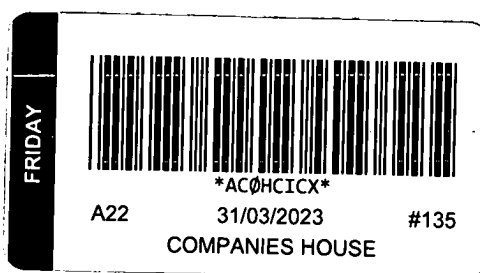


**EMMAUS ST ALBANS**  
**Financial Statements**  
**For the Year Ended 30 June 2022**

**Charity Registration No: 1073808**  
**Company Registration No: 03692409**



**EMMAUS ST ALBANS**  
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## EMMAUS ST ALBANS

### REFERENCE AND ADMINISTRATIVE DETAILS

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**Trustees:**

John Belt	
Simona Bojare	- (Appointed 8 December 2022)
Samantha Drury	
Julia Elson	
Richard Exact	
Rosemary Fraser	
Michelle Hart	- (Appointed 8 December 2022)
Heather Hurford	- (Chair)
Chloe Mann	
Robert Pryn	
Alexis Young	- (Appointed 24 March 2022)

**Company Secretary:** Julia Elson

**Registered Office:** Hill End Lane  
St Albans  
Hertfordshire  
AL4 0FE

**Registered Company Number:** 03692409 (England and Wales)

**Registered Charity Number:** 1073808

**Auditors:** Mercer & Hole LLP  
Trinity Court  
Church Street  
Rickmansworth  
Hertfordshire  
WD3 1RT

**Principal Office:** Hill End Lane  
St Albans  
Hertfordshire  
AL4 0FE

**Bankers:** CAF Bank  
25 Kings Hill Avenue  
West Malling  
Kent  
ME14 4JQ

## **EMMAUS ST ALBANS TRUSTEES' REPORT**

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The trustees, who are also directors of Emmaus St Albans for the purposes of the Companies Act 2006, submit their annual report and financial statements of the charity for the year ended 30 June 2022. The trustees confirm that the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the charity's governing document, the Companies Act 2006 and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), as amended for accounting periods commencing from 1 January 2019.

### **Objectives and activities**

The objectives are the alleviation and relief of poverty, hardship, and distress across Hertfordshire. The policies adopted in furtherance of these objectives are the provision of accommodation, assistance, and meaningful work experience for homeless people within a community run in accordance with the concepts and principles of Emmaus and its international manifesto.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

### **About Emmaus St Albans**

Emmaus is a homelessness charity with a difference. We are the charity that works. We do not just give people a bed for the night; we offer a home for as long as someone needs it, meaningful work experience, and a sense of belonging.

For many people who have experienced homelessness, losing their self-esteem can be the most damaging part of their experience. Being on your own, with no support around you can be soul destroying, leaving you feeling worthless.

Emmaus gives companions, as we call our residents, the opportunity to take stock of their lives, deal with any issues they might have, and often re-establish relationships with loved ones. The community is one of 29 currently operating in the UK. Our HMO (house in multiple occupation) licence currently enables us to provide bed spaces for up to 36 companions to live on site. Each companion has their own room and their own front door key. In return for accommodation and meals, companions are expected to undertake 40 hours of volunteering for the second-hand furniture social enterprise. Companions volunteer in our 4 shops, on our vans, collecting, delivering, and renovating donated furniture. Companions also cook the meals, clean the home and maintain the community building

Covid-19 continued to have an intermittent but still significant impact on the charity during the year. There were no lockdowns, but waves of new variants of the disease (such as Omicron which hit the UK late in 2021) continued to influence consumer confidence and behaviour. As a result trading volumes only recovered slowly and operational challenges remained for all aspects of our social enterprise activity. Government initiatives sparked by the pandemic which had temporarily reduced rough sleeping gradually unwound and referrals and occupancy started to climb slowly.

As had been the case for the previous 12 months we continued to focus on ensuring the health and well-being of all concerned and while we did have a number of outbreaks of Covid in the community nobody was seriously ill as a result.

We have continued to support a range of other charities, voluntary organisations and individuals with 'solidarity' furniture packs and our close partnership with the Hertfordshire Association for the Care and Rehabilitation of Offenders ("HACRO") has continued, generating new opportunities and positive outcomes for both HACRO clients and Emmaus companions.

