

**Ebenezer Baptist Chapel, Magor**  
**Trustees Annual Report 2020**

**Trust property in connection with Ebenezer Baptist Church, Magor**  
**Registration Number: 703042**

**Trustees**

The Trustees have remained unchanged. The current Trustees are Keith Arnold, Ian Craggs, Adrian Davies, Matthew Elliott, Christine Foster, Phyllis Jones, John Loebel, and Frank Miles.

**Property maintenance**

**Chapel**

The Trustees have continued to support the Church in maintaining the premises including replacing the boiler and overhauling the heating system in the main part of the Church, the provision of a new toilet upstairs, renovating the room for use by the Church/Community Worker, repairs to the roof and renovating the wall outside the Church.

**Manse**

The Trustees, with the new Minister not requiring the Manse, have rented out the Manse. The Trustees have continued to support the church in payment of the additional stipend in lieu of the provision of a Manse.

**Other Properties**

Oakville – Minor repairs

Devonia – New boiler and minor repairs

1 Windsor Drive – Hedge trimming and minor repairs

3 Chapel Terrace – A full refurbishment of the property was carried out at the termination of the tenancy .

4 Chapel Terrace – Minor repairs

The Trustees policy is to ensure that all properties are fully maintained to a good standard and meet the current Rent Smart standards for property letting.

**Tenancies**

**Chapel Terrace/Oakville/Devonia**

The tenancies of 4 Chapel Terrace, Windsor Drive, Oakville and Devonia remained unchanged during the year. The tenancy of 3 Chapel Terrace changed in November 2020.

All the properties continue to be managed by Nathan James, Estate Agents in accordance with the Rent Smart Wales regulations.

**Donations**

The Trustees made a donation of £250 to the Church to be passed on to Raven House Foodbank.

***Keith Arnold***  
***Secretary***



CONDENSED SUMMARISED ACCOUNTS FOR PROPERTY TRUST TO END DECEMBER 2020

INCOME	2020		2019		EXPENDITURE		2020		2019	
		£.p		£.p			£.p		£.p	
Property					Property					
Rent		39,510.00		35,473.00	Oakville		532.74		5,010.32	
Investments					Devonia		2,500.00		3,087.00	
C.O.I.F		2,085.22		2,039.50	3 Chapel Terrace		14,494.00		350.00	
M & G Charibonds		1,587.35		1,481.52	4 Chapel Terrace		824.00		72.00	
Mon Building Soc		172.80		241.82	1 Windsor Drive		1,199.41		475.50	
Baptist Union		810.30		22.36	Church Buildings		8,467.63		6,561.64	
CAF		2,072.46		800.48	General					
Cambridge		875.65		2,047.04	Rates & Utilities		1,587.98		1,460.23	
Hampshire		0.00			Insurance		3,300.30		3,096.40	
Other					Servicing/Inspection		794.89		1,687.61	
Wayleave		3.93		3.93	Other					
Reimbursements		423.41			Agency Fees		3,318.88		2,979.78	
					Donations		6,250.00		6,000.00	
<b>TOTAL INCOME</b>		<b>47,541.12</b>		<b>42,109.65</b>	<b>TOTAL EXPENDITURE</b>		<b>43,269.83</b>		<b>30,780.48</b>	
<b>SURPLUS/DEFICIT</b>		<b>4,271.29</b>		<b>11,329.17</b>						
<b>ASSETS</b>		<b>2020</b>		<b>2019</b>			<b>2020</b>		<b>2019</b>	
<b>MONETARY ASSETS</b>					<b>PROPERTY (Insurance Value)</b>					
CAF		0.00		61,575.08	Oakville		164,132.00		151,177.00	
C.O.I.F.		70,053.98		55,714.02	Devonia		173,194.00		167,498.00	
M & G Charibonds		66,393.98		64,621.43	3 Chapel Terrace		139,869.00		133,336.00	
Mon. Building Soc.		40,463.37		70,048.75	4 Chapel Terrace		139,869.00		133,336.00	
Cambridge		105,412.38		101,292.88	1 Windsor Drive		227,259.00		209,321.00	
Lloyd's Bank C/A		12,889.65		34,332.10	Field (Vinegar Hill)		3,000.00		3,000.00	
Baptist Union		60,832.66		-	Chapel Buildings		1,816,664.00		1,776,850.00	
Hampshire		63,251.21		-						
<b>TOTAL MONETARY ASSETS</b>		<b>419,297.23</b>		<b>387,584.26</b>	<b>LIABILITIES</b>		<b>NIL</b>		<b>NIL</b>	

Report of the independent examiner to the trustees and the members of :-  
**Ebenezer Baptist Church, Magor**

Charity Commission No.703042

In accordance with the provisions of the Charities Act 2011, I have examined the receipts and payments account and the statements of assets and liabilities of the trustees of Ebenezer Baptist Church, Magor relating to the year ending 31st December 2020.

This examination did not extend to a comprehensive audit of such accounts and statement.

I confirm that the accounts and the statement accord with the accounting records of the church and that such records satisfy the requirements of the Act. I am not aware of any matters to which attention should be drawn in order to obtain a proper understanding of the accounts.

Signed..........Mr A Wallwin

76, Sandy Lane,  
Caldicot,

Monmouthshire.

Date.....4/2/2021.....