

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales · Charity number 235243

Details

Status Registered

Legal form Other

Registered 1965-04-30

Register [View on the Charity Commission register](#)

Contact

Address Dairy Building
Gable Hook Farm
Ashford Road
Bethersden
Ashford
Kent

Phone 07985488871

Activities

Objects: BENEFIT OF BODY OF PROTESTANT DISSENTERS KNOWN BY THE NAME OR TITLE OF PARTICULAR BAPTISTS.

Activities: This charity consists of two semi-detached houses which are let to tenants and provide income to support the main charity JIREH CHAPEL, TENTERDEN 258860.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People

Geography

- **Area of benefit:** TENTERDEN
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£52,284	£28,410	-	-
2023-12-31	£30,948	£4,449	-	-
2022-12-31	£28,205	£5,321	-	-
2021-12-31	£107,206	£97,154	-	-
2020-12-31	£56,196	£45,375	-	-

Trustees

Name	Role	Appointed
ANTHONY FREDERICK BALDWIN		
DR Matthew Hyde		2018-05-28
Edward David George Pont		2018-05-28
Graham Cottingham		2018-05-28
JOHN FREDERICK ASHBY		
James Rosier		2018-05-28
ROWLAND KENNETH WHEATLEY		
Raymond Alec Saunders		2018-05-28
THE GOSPEL STANDARD TRUST		
TIMOTHY FREDERICK FIELD		
Timothy Bernard Playfoot		2018-05-28
Trayton William Samuel Pont		2018-05-28

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales - Charity number 235243

Accounts

Dear Trustee

Jireh Chapel & Houses, Tenterden Annual Report 2024

Church matters

The church continues to meet every Sunday and on a Wednesday evening. The services are also streamed online.

The Sunday School meets every Lord's Day before the afternoon service. One member continues to join online. We also have our annual outing in August where we meet at Newchurch village hall and arrange activities/outings. This year we took a trip on the Romney Hythe & Dymchurch Railway which was enjoyed by all and we had a profitable Bible talk before the tea to all attendees.

Chapel houses

The upper (2-bedroom) flat at 1 Jireh House continues to be managed using a letting agent, Jago & Jago. The 2022 tenant was still in occupation at the end of 2024 but has given notice to leave in early 2025.

The downstairs flat continues to be occupied by the previous tenant.

2 Jireh house was vacated by the tenants in May 2023. On inspection there was found to be cracks in the walls between 2 bedrooms and also down into the 2 living rooms below. This was monitored by our insurance company for 6 months + and it was agreed there was no further subsidence movement. Therefore the insurance company agreed to pay for repairing the cracks and extensive redecoration (no underpinning required). The corrective works did not commence till well into 2025 so the property was empty for 7 months of 2024. During this empty period work was commenced to refurbish the kitchen, upstairs bathroom, downstairs bathroom and utility and boiler.

Annual accounts

The annual accounts for the year 2024 are enclosed. You will see from these that the reserves held by the church have remained similar to last year as the Chapel & Houses combined have broken even for the year. This is a loss of £24k relating to the Chapel and a profit of £24k relating to Chapel Houses.

We received grants towards the refurbishment of 2 Jireh House of £24k (£10k from the Tilden Trust, £13.6k from the GS trust and £8k from Providence Croydon chapel .

The accounts were audited again by Mr Samuel Parish from Swavesey and we are thankful to him for his continued assistance with this. His report raised no areas for concern for 2024 accounts. He did note that there was a restatement needed on the 2023 comparatives due to the accrual figure being incorrect by £1k.

This report and annual accounts have been submitted to the charity commission.

Please contact me by email if there are any questions or observations.

With Christian love.

Yours sincerely

Edward Pont, Deacon/Church Secretary

Jireh Chapel, Houses and Assistance Fund
Income Statement
1 January 2024 to 31 December 2024