Trading shortfalls have been partially offset by support from a range of donors, trusts and foundations as well as the grants from the government. We are grateful to everyone who has supported us during another difficult and uncertain year

The Emmaus St Albans team and the companions have welcomed the gradual return over the year to something approaching normality. Our trustees and key stakeholders have continued to be very supportive and we extend our thanks to them all.

## EMMAUS ST ALBANS TRUSTEES' REPORT

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### Achievements and performance

The underlying theme of the 2021/22 year has been measured recovery. Trading across the retail estate slowly and fitfully increased. House clearance volumes were adversely impacted by prolonged absences of key staff and building operational resilience with a small team of paid staff will remain a challenge for the team. Companion numbers grew slowly and we expect that trend to continue in 2022/23 as safety nets introduced by the government during the pandemic are removed and more people are at risk of homelessness.

Whilst we had received planning permission for a potential redevelopment scheme for our Hill End site it became clear during the second half of 2021 that funding this development would be a real challenge in an environment where the impact of the pandemic had left major funders more stretched than ever. Urgent maintenance issues on our existing building also came to the fore and as a result of these key factors we decided to cancel the proposed redevelopment project and to focus instead on the maintenance and preservation of the existing premises.

There was evolutionary change in the staff team with one leaver and one joiner in the support team and an increase in responsibilities for the Business Development Manager.

We continue to be most grateful to our Patrons, Lord and Lady Cecil, for their support and personal involvement in the community. Our trustees and other volunteers remain a core part of our work and we were delighted to receive a steady flow of supporters, partners and stakeholders as visitors to our community. This is all part of a wider effort to raise our profile and ensure that key audiences and the wider community are aware of who we are and what we do.

We continue to enjoy strong support from local businesses, including regular donations of food, which has helped us to feed our companions a varied and high-quality diet. Our thanks in particular go to Ocado Group plc who remain a key supporter.

### Solidarity

A big part of the work Emmaus does focuses on solidarity, both locally and more widely. We believe we have a great deal more to offer. We continue to support all parts of the wider Emmaus movement with solidarity payments and to host severe weather emergency provision pods for rough sleepers on behalf of the district council outreach team. We also provide a significant number of low or in some cases no-cost furniture packs to those in need and offer a discount to anyone on benefits who shops with us.

### Our companions

We remain proud to be supporting companions as they progress in their lives, with support for those ready for employment into full-time jobs and we are pleased these aims are increasingly successful.

### Companion Data Table

	2020/21	2021/22
Average age	49	51
Gender: Male	86%	93%
Female	14%	7%
Positive Move-Ons	6	7
Number of rooms*	39	36
Occupancy rate	66%	81%

\* The number of rooms has been adjusted to reflect the maximum occupancy stipulated on the current HMO licence and the fact that some rooms have been repurposed for communal use.

## **EMMAUS ST ALBANS TRUSTEES' REPORT**

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### Referrals & New Companions

We continue to receive referrals from multiple sources, with many from mental health, prison and addiction services. As ever, we try to balance the needs of the new companions with those of the established community.

This year we have continued to face challenges in achieving full occupancy while at the same time maintaining the stability of the community. There are still the barriers we have faced in previous years, such as the reluctance among some homeless people to reject Universal Credit or to participate in the work of the community. Whether it is a result of the impact of the pandemic or a reflection of wider trends in society (or both) is unclear, but an increasing number of referrals are of individuals with multiple complex needs who may not be suited to the Emmaus routine and the stresses of community living. While we aim to help as many as possible we have to balance the needs of the individual with our wider responsibility to the community and there are occasions (especially if we aren't confident of our ability to discharge our duty of care) when we reluctantly have to decline referrals.

We received 113 referrals across the year and 15 new companions joined the community. This figure has been impacted by the pandemic and compares to 117 referrals / 22 new companions in 2020/21. Sometimes those referred to us choose not to join the community. Reasons for this might include changes in individual circumstances and the reluctance of some - as highlighted above - to reject Universal Credit and/or participate in the contributory ethos of the community.

### Move-On

Over the year we have had 11 companions move-on. 4 of those were asked to leave the community by way of a Notice to Quit because of persistent behaviour that was disruptive to the community as a whole. The other 7 were positive move-ons. This compares to 6 positive move-ons for the 2020/2021 period. Opportunities for positive move-on were undoubtedly constrained by the effects of the pandemic.

