

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	
			45,375		9,108
Jireh Houses Net Profit			10,821		4,836
Jireh Assistance Fund					
Income					
Collections			698		639
Expenses					
Communion expenses		0		0	
Distributions		500		600	
			500		600
Jireh Assistance Fund Net Profit			198		39
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		75		30	
			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		85		204	
			50,166		47,238
Chapel Net (Loss)/ Profit			(12,913)		(6,820)
Total Net (Loss)/Profit			(1,894)		(1,946)

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	⁶ <u>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.



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of	Charity Name JIREH 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:

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Bar Hill

Cambridge CB23 8TD