		£	£	Restated	Restated
		2024	2024	£	£
Jireh Houses	Notes			2023	2023
Income					
Rent	1		27,414		30,948
Grants	2		24,000		0
Collection for refurb work	3		870		
<i>Expenses</i>			<u>52,284</u>		
Maintenance		405		1,455	
Management fees and advertising		1,508		1,659	
Legal fees		0		0	
Planning & building works	4	24,000		0	
Cost of renewal/change in tenancy		0		144	
Annual Service & Insurance	5	<u>2,497</u>		<u>1,190</u>	
			28,410		4,449
Jireh Houses Net Profit			<u>23,874</u>		<u>26,499</u>
Jireh Assistance Fund					
Income					
Collections			985		1,374
Expenses					
Communion expenses		8		0	
Distributions		<u>925</u>		<u>1,450</u>	
			933		1,450
Jireh Assistance Fund Net (Loss)/ Profit			<u>52</u>		<u>(77)</u>
Chapel					
Income					
Gift Aid Donations		6,230		8,540	
Collections for Chapel		4,762		2,121	
Special Collections in	6	605		1,395	
Gift Aid Refund		2,404		2,735	
Grant for ministerial costs	7	2,400		0	
Sunday school collections		645		345	
Sale of 150th Books		0		0	
Maintenance fund		0		0	
Interest		0		0	
Grave fees		<u>100</u>		<u>50</u>	
			17,145		15,185
Expenses					
Ministry		22,901		23,741	
Payroll Tax		4,950		5,220	
Building Maintenance		190		470	
Grounds Maintenance		3,126		2,832	
Annual Service & Ins Costs		2,397		1,640	15
Utilities	8	4,833		3,927	
Cleaning	9	1,091		813	
Special Collections out	10	195		905	
Publishing 150th Books		0		0	
Honoraria		50		60	
Sunday School expenses	11	944		257	
Subscriptions		<u>145</u>		<u>245</u>	
			40,822		40,110
Chapel Net (Loss)			<u>(23,677)</u>		<u>(24,925)</u>
Total Net Profit			<u>249</u>		<u>1,498</u>

Jireh Chapel, Houses and Assistance Fund

Balance Sheet

As at 31 December 2024

Assets

Cash at bank and in hand	12	17,229		10,341
Tenancy reserve		285		285
Prepayments		<u>0</u>		<u>0</u>
			17,514	10,626

Liabilities

Accruals	13	3,491	15	4,452
Deferred Grant Income	14	<u>7,600</u>		<u>0</u>
			11,091	4,452

Net Assets and liabilities

	<u>6,423</u>	<u>6,174</u>
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Equity

Profit & Loss Reserves

Jireh Houses & Chapel		6,176	15	5,979
Jireh Assistance Fund		<u>247</u>		<u>195</u>
			6,424	6,174

Notes:

- 1 Tenants of 2 Jireh House moved out in May 24. Loss of rent due to unoccupation for 7 months due to large cracks in walls which are being monitored by insurance company. Trying to get this loss of rent back from the insurers. Still waiting for outcome of monitoring.
- 2 Grants received towards refurbishment of 2 Jireh House. £10k from the Tilden Trust, £13.6k from The GS Trust, £8k from Providence Croydon. An additional amount of £25k was received after the year end from the Barwell Trust
- 3 This is special collections for the refurb work.
- 4 £24k paid for refurb works so far (mainly kitchen, bathroom, new boiler, insulation work)
- 5 Insurance increase on houses due to ongoing claim
- 6 Special collections in were for Savannah Education and Pastors collections
- 7 We received specific grants towards ministerial costs this year as chapel funds were low
- 8 £4k of utilities relates to gas and electric. The rest is water bills and internet costs.
- 9 Cleaning is for chapel cleaning inside and the windows
- 10 Special collection out was to Savannah Education
- 11 Sunday school expenses main expense is the hire of Newchurch village hall in August and the train ride
- 12 Cash increase due to grants received this year. Cash balance at 29 Jan 25 is £39k
- 13 Accruals relates to insurance
- 14 Deferred grant income relates to grant income not yet spent on 2 Jireh House refurb work
- 15 Error on insurance accrual last year- restated figures to be correct



Section A

Independent Examiner's Report

Report to the trustees/
members of

Jireh Chapel Tenterden

On accounts for the year
ended

31/12/2024

Charity no
(if any)

235343

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Samuel Parish

Samuel Parish (Oct 8, 2025 21:25:11 GMT+1)

Date: 08/10/2025

Name: SAMUEL PARISH

Relevant professional
qualification(s) or body
(if any):

FCCA

Address:

58 Little Meadow

Bar Hill, Cambridge

CB23 8TD

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales - Charity number 235243

Accounts

Dear Trustee

Jireh Chapel & Houses, Tenterden Annual Report 2023

Church matters

Our Pastor and wife travelled to Australia at the end of February and preached during March, we were thankful to obtain ministers to preach at Tenterden during his absence.