### Solidarity

Over the year we have continued to provide solidarity rooms to up to four people who have no recourse to public funds and are ineligible to claim housing benefit. The skills, knowledge, experience, and work ethos these companions bring with them is vital to the community, as well as bringing welcome cultural diversity.

### **Looking ahead**

The key aim for 2022/23 will be to build on the post-pandemic recovery, increasing occupancy and revenues on the one hand and opportunities for personal development and positive move-on for companions on the other. The markets our social enterprise operates in have good underlying growth and we will seek to capitalise on that. Charity shops have lost their stigma and are now a fashionable place to seek value while an ageing population (especially in our local district) is likely to drive increased demand for house clearances.

We also aim to make significant progress on our maintenance agenda and the fundraising required to enable that, with the immediate priority being to keep the community warm, safe and dry. We will seek to strengthen and develop the staff team so that we have a more flexible and resilient social enterprise operation and can reduce the level of risk associated with income lines as a result. We are also keen to maximise the occupancy of the rooms at Hill End, although we are likely to go through periods of peaks and troughs as companions move on. We will also continue to raise our profile locally and to build partnerships with local charities and groups who share similar purposes to our own.

### **Impact**

We strongly believe that the inherent value of our support and the positive progress made by our companions far exceeds our annual costs. As well as the direct benefits for individuals, the reduction in demands on local health, housing, employment, criminal justice, and other services is considerable. In addition to the benefit we deliver to our companions we are also proud of the positive environmental

## **EMMAUS ST ALBANS TRUSTEES' REPORT**

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impact that is a core strand of the DNA of our social enterprise as we save several thousand tonnes of furniture and other items of bric-a-brac from landfill each year.

### **Principal funding sources**

The principal unrestricted funding sources for the charity are currently retail and house-clearance income, gift aid, legacies, donations (from individuals, organisations and trusts and foundations), and housing benefit.

Overall, gross income for the year was, £919,405, just over £37,424 (or 4.24%) up from the £881,981 achieved during the prior year. This change was driven by increase in shop sales due to less restrictions in relation to the Covid pandemic. Generous supporters again contributed donations and legacies of £67,524 (2021 £41,676).

Most costs continued to be tightly controlled with overall spend of £1,023,838 up by £89,663 (or 9.59%) from the prior year figure of £934,175. This increase has mainly been driven by essential one-off investments in maintenance (mainly electrical work) some exceptional items of solidarity spend and other one-off costs, with underlying costs increasing by an estimated 3%. The impact of Covid generated an operating loss which was partly offset by the receipt of Government Retail Support Grants of £20,000 (2021 - £101,293), Government Job Support Grants of £11,657 (2021 - £27,934) and shop rent and business rates concessions.

The overall deficit for the year was £104,433 (2020-2021 - £52,194 Deficit).

The charity continues to be run efficiently while seeking to achieve high standards of governance. The previous and current years' deficits not being reflective of inefficiency, rather controlled consumption of unrestricted reserves. One member of staff was paid more than £60,000 p.a.

### **Reserves**

The charity has considerable basic operating costs amounting to £1,023,838 in the year ended 30 June 2022. The trustees' policy is to maintain a minimum level of reserves, in cash equivalent to three months expenditure estimated at £255,960 based on the actual costs for the year to 30 June 2022.

At 30 June 2022, total unrestricted funds were £723,621 of which £350,864 was the net current asset position and £452,712 was held in cash or cash equivalents.

### **The Charity Governance Code**

The trustees are aware of the refreshed version of the Charity Governance Code which was published in 2020 and the guidance published in the new EDI principle will be incorporated into the board's ongoing governance review process. The Charity Governance Code sets out the principles and recommended practice for good governance within the sector. The board confirmed our intention to comply with the code and an analysis of this was completed in 2020/21 and will be regularly reviewed thereafter.

### **Equality, Diversity, Inclusion**

Equality, Diversity, and Inclusion ("EDI") are essential pillars for an organisation focused on reducing stigma, promoting wellbeing, and sustaining positive change. Our view of our equality performance is that there are improvements we can make to ensure we have a diverse, representative organisation, and that our services are inclusive and welcoming to people from currently under-represented groups. We recognise that we can always do more to be representative of the communities we serve, and this will continue to be factored into our recruitment policy for both staff and trustees (although as we are a small organisation with relatively low staff turnover change will of necessity be gradual).

