Ebenezer Baptist Chapel, Magor
Trustees Annual Report 2025
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 Loebl (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.

The Trustees completed the refurbishment of the disabled toilet at a cost of £9827, the resurfacing of the Chapel exteriors at a cost of £6080 and the windows at the rear of the sanctuary for £2860.

The Trustees have now agreed a contract for the full refurbishment of the Ladies and Gents toilets to be carried out early in 2026.

Other Properties

Manse - Minor repairs
Oakville - Minor repairs.
Devonia - Minor repairs
3 Chapel Terrace Minor repairs
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 Wales standards for property letting. The Trustees will be required to bring the properties up to the required Energy Performance standards set by the Welsh government.

Tenancies Chapel Terrace/Oakville/Devonia

The tenancies of 3 and 4 Chapel Terrace, Oakville and Devonia remained unchanged during the year. All the properties continue to be managed by Nathan James, Estate Agents in accordance with the Rent Smart Wales regulations.

St. David's Court

The sale of the freehold of St. David's Court to Aelwydd will be completed early in 2026 with a clause restricting the use to social housing.

Keith Arnold
Secretary

CONDENSED SUMMARISED ACCOUNTS FOR PROPERTY TRUST TO END DECEMBER 2025

INCOME		2025 £.p	2024 £.p
Property			
	Rent	£32,166.02	£30,088.84
Investments			
	C.O.I.F (Now C.C.L.A.)	£2,265.55	£2,227.46
	M & G Charibonds	£1,375.72	£2,592.70
	Mon Building Soc	£1,116.98	£1,095.65
	Baptist Union	£3,254.67	£2,510.21
	Cambridge	£6,060.90	£5,776.31
	Hampshire	£3,211.14	£3,465.56
	M & G C M A	£1,467.63	
Other	Wayleave	£3.93	£3.93
	Reimbursements	£151.20	
TOTAL INCOME		**£51,073.74**	**£47,760.66**
SURPLUS/DEFICIT		**£18,067.03**	**-£8,334.41**

EXPENDITURE		2025 £.p	2024 £.p
Property			
	Oakville	£95.00	£1,402.69
	Devonia	£70.00	£191.00
	3 Chapel Terrace	£415.00	£5,564.10
	4 Chapel Terrace	£1,022.76	£0.00
	1 Windsor Drive	£474.00	£360.00
	Church Buildings	£20,802.11	£28,827.45
General			
	Rates & Utilities	£1,574.05	£1,172.87
	Insurance	£4,346.71	£4,196.79
	Servicing/Inspection	£1,205.14	£1,852.77
Other			
	Agency Fees	£2,701.94	£2,527.40
	Donations	£0.00	£10,000.00
	Official Fees	£300.00	
TOTAL EXPENDITURE		**£33,006.71**	**£56,095.07**

ASSETS		2025 £.p	2024 £.p
MONETARY ASSETS			
	C.C.L.A.	74,529.18	78,547.22
	M & G C M A	61,951.89	57,092.05
	Mon. Building Soc.	43,455.31	42,338.33
	Cambridge	122,616.62	116,555.72
	Lloyd's Bank C/A	54,580.84	50,157.50
	Baptist Union	68,348.37	65,093.70
	Hampshire	73,785.33	70,574.19
TOTAL MONETARY ASSETS		**£499,267.54**	**£480,358.71**

		2025	2024
PROPERTY (Insurance Value)			
	Oakville	£235,819.00	£282,891.00
	Devonia	£261,279.00	£313,434.00
	3 Chapel Terrace	£198,735.00	£238,405.00
	4 Chapel Terrace	£198,735.00	£238,405.00
	1 Windsor Drive	£326,519.00	£391,696.00
	Field (Vinegar Hill)	£3,000.00	£3,000.00
	Chapel Buildings	£2,542,106.00	£2,458,531.00

Footnote: The apparent discrepancy between property values in 2024 and 2025 is due to a change in the method of calculation

LIABILITIES	**NIL**	**NIL**

Report of the independent examiner to the trustees and the members of :-

Ebenezer Baptist Church, Magor

Charity Commision 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 2025.

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

I comfirm 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....11/2/2026....