The Sunday School continues to meet every Lord's Day between the morning and afternoon services. One member continues to join online.

The Skype system continues to be used for online listening. This is for the benefit of the members of our own congregation when unable to attend, and we are also joined at most of our services online by people from other causes, for which we are very thankful.

Chapel houses

The upper (2-bedroom) flat at 1 Jireh House continues to be managed using a letting agent, Jago & Jago. The 2022 tenant is still in occupation.

The downstairs flat continues to be occupied by the previous tenant.

2 Jireh house continues to be occupied by the previous tenant during 2023.

Annual accounts

The annual accounts for the year 2023 are enclosed. You will see from these that the reserves held by the church have remained similar to last year as the Chapel & Houses combined have broken even for the year. This is a loss of £26k relating to the Chapel and a profit of £26k relating to Chapel Houses.

The accounts were audited again by Mr Samuel Parish from Swavesey. His report raised no areas for concern. We are very thankful to him for his assistance in this.

This report and annual accounts have been submitted to the charity commission.

Please contact me by email if there are any questions or observations.

With Christian love.

Yours sincerely

Edward Pont, Deacon/Church Secretary

Jireh Chapel, Houses and Assistance Fund
Income Statement
1 January 2023 to 31 December 2023

	Notes	£ 2023	£ 2023	£ 2022	£ 2022
Jireh Houses					
Income					
Rent		1	30,948	1	28,205
Grants		2	0	2	0
<i>Expenses</i>					
Maintenance		1,455		854	
Management fees and advertising		1,659		1,470	
Legal fees		0		0	
Planning & building works		0		0	
Cost of renewal/change in tenancy		144		1,538	
Annual Service & Insurance		1,190		1,459	
			4,449		5,321
Jireh Houses Net Profit			26,499		22,884
Jireh Assistance Fund					
Income					
Collections			1,374		1,245
Expenses					
Communion expenses		0		0	
Distributions		1,450		1,200	
			1,450		1,200
Jireh Assistance Fund Net (Loss)/ Profit			(77)		45
Chapel					
Income					
Gift Aid Donations		8,540		8,730	
Collections for Chapel		2,121		2,561	
Special Collections in		1,395		941	
Gift Aid Refund		2,735		2,968	
Grants		0		0	
Sunday school collections		345		920	
Sale of 150th Books		0		0	
Maintenance fund		0		451	
Interest		0		0	
Grave fees		50		0	
			15,185		16,571
Expenses					
Ministry		23,741		22,461	
Payroll Tax		5,220		4,329	
Building Maintenance		470		343	
Grounds Maintenance		2,832		3,636	
Annual Service & Ins Costs		2,640		2,251	
Utilities	1	3,927		1,519	
Cleaning		813		692	
Special Collections out		905		350	
Publishing 150th Books		0		0	
Honoraria		60		50	
Sunday School expenses		257		557	
Subscriptions		245		129	
			41,110		36,318
Chapel Net (Loss)			(25,925)		(19,747)
Total Net Profit			498		3,182

Jireh Chapel, Houses and Assistance Fund

Balance Sheet

As at 31 December 2023

Assets

Cash at bank and in hand	10,341		8,154	
Tenancy reserve	285		0	
Prepayments	<u>0</u>		<u>0</u>	
		10,626		8,154

Liabilities

Accruals	5,452		2,478	
Deferred Grant Income	<u>0</u>		<u>0</u>	
		5,452		2,478

Net Assets and liabilities

<u>5,174</u>	<u>5,676</u>
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Equity

Profit & Loss Reserves

Jireh Houses & Chapel	4,979		5,405	
Jireh Assistance Fund	195		272	
	<u> </u>		<u> </u>	
		<u>5,175</u>		<u>5,677</u>

Notes:

1 Utilities higher due to much higher price in gas and electric contract



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name

JIREM CHAPEL TENTERDEN

**On accounts for the year
ended**

31/12/23

**Charity no
(if any)**

258860
+ 235243

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

23/10/24

Name:

SAMUEL PARFESH

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

58 Little Meadow

Bar Hill,

Cambridge CB23 8TD

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales - Charity number 235243

Accounts

Dear Trustee

Jireh Chapel & Houses, Tenterden Annual Report 2022

Church matters

The Sunday School continues to meet every Lord's Day between the morning and afternoon services. One member joins online as the distance to chapel is too great for her to be able to come in person, although there are some occasions when she is able to join us.