## **EMMAUS ST ALBANS TRUSTEES' REPORT**

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### **Strategy and Risk Management**

We will continue to review the performance and challenges faced by the social enterprise and retail environments in which we operate and ensure the charity extends its support and works with those most in need. Our guiding strategic ambition is still to have a more comprehensive and better targeted development proposition for more companions which we deliver from better facilities in an environment which is safer, greener and more friendly.

Responsibility for the organisation's strategic direction rests with the trustees who invite the input of other stakeholders. The risk register is continually reviewed by both the Risk Committee and the board, as well as the systems and procedures established to identify and mitigate the risks the charity faces. The risk register is prepared in accordance with the Charity Commission document (CC26 dated June 2010).

As the key risks relating to a resurgence of the pandemic gradually recede, we remain alert to our potential vulnerability arising from reliance on retail for most of our income. The intent is to continue to expand and diversify the social enterprise to minimise such a risk, but in the meantime it should also be recognised that having a significant, recurring stream of unrestricted revenues is a great strength of the Emmaus model.

Operational risk driven by a heavy dependency on a few key staff in a small team is an ongoing risk we continually monitor and the nature of our work and the issues which the companion cohort bring with them into the community mean that reputational risk and our standing in the wider community are also issues which we consider carefully with a view to mitigating risk as far as possible.

### **Structure, governance, and management**

The charity is a company limited by guarantee, incorporated on 6th January 1999, and registered as a charity on 3rd February 1999. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association, which were last revised in 2019. A copy is available on request from the Company Secretary.

None of the trustees has any beneficial interest in the company. All the trustees are members of the company and guarantee to contribute up to a maximum of £1 in the event of a winding up.

The trustees, who are also the directors for the purpose of company law, who served during the year were:

John Belt	
Simona Bojare	(Appointed 08 December 2022)
Samantha Drury	
Julia Elson	
Richard Exact	
Rosemary Fraser	
Michelle Hart	(Appointed 08 December 2022)
Heather Hurford	
Chloe Mann	
Robert Prynn	
Alexis Young	(Appointed 24 March 2022)

### **Recruitment and Appointment of Trustees**

Under the requirements of the Memorandum and Articles of Association each trustee is elected for a fixed three-year term of office, which will expire at the conclusion of an Annual General meeting, but then shall be eligible for re-election. Any trustee having completed nine years continuous service shall not be eligible for re-appointment for at least one year unless there are exceptional circumstances.



## EMMAUS ST ALBANS TRUSTEES' REPORT

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The charity seeks to ensure that the trustee body includes individuals with experience of the needs of homeless individuals as well as the more traditional business skills. Recruitment of trustees has been undertaken and is planned to ensure that sufficient skills are in place as long-standing trustees complete their period of tenure.

Trustees are required to provide a list of their skills, (and update it each year), and in the event of particular skills being lost due to retirements, individuals are approached to offer themselves for election to the trustee body. Emmaus St Albans is a member of the National Council for Voluntary Organisations (NCVO) and positively recruits for trustees with specific skills and/or life experience.

### Statement of Trustees' Responsibilities

Company and charity law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statements the trustees have:

- Selected suitable accounting policies and applied them consistently.
- Made judgements and estimates that are reasonable and prudent.
- Stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepared the financial statements on a going concern basis.

### Connected Charities

The charity is a member of Emmaus UK Federation, together with 28 other Emmaus groups and communities. The charity is also a member of Emmaus Europe and Emmaus International.

The Directors of Emmaus St Albans control a dormant company, Emmaus Hertfordshire (No: 10687735). The original intention was that this company would be used for promotion, publicity, and fundraising, but it remained dormant throughout the period to 30 June 2022.

### Declaration

In accordance with company law, as the company's directors we certify that:

- So far as we are aware there is no relevant audit information of which the company's auditor is unaware; and
- We have taken all the steps that we ought to have taken to make ourselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

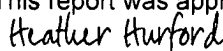
### Auditor

The charity's auditor, Mercer & Hole, incorporated on 1 October 2022 to become Mercer & Hole LLP. The trustees have consented to treating the incorporation of Mercer & Hole LLP as a continuation of the existing audit arrangement and in accordance with the charity's articles, a resolution proposing that Mercer & Hole LLP be reappointed as auditor of the charity will be put at a General Meeting.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (January 2019).

This report has been prepared in accordance with the special provisions of S414 (3) of the Companies Act 2006 relating to small companies.

