

d Fixed Assets

Consecrated and beneficed property is not included in the accounts in accordance with section 10 (2) of the Charities Act 2011.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a Fixed Assets are depreciated to reflect their diminution of value over their estimated economic lifetime, as follows:

Office equipment and computers: 3-5 years. Fixtures and fittings: 10 years. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2021

For the year ended 31 December								
	Note Unrestricted	-		TOTAL	Unrestricted	_		TOTAL
	Funds £	Funds £	Funds	2021	Funds	Funds	Funds	2020
2 INCOMING RESOURCES	£	Ł	£	£	£	£	£	£
a Income from donations								
Regular Giving	109,636	140	7,655	117,431	95,755	750	2,101	98,606
Church Collections	1,699	-	-	1,699	832	251	8	1,091
Income Tax Recovered	22,955	-	4,202	27,157	22,013	-	585	22,598
Grants Received	-	-	-	-	300	-	3,515	3,815
Legacies	2,500	-	-	2,500	-	-	-	-
Sundry Donations	976	470	<u>15,</u> 154	16,600	779	376	4,759	5,914
	137,766	610	27,011	165,387	119,679	1,377	10,968	132,024
b Income from other trading activit	ies							
Church half lettings etc	7,514	-	ų.	7,514	3,943	-	-	3,943
Fund raising events	~	-	-	-	25	476	_	501
Other fundraising	133	155	665	953	470	365	2,491	3,326
	7,647	155	665	8,467	4,438	841	2,491	7,770
c investment income								
Dividends and interest	5_	7	<u> </u>	12	40	10		50
	5	7	. <u>.</u> .	12	40	10	-	50
d Charitable Activities								
Sundry income	-	-	-	-	-	-	-	-
Fees - Weddings & Funerals	1,045	-	-	1,045	1,719	-	-	1,719
Youth Activity Fees	-	-	-	-	-	-	-	-
Other Activities Income	87	<u> </u>	30	117.00	356		589	945
	1,132	<u></u>	30	1,162	2,075		589	2,664
e Other Incoming Resources								
Insurance Claims	-	-	-	-				
Other income	2,724	<u> </u>		2,724				
	2,724			2,724		-	-	
TOTAL INCOMING RESOURCES	149,274	772	27,706	177,752	126,232	2,228	14,048	142,508

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2021	Note Unrestricted Funds	Designated Funds	Restricted Funds	TOTAL 2021	Unrestricted Funds	Funds	Restricted Funds	TOTAL 2020
3 RESOURCES EXPENDED	£	£	£	£	£	£	£	£
a Raising funds								
Costs of stewardship campaign	-	-	_	-	_	-	-	
Costs of fetes and other events	<u> </u>	<u>.</u>		<u>.</u>	-		-	
			<u>~</u> .	-			-	<u>-</u> _
b Expenditure on Charitable Activities								
Missionary and Charitable Giving								
Church overseas: - missionary societies	8,000	_	_	8,000	13,100	_	_	13,100
- relief and development agencies	4,400	-	_	4,400	-	_	-	-
Home missions	1,560	100	_	1,660		600	-	1,555
UK Organisations	-	,50	_	-,,544	100	-	450	550
SIT SIGNALIONS	13,960	100	_	14,060		600	450	15,205
Contribution to Diocese	67,378	-	-	67,378		-	-	68,141
Clergy Costs	3,558	_		3,568	1,470	_	_	1,470
Clergy expenses Clergy Housing Costs	5,617	-	-	5,617	2,123	_	-	2,123
Church Administrator	8,220	-	-	8,220		_	-	7,377
Child Addinantia	17,395			17,395			<u> </u>	10,970
Church Activity Costs	17,363		.	11,000	10,510	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	10,370
Good News Club	_	_	•		_	_	_	
Youth & Childrens Work	101	60	117	278		<u>.</u>	612	1,093
Worship Expenses	3,216		-	3,216		_		2,233
Web Site & Publicity	1,042	_	_	1,042		_	_	1,162
Outreach & Training Events	62	24	3,059	3,145		413	1,168	2,569
Events and activities	1 4 0	237	839	1,216		366	72	1,677
Other Church Activity Costs	ي ا	_	_	· -	247	_	_	247
•	4,561	321	4,015	8,897		778	1, 8 52	8,980
Church Building Costs	,_							
Church Insurance	1,852	-	-	1,852	1,927	-	-	1,927
Utilities	4,137	-	-	4,137	3,699	-	-	3,699
Cleaning	2,116	-	-	2,116	2,256	-	-	2,256
Maintenance	819	-	-	819	812	-	-	812
Building Repairs	13,198	-	-	13,198	2,539	-	-	2,539
Furnishing, equipment (not Capita	lised) 2,612	-	-	2,612	2,185		249	2,434
Depreciation	546			546	546		-	546
	25,280	-		25,280	13,964	<u>_</u>	249	14,213
Other Costs	70			7.	477			4.
Subscriptions	75	-	-	75		-	-	477
Telephone/Internet	847	-	-	847		-	_	841
Photocopier	473		-	473	-	-	-	1,290
Printing, Post and Stationery	202 360			- 108		426	3,952	89 4 # 40
Sundry expenditure	352		- 230	352		-	3,902	4,549 370
Independent Examiners Fee	352	·	-	302	370	-	_	3/(
Bookkeeping Costs	101	40	- 96	237	65	55	60	180
Benk Char ges	2,410			2,078		481	4,012	7,79
	130,984		3,853	135,088	114,880	1,859	6,583	123,30
A Other support Marie		201	<u> </u>	.00,000	1111000	.,000	5,500	,,,,,,,,,
c Other expenditure	-	-	-	•	-	-	-	-