The Skype system set up at the chapel as a result of the pandemic to enable services to be relayed to people unable to attend continues to be used. This is for the benefit of the members of our own congregation, who can listen in even when unable to attend, and we are also joined at most of our services by people from other causes, for which we are very thankful.

Chapel houses

The upper (2-bedroom) flat at 1 Jireh House continues to be managed using a letting agent, Jago & Jago. Tenants for this flat left in February 2022 but the flat was immediately let again with new tenants moving in at the end of February 2022. One of these tenants subsequently moved out six months later but the remaining tenant continues to be in residence there.

The downstairs flat continues to be occupied by the previous tenant.

Annual accounts

The annual accounts for the year 2022 are enclosed. You will see from these that the reserves held by the church have increased this year by £4,000. This is a loss of £20k relating to the Chapel and a profit of £23k relating to Chapel Houses. As can be seen year on year, the chapel runs at a deficit and is supported by profits from the chapel houses as the collections and gift aid do not cover all running costs. For more details on this years accounts please refer to the notes at the bottom of the accounts.

The accounts were audited again by Mr Samuel Parish from Swavesey. His report raised no areas for concern. We are very thankful to him for his assistance in this.

This report and annual accounts have been submitted to the charity commission.

Please contact me by email if there are any questions or observations.

With Christian love.

Yours sincerely

Edward Pont, Deacon/Church Secretary

Jireh Chapel, Houses and Assistance Fund
Income Statement
1 January 2022 to 31 December 2022

	Notes	£ 2022	£ 2022	£ 2021	£ 2021
Jireh Houses					
Income					
Rent		1	28,205	1	22,506
Grants		2	0	2	84,700
<i>Expenses</i>					
Maintenance			854		1,246
Management fees and advertisi	3	3,008		2,638	
Legal fees	4	0		428	
Planning & building works	5	0		91,429	
Annual Service & Insurance		1,459		1,413	
			5,321		97,154
Jireh Houses Net Profit			<u>22,884</u>		<u>10,052</u>
Jireh Assistance Fund					
Income					
Collections			1,245		963
Expenses					
Communion expenses		0		0	
Distributions		1,200		950	
			1,200		950
Jireh Assistance Fund Net Profit			<u>45</u>		<u>13</u>
Chapel					
Income					
Gift Aid Donations		9,230		9,380	
Collections for Chapel		2,061		1,910	
Special Collections in		941		2,236	
Gift Aid Refund		2,968		3,001	
Grants		0		0	
Sunday school collections		920		65	
Sale of 150th Books		0		10	
Maintenance fund		451		0	
Interest		0		0	
Grave fees		0		0	
			16,571		16,602
Expenses					
Ministry		22,461		21,019	
Payroll Tax		4,329		4,657	
Building Maintenance		343		126	
Grounds Maintenance		3,636		3,054	
Annual Service & Ins Costs		2,251		2,203	
Utilities		1,519		1,653	
Cleaning		692		708	
Special Collections out		350		960	
Publishing 150th Books		0		0	
Honoraria		50		160	
Sunday School expenses		557		101	
Subscriptions		129		129	
			36,318		34,770
Chapel Net (Loss)/ Profit			<u>(19,747)</u>		<u>(18,168)</u>
Total Net (Loss)/Profit			<u>3,182</u>		<u>(8,103)</u>



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name:
JIREM CHAPEL, TENTERDEN

On accounts for the year
ended

31/12/22

Charity no
(if any)

2588602

Set out on pages

235243

(number to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 12 2022

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below*~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

28/10/23

Name:

SAMUEL PARZSH

Relevant professional
qualification(s) or body
(if any):

FCCA

Address:

58 Little Meadow

Bar Hill

Cambridge CB23 8TD

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales - Charity number 235243

Accounts

Dear Trustee

Jireh Chapel & Houses, Tenterden Annual Report 2021

Church matters

The coronavirus continued to see an impact upon worship into 2021. The Sunday School was held online during the initial months of the pandemic but once social distancing restrictions were eased in 2021 we were able to return to holding it as a group in the school room. One member of the Sunday school still mainly attends online now (as of October 2022) as the distance to chapel is too great for her to be able to come in person, although there are some occasions when she is able to join us.

The Skype system set up at the chapel as a result of the pandemic to enable services to be relayed to people unable to attend continues to be used. This is for the benefit of the members of our own congregation, who can listen in even when unable to attend, and we are also joined at most of our services on skype by people from other causes, for which we are very thankful.