This report was approved by the trustees on 30/3/2023 and signed on their behalf by:



Heather Hurford

Chair Trustee

30/3/2023

Dated: .....

## **EMMAUS ST ALBANS**

### **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF EMMAUS ST ALBANS**

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#### **Opinion**

We have audited the financial statements of Emmaus St Abans (the 'charitable company') for the year ended 30 June 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 June 2022 and of its income and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **EMMAUS ST ALBANS**

### **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF EMMAUS ST ALBANS**

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#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

#### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

We gained an understanding of the legal and regulatory framework applicable to the charitable company and the hospitality sector in which it operates and considered the risk of acts by the charitable company that were contrary to applicable laws and regulations, including fraud. These included, but were not limited to, the Companies Act 2006 and the Charities SORP 2019.

We evaluated trustee's incentives and opportunities for fraudulent manipulation of the financial statements and the financial report (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate entries including journals to overstate revenue or understate expenditure and management bias in accounting estimates.

Audit procedures performed by the engagement team included:

- discussions with management and trustees, including considerations of known or suspected instances of non-compliance with laws and regulations and fraud;
- gaining an understanding of management's controls designed to prevent and detect irregularities;
- identifying and testing a sample of high-risk journal entries;

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of

## **EMMAUS ST ALBANS**

### **INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF EMMAUS ST ALBANS**

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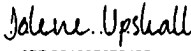
irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

#### **Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

.....  
27DC21325673435...

**Jolene Upshall FCA (Senior Statutory Auditor)**

**For and on behalf of Mercer & Hole LLP**

Trinity Court  
Church Street  
Rickmansworth  
Hertfordshire  
WD3 1RT

30/3/2023  
Date: .....

Mercer & Hole is eligible to act as auditor in terms of section 1212 of the Companies Act 2006.

**EMMAUS ST ALBANS**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022**

**Statement of Financial Activities**  
**(including Income and Expenditure Account)**

**For the year ended 30 June 2022**

		<b>Total Unrestricted Funds</b>	<b>Total Restricted Funds</b>	<b>Total Funds 2022</b>	<b>Total Funds 2021</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income</b>					
Donations and legacies	3	25,305	42,219	67,524	41,676
Charitable activities	4	237,909	-	237,909	241,639
Other trading activities	5	568,217	-	568,217	462,342
Investments	6	7,169	-	7,169	901
Other income	7	38,586	-	38,586	135,423
<b>Total income</b>		<b>877,186</b>	<b>42,219</b>	<b>919,405</b>	<b>881,981</b>
<b>Expenditure</b>					
Raising funds	8	864	-	864	322
Charitable activities	9	986,007	36,967	1,022,974	933,853
<b>Total expenditure</b>		<b>986,871</b>	<b>36,967</b>	<b>1,023,838</b>	<b>934,175</b>
<b>Net income/(expenditure)</b>		<b>(109,685)</b>	<b>5,252</b>	<b>(104,433)</b>	<b>(52,194)</b>
Transfers		(14,789)	14,789	-	-
<b>Net movement in funds for the year</b>		<b>(124,474)</b>	<b>20,041</b>	<b>(104,433)</b>	<b>(52,194)</b>
<b>Reconciliation of funds</b>					
Fund balance brought forward at 1 July 2021		848,095	493,859	1,341,954	1,394,148
<b>Fund balance carried forward at 30 June 2022</b>		<b>723,621</b>	<b>513,900</b>	<b>1,237,521</b>	<b>1,341,954</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derives from continuing activities.

The split of funds for the comparative year is included in note 21 of the accounts.

**EMMAUS ST ALBANS**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022**

**Balance Sheet as at 30 June 2022**

	Notes	30 June 2022 £	30 June 2021 £
<b>Tangible Fixed Assets</b>	13	863,035	902,770
<b>Current Assets</b>			
Debtors	14	77,038	102,959
Cash at bank and in hand		452,712	485,288
		<u>529,750</u>	<u>588,247</u>
<b>Creditors</b>			
Amounts falling due within 1 year	15	<u>(155,264)</u>	<u>(149,063)</u>
<b>Net Current Assets</b>		374,486	439,184
<b>Net Assets</b>		<u><b>1,237,521</b></u>	<u><b>1,341,954</b></u>
<b>Accumulated Funds</b>			
Unrestricted funds	16	723,621	848,095
Restricted funds	16	513,900	493,859
<b>Total Charity Funds</b>	16	<u><b>1,237,521</b></u>	<u><b>1,341,954</b></u>

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard (FRS 102).

