

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		<u>1,413</u>		<u>955</u>	
			97,154		45,375
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		<u>950</u>		<u>500</u>	
			950		500
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		<u>0</u>		<u>75</u>	
			16,602		37,261
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		<u>129</u>		<u>85</u>	
			34,770		50,166
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		227	214
		<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 timbers 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
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	9,271.90
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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

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 PARISM

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

FCCA

Address:

58 Little Meadow

Bar Hill

Cambridge, CB23 8TD