Chapel houses

Following work to convert 1 Jireh House into two self-contained flats the upper (2-bedroom) flat was rented out on the open market, being managed using a letting agent, Jago & Jago. New tenants for this flat moved in during June 2021. These tenants left in February 2022 but the flat was immediately let again with new tenants moving in at the end of February 2022.

The downstairs flat continues to be occupied by the previous tenant, which is also the case for No 2 Jireh House next door.

Annual accounts

The annual accounts for the year 2021 are enclosed. You will see from these that the reserves held by the church have decreased this year by £7,500. This is due to a loss of £18k relating to the Chapel and a profit of £10k relating to Chapel Houses. As can be seen year on year, the chapel runs at a deficit and is supported by profits from the chapel houses as the collections and gift aid do not cover all running costs. The forecasted figures for 2022 show higher rent from houses and less expenses to give an overall substantially higher net profit on the houses which God willing we hope will more than offset losses made on the chapel. For more details on this year's accounts please refer to the notes at the bottom of the accounts.

The accounts were audited again by Mr Samuel Parish from Swavesey. His report raised no areas for concern. We are very thankful to him for his assistance in this.

This report and annual accounts have been submitted to the charity commission to meet the 31 October deadline.

Please contact me by email if there are any questions or observations.

With Christian love.

Yours sincerely

Edward Pont, Deacon/Church Secretary

**Jireh Chapel, Houses and Assistance Fund
Income Statement
1 January 2021 to 31 December 2021**

	Notes	£ 2021	£ 2021	£ 2020	£ 2020
Jireh Houses					
Income					
Rent		1	22,506	1	13,396
Grants		2	84,700	2	42,800
<i>Expenses</i>					
Maintenance			1,246		1,620
Management fees and advertisi	3		2,638		
Legal fees	4		428		0
Planning & building works	5		91,429		42,800
Annual Service & Insurance			1,413		955
			<u>97,154</u>		<u>45,375</u>
Jireh Houses Net Profit			<u>10,052</u>		<u>10,821</u>
Jireh Assistance Fund					
Income					
Collections			963		698
Expenses					
Communion expenses			0		0
Distributions			950		500
			<u>950</u>		<u>500</u>
Jireh Assistance Fund Net Profit			<u>13</u>		<u>198</u>
Chapel					
Income					
Gift Aid Donations			9,380		10,830
Collections for Chapel			1,910		1,345
Special Collections in			2,236		1,614
Gift Aid Refund			3,001		3,554
Grants	6		0		19,066
Sunday school collections			65		
Sale of 150th Books			10		210
Maintenance fund			0		560
Interest			0		8
Grave fees			0		75
			<u>16,602</u>		<u>37,261</u>
Expenses					
Ministry			21,019		19,572
Payroll Tax			4,657		4,547
Building Maintenance	7		126		18,385
Grounds Maintenance			3,054		3,702
Annual Service & Ins Costs	8		2,203		1,338
Utilities			1,653		1,255
Cleaning			708		556
Special Collections out			960		460
Publishing 150th Books			0		0
Honoraria			160		50
Sunday School expenses			101		217
Subscriptions			129		85
			<u>34,770</u>		<u>50,166</u>
Chapel Net (Loss)/ Profit			<u>(18,168)</u>		<u>(12,905)</u>
Total Net (Loss)/Profit			<u>(8,103)</u>		<u>(1,886)</u>

Jireh Chapel, Houses and Assistance Fund

Balance Sheet

As at 31 December 2021

Assets

Cash at bank and in hand	9	4,636		68,693
Debtor				
Prepayments		<u>0</u>		<u>0</u>
			4,636	68,693

Liabilities

Accruals	10	3,100		0
Deferred Grant Income		<u>0</u>		<u>59,700</u>
			3,100	59,700

Net Assets and liabilities		<u>1,536</u>		<u>8,993</u>
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Equity

Profit & Loss Reserves

Jireh Houses & Chapel		1,309		8,779
Jireh Assistance Fund		<u>227</u>		<u>214</u>
			<u>1,537</u>	<u>8,994</u>

Notes:

- 1 Flat 2 no 1 Jireh House occupied since June 21 which increases rent by £995 per month before expenses deducted
- 2 This year £25,000 Grant received from Providence chapel Croydon, the additional £59,700 is deferred grant income from last year (Last year £100,000 Grant received from the sale of Rye chapel and £2,500 from the Tilden Trust towards the building conversion work at no 1 Jireh Houses.)
- 3 No 2 Flat is let out using a letting agents Jago & Jago , they take a management fee from the monthly rent, this also includes advertising costs before commencement of rental
- 4
Legal costs are land registry and associated solicitors costs re changing 1 Jireh House to Flat 1 & 2
- 5
Building cost for conversion of no 1 Jireh House into 2 flats. This was completed in the early part of 2021.
- 6
Last year, a £18,000 Grant was received from Providence Chapel, Croydon towards the replacing of the chapel roof.
- 7 Last year, £18,220 paid to Staplehurst roofing for the replacement of the Chapel roof as much of the rimbers were rotten.
- 8 Insurance costs have increased substantially this year for the chapel , this is because we had the chapel revalued for insurance to make sure we were covered in the eventuality of having to make a claim and the value of the building increased significantly which then increased the insurance premium
- 9
Cash is now only held with Lloyds bank due to no interest received on COIF fund.
- 10
Accrual for chapel and houses insurances paid late due to revaluation of properties

As at 31 Dec 21

Lloyds bank balance	4,635.96
Split into: Chapel	-234.33
no 2 Flat	4,260.20
Sunday school	610.07
	<hr/>
	9,271.90
	<hr/>



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Sireh Chapel Tenterden

**On accounts for the year
ended**

31/12/21

**Charity no
(if any)**

258860

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2021.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

8/10/22

Name:

SAMUEL PARZISM

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

58 Little Meadow

Bar Hill

Cambridge, CB23 8TD

JIREH STRICT BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

England & Wales - Charity number 235243

Accounts

Dear Trustee

Jireh Chapel & Houses, Tenterden Annual Report 2020

Church matters

The coronavirus impacted us as a Church and congregation greatly during 2020 with the closure of public worship due to government legislation for a few months from March to July. During this time services were conducted remotely using a Skype group set up by one of the members of the congregation. While this cannot be viewed as an adequate alternative for meeting together in the chapel for worship we were very thankful that this means was available to us at this time.

We have continued to use the system once the chapel was reopened, for the benefit of those unable to attend services and have also been thankful for the attendance online of people from other causes.

The Sunday school was also held online until more recently in 2021 when social distancing restrictions were eased. One member of the Sunday school still attends online now (as of October 2021) as the distance to chapel is too great for her to be able to come in person.

As mentioned in the 2019 report, it was with great sadness as a Church and congregation that we saw the passing of our dear friend and Deacon Mr Michael Bailey who went to be with our Lord in June 2020 after contracting coronavirus.

During the year the chapel roof was replaced as it was found that a considerable amount of the timber was rotten. This was mostly funded by a grant from Croydon chapel.

Chapel houses

Work to convert Number 1 Jireh House into two self-contained flats commenced in November 2020 and was completed in April 2021. The ground floor has now been converted into a one-bed flat, with kitchen, toilet and shower room, utility area, lounge and bedroom as well as a small courtyard garden. It is now called Flat 1, 1 Jireh House. The present occupant remains the same as prior to conversion.

The two upper floors have been converted into a two-bed flat with kitchen, lounge, bathroom, study, two bedrooms and an enclosed rear garden accessed via a private path with lockable gate. It is now called Flat 2, 1 Jireh House. This flat has been rented on the open market with the new tenants moving in during June 2021. Unlike Flat 1, 1 Jireh House or 2 Jireh House, which are managed by the chapel, this property is managed using a letting agent - Jago & Jago.

The work was carried out by Sussex Property Solutions. Most of the cost of this work has been covered by a grant from the sale of Bethel chapel, Rye. We also greatly appreciate the considerable amount of work done by the trustees in facilitating this work.

Annual accounts

The annual accounts for the year 2020 are enclosed. You will see from these that the reserves held by the church have decreased this year by £2,000. This is a loss of £13k relating to the Chapel and a profit of £11k relating to Chapel Houses. As can be seen year on year, the chapel runs at a deficit and is supported by profits from the chapel houses as the collections and gift aid do not cover all running costs.

£60k of grants received during 2020 have been deferred in the accounts to offset against 2021 building expenses.

The accounts were audited again by Mr Samuel Parish from Swavesey. His report raised no areas for concern. We are very thankful to him for his assistance in this.

This report and annual accounts have been submitted to the charity commission to meet the 31 October deadline.

Please contact me by email if there are any questions or observations.