30/3/2023

Approved by the Board of Trustees and Directors on.....and signed on their behalf by:

DocuSigned by:

*Heather Hurford*

00B7A23BB7F24C1  
**Heather Hurford**  
 Chair Trustee

Date: 30/3/2023

The notes on pages 13 to 22 form part of these financial statements.

**EMMAUS ST ALBANS**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022**

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**Statement of Cash Flows**

**For the year ended 30 June 2022**

	<b>Note</b>	<b>2022 £</b>	<b>2021 £</b>
<b>Cash flows from operating activities</b>	19	(34,725)	(15,633)
<b>Cash flows from investing activities</b>			
Sale of disposed assets		-	-
Interest income		7,169	901
Purchases of tangible fixed assets		(5,020)	(5,000)
<b>Net cash from investing activities</b>		<b>2,149</b>	<b>(4,099)</b>
<b>Cash flows from financing activities</b>			
Cash used in financing activities		-	-
<b>Net cash from financing activities</b>		<b>-</b>	<b>-</b>
(Decrease) / Increase in cash and cash equivalents in the year		(32,576)	(19,732)
Total cash and cash equivalents at 1 July 2021		485,288	505,020
<b>Total cash and cash equivalents at 30 June 2022</b>		<b>452,712</b>	<b>485,288</b>

## **EMMAUS ST ALBANS**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022**

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#### **Charity information**

Emmaus St Albans is a private company limited by guarantee incorporated in England and Wales. The registered office is Hill End Lane, St Albans, Herts, AL4 0FE.

#### **1. Accounting policies**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the financial statements.

##### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### **1.2 Going concern**

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

##### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

##### **1.4 Incoming resources**

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Assets for distribution are recognised only when distributed. Assets given for use by the charity are recognised only when receivable.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

##### **1.5 Resources expended**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.



**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022**

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**1. Accounting policies (Continued)****1.5 Resources expended (Continued)**

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings.

**1.6 Tangible fixed assets**

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Land and buildings leasehold	2% straight line / lease term
Fixtures, fittings & equipment	20% straight line
Motor vehicles	20% straight line

**1.7 Stocks**

The Charity held undistributed assets, principally donated goods awaiting resale, at the year end that have not been recognised in these financial statements. The value of these is dependent on what a willing buyer would pay and hence it is not practical to estimate.

**1.8 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term liquid investments with original maturities of three months or less.

**1.9 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**1.10 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

**2 Critical accounting estimates and judgements**

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**Key sources of estimation uncertainty*****Companion Fund Allowance***

Each companion has an allowance which will be paid upon leaving the company. This allowance is from a weekly amount being put in by the charity. An estimate is made at the year end to make sure the companion allowance payable has been recorded correctly.

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****3. Donations and legacies**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>	<b>Total 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Donations and gifts	25,305	42,219	67,524	41,676
<b>For the year ended 30 June 2021</b>	<b>31,076</b>	<b>10,600</b>		<b>41,676</b>

**Donations and gifts****Hill End Multifunction Room:**

Freemasons' Community Fund	-	-	-	10,000
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Emmaus UK	-	12,178	12,178	-
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**Other Donations and Gift aid:**

Emmaus UK	5,002	301	5,303	3,036
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Herts Community Foundation	-	-	-	550
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Prudential/Charities Trust	-	-	-	1,320
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Tesco Bags of Help	-	-	-	500
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CAF Charities Aid	50	-	50	250
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St Albans City & District Council	-	8,000	8,000	-
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Household Support Grant	-	1,740	1,740	-
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Maintenance Grant	-	20,000	20,000	-
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Other Donations and Gift aid	20,253	-	20,253	26,020
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	<u>25,305</u>	<u>42,219</u>	<u>67,524</u>	<u>41,676</u>
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**4. Charitable Activities**

	<b>2022 £</b>	<b>2021 £</b>
Housing Benefit	<u>237,909</u>	<u>241,639</u>

**5. Other trading activities**

	<b>2022 £</b>	<b>2021 £</b>
Sales of donated furniture and household items	<u>568,217</u>	<u>462,342</u>

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****6. Investments**

	2022 £	2021 £
Interest receivable	<u>7,169</u>	<u>901</u>

**7. Other income**

	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Rental	1,975	-	1,975	45
Benefits received from delivery/volunteer usage to St Albans & District Foodbank	-	-	-	5,000
Sundry deposits	4,954	-	4,954	141
Government support	20,000	-	20,000	129,227
IT Suite income	-	-	-	1,009
Kickstart scheme income	11,657	-	11,657	
	<u>38,586</u>	<u>-</u>	<u>38,586</u>	<u>135,422</u>

**Government support**

During the year the Charity received Government Retail Support Grants of £20,000 (2021 - £101,293) and Government Job Support Grants of £nil (2021 - £27,934).

