

**Ebenezer Baptist Chapel, Magor**  
**Trustees Annual Report 2023**

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

**Trustees**

The Trustees have remained unchanged. The current Trustees are Keith Arnold (Secretary), Adrian Davies (Treasurer), Matthew Elliott, Christine Foster, Phyllis Jones, John Loebel (Chairman), Frank Miles and Elizabeth Upton

**Property maintenance**

**Chapel**

The Trustees continue to support the Church in maintaining and upgrading the facilities in the Chapel.

During this year a new sink unit was installed in the Schoolroom and double glazed windows have been replaced as necessary in the building. Additional Emergency lighting has also been installed. An Asbestos survey for the building was carried out as required by the Baptist Insurance Company.

**Manse**

As a result of Rev. Mark Thomas being appointed as our new Minister the tenancy on the Manse was terminated and the Manse refurbished prior to occupation at a cost of £7121

**Other Properties**

Oakville – Improve insulation, smoke alarms and minor repairs

Devonia - EPC (Energy Performance Certificate) inspection carried out.

1 Windsor Drive - New smoke alarms installed

3 Chapel Terrace –New hob unit, and smoke alarms installed and repairs to the bathroom were carried out.

4 Chapel Terrace –New Smoke alarms installed and minor repairs.

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

**Tenancies Chapel Terrace/Oakville/Devonia**

The tenancies of 3 and 4 Chapel Terrace, Oakville and Devonia remained unchanged during the year. The tenancy on the Manse ended on 31<sup>st</sup> July.

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 £5000 to the Raven House Food bank.

**St. David's Court**

Negotiations are still ongoing regarding the sale of the freehold of St.David's Court to Aelwyd

**Field at Vinegar Hill**

The Trustees are considering obtaining planning permission for the field at Vinegar Hill

**Reserves**

During the coming year the Trustees will be undertaking a review of the financial reserves held by the Trust

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

CONDENSED SUMMARISED ACCOUNTS FOR PROPERTY TRUST TO END DECEMBER 2023

INCOME	2023		2022		EXPENDITURE		2023		2022	
		£.p		£.p			£.p		£.p	
Property						Property				
	Rent	£35,989.00		£40,446.54		Oakville	£497.00		£217.00	
						Devonia	£727.00		£440.00	
Investments						3 Chapel Terrace	£1,323.67		£211.00	
	C.O.I.F	£2,186.82		£2,169.04		4 Chapel Terrace	£206.00		£3,248.00	
	M & G Charibonds	£2,116.48		£1,164.08		1 Windsor Drive	£7,120.59		£1,025.00	
	Mon Building Soc	£414.32		£182.90		Church Buildings	£4,654.12		£5,206.81	
	Baptist Union	£772.63		£368.65		General				
	Cambridge	£1,637.13		£1,621.65		Rates & Utilities	£1,486.08		£1,151.81	
	Hampshire	£2,464.02		£705.26		Insurance	£3,998.84		£3,856.87	
						Servicing/Inspection	£2,408.61		£825.17	
Other	Wayleave	£3.93		£3.93		Other				
	Reimbursements	£15.00				Agency Fees	£3,023.31		£3,442.60	
						Donations	£5,200.00		£4,000.00	
<b>TOTAL INCOME</b>		<b>£45,599.33</b>		<b>£46,662.05</b>		<b>TOTAL EXPENDITURE</b>	<b>£30,645.22</b>		<b>£23,624.26</b>	
<b>SURPLUS/DEFICIT</b>		<b>£14,954.11</b>		<b>£23,037.79</b>						
<b>ASSETS</b>										
<b>MONETARY ASSETS</b>						<b>PROPERTY (Insurance Value)</b>				
	C.O.I.F.	£76,449.30		£69,670.46		Oakville	£220,578.00		£210,676.00	
	M & G Charibonds	£59,176.78		£57,308.99		Devonia	£244,393.00		£233,422.00	
	Mon. Building Soc.	£41,242.68		£40,828.36		3 Chapel Terrace	£185,891.00		£177,546.00	
	Cambridge	£110,779.41		£109,142.28		4 Chapel Terrace	£185,891.00		£177,546.00	
	Lloyd's Bank C/A	£71,339.64		£61,673.63		1 Windsor Drive	£305,416.00		£291,705.00	
	Baptist Union	£62,583.49		£61,810.86		Field (Vinegar Hill)	£3,000.00		£3,000.00	
	Hampshire	£67,108.63		£64,644.61		Chapel Buildings	£2,396,221.00		£2,326,430.00	
<b>TOTAL MONETARY ASSETS</b>		<b>£488,679.93</b>		<b>£465,079.19</b>		<b>LIABILITIES</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 2023.

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.....7/2/2024.....