

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>			52,284		
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	2,497		1,190	
			28,410		4,449
<b>Jireh Houses Net Profit</b>			<b>23,874</b>		<b>26,499</b>
<b>Jireh Assistance Fund</b>					
Income					
Collections			985		1,374
Expenses					
Communion expenses		8		0	
Distributions		925		1,450	
			933		1,450
<b>Jireh Assistance Fund Net (Loss)/ Profit</b>			<b>52</b>		<b>(77)</b>
<b>Chapel</b>					
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		100		50	
			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	
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		145		245	
			40,822		40,110
<b>Chapel Net (Loss)</b>			<b>(23,677)</b>		<b>(24,925)</b>
<b>Total Net Profit</b>			<b>249</b>		<b>1,498</b>

## 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>
		<u>6,424</u>		<u>6,174</u>

#### 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 insureres. 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 garnts 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:

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Bar Hill, Cambridge

CB23 8TD