NOTES TO THE FINANCIAL STATEMENTS (Continued) For the year ended 31 December 2021

4 STAFF COSTS	2021 £	2020 £
Wages and Salaries:		
Church Operating Officer	8,220	6,168
	8,220	6,168
5 FIXED ASSETS	Equipment £	Total £
Cost		
Brought Forward	25,088	25,088
Additions	0	, <u>-</u>
Disposals	0	
Carried Forward	25,088	25,088
Depreciation		
Brought Forward	24,542	24,542
Charge for the year	546	546
Disposals	<u> </u>	
Carried Forward	25,088	25,088
Net Book Value 31st December 2021		
Net Book Value 31st December 2020	546_	546
6 DEBTORS	2021 £	2020
Gift Aid Recoverable	· 7,442	£ 5 717
Other Debtors	2,627	5,717
	10,070	5,717
7 LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR	2021	2020
	£	£
Creditors		
Accruals and deferred income	4,299	2,118
	4,299	2,118

NOTES TO THE FINANCIAL STATEMENTS (Continued) For the year ended 31 December 2021

8 Statement of funds

	At 1 Jan 2021 £	Income £	Expenditure £	Transfers, other gains and losses £	At 31 Dec 2021 £
Unrestricted Funds - undesignated	98,605	149,274	- 130,984	3,594.98	120,489.96
	98,605	149,274	- 130,984	3,594.98	120,489.96
Unrestricted Funds - designated					
Barnabas	1,143	100	_		1,242,73
Breakaway	230	156	- 321	- 77.34	
Christmas Lunch	_	415	130	,,,,,,,	545.31
Repair Fund	2,987	7		726.40	3,720.54
Seniors Fund	· -	٠ _	_	, 20.10	-,, 20.04
Sundry Funds	358	95	₩		452.95
Young Peoples Fund	1,535		- 60		1,475,19
	6,253	772	- 251	649.06	7,423.25
Restricted Funds					
Audio Visual Appeal		19,826			19,826.00
Hope Fund	1,545	1,922	- 2,774		693.24
Children and Families Worker Fund	6.079	5.038	_,	- 4,267.12	6,636,11
Good News	386	30	_ , ,	,,,,_	386.34
Walderslade Sings	3,345	890			3,398.77
Glow	8	_	-		7.72
Bereavement Group	310	_	_		310.27
-	11,673	27,706	- 3,853	- 4,267.12	31,258.45
Total funds	116,530	177,752	- 135,088	- 23	159,172

NB Net fund transfers reflect minor prior year adjustments,

9 Related Party Transactions

Members of the clergy and PCC members are reimbursed for various expenses incurred to fulfil their role as well as goods and services incurred on behalf of the Church. Working expenses paid in the year totalled £3,558 (2020 £2,926).

Independent Examiner's Report to the PCC of the Ecclesiastical Parish of St Philip & St James Chatham

This report on the financial statements of the PCC for the year ended 31st December 2021, which are set out on pages 1 to 10, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 ("the Regulations") and s.145 of the Charities Act 2011 ("the Act").

Respective responsibilities of PCC members (Trustees) and examiner

As the members of the PCC you are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed. Where the charity's gross income exceeded £250,000 that I am qualified to undertake the examination by being a qualified Fellow of the Association of Charity Independent Examiners.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with general Directions given by the Charity Commission and the Church Guidance 2006 issued by the Finance Division of the Archbishops' Council. An examination includes a review of the accounting records kept by the PCC and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - · to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D R Ralph

David R Ralph lEng JP FCIPD MIET FCIE HMCE MLR No. 12338775 50 Southwood Road Rusthall Tunbridge Wells Kent TN4 8SP 31et May 2022