

Trust Property in connection with Ebenezer Baptist Chapel, Magor
Charity No. 703042
Trustees Annual Report 2022

Trustees

The Property Trustees are: Keith Arnold (Secretary), Adrian Davies (Treasurer), Matthew Elliott, Christine Foster, Phyllis Jones, John Loebel, Frank Miles and Elizabeth Upton.

Elizabeth Upton was appointed as a Trustee on 23rd February, 2022

Property maintenance

Chapel

The Trustees continue to support the Church in maintaining the premises -the only major item being the Electrical inspection of £480 and remedial work of £3546 – a total of £4026.

Manse (1 Windsor Drive)

The Manse continues to be rented out by the Trustees. The Trustees supported the Church in payment of the additional stipend in lieu of the provision of a Manse until the Minister retired in August 2022. Minor repairs only have been carried out.

Other Properties

Oakville – Minor repairs

Devonia – Minor repairs

3 Chapel Terrace – Minor repairs

4 Chapel Terrace – A Bathroom refurbishment was carried out at the premises

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

Tenancies

The tenancies of 1 Windsor Drive, Devonia, 3 and 4 Chapel Terrace remained unchanged during the year. The tenancy of Oakville changed during the year, being let to a Ukrainian family relocated to Wales because of the war situation in their country. The rent chargeable was reduced by the Trustees below market value.

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

Other matters

The Trustees have entered into discussions with Aelwydd to sell the freehold interest in the St. David's Court housing complex.

Keith Arnold
Secretary

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 2022.

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.....14/2/2023.....