With Christian love.

Yours sincerely

Edward Pont, Deacon/Church Secretary

Jireh Chapel, Houses and Assistance Fund
Income Statement
1 January 2020 to 31 December 2020

	Notes	£ 2020	£ 2020	£ 2019	£ 2019
Jireh Houses					
Income					
Rent		1	13,396		13,944
Grants		2	42,800		
<i>Expenses</i>					
Maintenance			1,620		522
Legal fees			0		0
Planning & building works	3		42,800		7,919
Annual Service & Insurance			955		668
			<u>45,375</u>		<u>9,108</u>
Jireh Houses Net Profit			<u>10,821</u>		<u>4,836</u>
Jireh Assistance Fund					
Income					
Collections			698		639
Expenses					
Communion expenses			0		0
Distributions			<u>500</u>		<u>600</u>
			500		600
Jireh Assistance Fund Net Profit			<u>198</u>		<u>39</u>
Chapel					
Income					
Gift Aid Donations			10,830		12,160
Collections for Chapel			1,345		2,600
Special Collections in			1,614		676
Gift Aid Refund			3,554		3,405
Grants	4		19,066		20,000
Sale of 150th Books			210		1,547
Maintenance fund			560		
Interest			0		0
Grave fees			<u>75</u>		<u>30</u>
			37,254		40,417
Expenses					
Ministry			19,572		19,396
Payroll Tax			4,547		5,283
Building Maintenance	5		18,385		11,260
Grounds Maintenance			3,702		5,952
Annual Service & Ins Costs			1,338		1,128
Utilities			1,255		1,122
Cleaning			556		325
Special Collections out			460		676
Publishing 150th Books			0		1,742
Honoraria			50		150
Sunday School expenses			217		
Subscriptions			<u>85</u>		<u>204</u>
			50,166		47,238
Chapel Net (Loss)/ Profit			<u>(12,913)</u>		<u>(6,820)</u>
Total Net (Loss)/Profit			<u>(1,894)</u>		<u>(1,946)</u>

Jireh Chapel, Houses and Assistance Fund

Balance Sheet

As at 31 December 2020

Assets

Cash at bank and in hand	68,685		13,314	
Debtor			0	
Prepayments	<u>0</u>		<u>0</u>	
		68,685		13,314

Liabilities

Creditors	0		2,435	
Deferred Grant Income	<u>6 59,700</u>		<u>0</u>	
		59,700		2,435

Net Assets and liabilities		<u>8,985</u>		<u>10,879</u>
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Equity

Profit & Loss Reserves

Jireh Houses	7	31,108		20,287
Jireh Assistance Fund		214		16
Chapel	7	(22,847)		(9,934)
2016 and prior		<u>510</u>		<u>510</u>
			<u>8,986</u>	<u>10,879</u>

Notes:

- 1 Nov and Dec 20 Rent not received for no 1 Jireh House due to work being completed and tenant living elsewhere
- 2 £100,000 Grant received from the sale of Rye chapel and £2,500 from the Tilden Trust towards the building conversion work at no 1 Jireh Houses. Deferred £59,700 of this grant income to offset against next years building expenses
- 3 Planning permission has been obtained to convert no 1 Jireh Houses into 2 flats. Work commences in Nov 2020. Completion expected end of Jan 2021.
- 4 £18,000 Grant was received from Providence Chapel, Croydon towards the replacing of the chapel roof. Last year £20,000 was received from the sale of Canterbury chapel.
- 5 £18,220 paid to Staplehurst roofing for the replacement of the Chapel roof as much of the timbers were rotten. Last year costs related to expenditure on the redecoration of the interior and exterior of the Chapel.
- 6 Deferred £59,700 of the grant received from the sale of Rye chapel, this will be released to pay for the remaining expenditure for conversion on no 1 Jireh House in early 2021.
- 7 You will notice the Chapel deficit continues to increase whilst Jireh House surplus increases. This shows that the Chapel is supported by profits from the Chapel Houses and cannot cover running expenses each year solely by Collections and gift aid.



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
SIREH STREET BAPTIST CHAPEL (TRUST PROPERTY IN CONNECTION WITH)

**On accounts for the year
ended**

31 December 2020

**Charity no
(if any)**

235243

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD/MM/YYYY.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date: 30/10/21

Name: SAMUEL JONIV PARZESH

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

58 Little Meadow
Bar Mill
Cambridge CB23 8TD