**8. Raising funds**

	2022 £	2021 £
Fundraising and Publicity	<u>864</u>	<u>322</u>

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****9. Expenditure on Charitable Activities**

	<b>Community Running Costs £</b>	<b>Solidarity Payments £</b>	<b>Total 2022 £</b>	<b>Total 2021 £</b>
Staff costs	388,312	-	388,312	374,675
Companion costs	161,116	-	161,116	171,155
Premises costs	236,975	-	236,975	214,992
Vehicle fleet and travel costs	43,758	-	43,758	47,451
Equipment Hire and workshop	29,331	-	29,331	24,658
Accounting, legal and banking	56,763	-	56,763	31,981
Administration	48,789	-	48,789	33,729
Support to others	-	31,042	31,042	13,915
	<b>965,044</b>	<b>31,042</b>	<b>996,086</b>	<b>912,556</b>
Share of support costs (Note 10)	16,263	-	16,263	11,243
Share of governance costs (Note 10)	10,625	-	10,625	10,054
	<b>991,932</b>	<b>31,042</b>	<b>1,022,974</b>	<b>933,853</b>
<b>Analysis by Fund</b>				
Unrestricted funds	<b>954,965</b>	<b>31,042</b>	<b>986,007</b>	
Restricted funds	<b>36,967</b>	<b>-</b>	<b>36,967</b>	
	<b>991,932</b>	<b>31,042</b>	<b>1,022,974</b>	
<b>Analysis by fund 30 June 2021</b>				
Unrestricted funds	916,809	13,915		<b>930,724</b>
Restricted funds	3,129	-		<b>3,129</b>
	<b>919,938</b>	<b>13,915</b>		<b>933,853</b>

Support to others (including other Emmaus communities): £31,042 (2021: £13,915)

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****10. Support costs**

	<b>Support costs £</b>	<b>Governance costs £</b>	<b>2022 £</b>	<b>2021 £</b>	<b>Basis of Allocation</b>
Administration	16,263	-	16,263	11,243	25% of total
Accountancy	-	5,375	5,375	6,437	25% of total
Audit Fee	-	5,250	5,250	3,617	Full Cost
	<b>16,263</b>	<b>10,625</b>	<b>26,888</b>	<b>21,297</b>	
Analysed between Charitable activities	<u>16,263</u>	<u>10,625</u>	<u>26,888</u>	<u>21,297</u>	

Governance costs includes payments to the auditors of £5,250 (2021 - £3,617)

**11. Trustees**

None of the trustees, (or any persons connected with them), received any remuneration or reimbursement of expenses during the year.

The Charity provides supplementary indemnity insurance cover for all trustees £106 (2021: £300)

**12. Salary Costs**

	<b>2022 £</b>	<b>2021 £</b>
Salaries (Gross)	345,490	336,073
Employers NI	24,955	24,515
Pension costs	11,212	9,574
Recruitment, training and other costs	6,655	4,513
	<b>388,312</b>	<b>374,675</b>

The average number of employees during the year was: 12 (2021: 12).

There was 1 employee (2021 - 0) whose annual remuneration was £60,000 or more.

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****13. Fixed Assets**

	Land and buildings leasehold £	Fixture, fittings & equipment £	Motor vehicles £	TOTAL £
<b>Cost</b>				
1 July 2021	1,347,321	14,031	56,830	1,418,182
Additions	-	5,020	-	5,020
Disposals	-	-	-	-
30 June 2022	<u>1,347,321</u>	<u>19,051</u>	<u>56,830</u>	<u>1,423,202</u>
<b>Depreciation</b>				
1 July 2021	463,631	11,750	40,031	515,412
Charge	31,177	2,212	11,366	44,755
Disposals	-	-	-	-
30 June 2022	<u>494,808</u>	<u>13,962</u>	<u>51,397</u>	<u>560,167</u>
<b>NBV</b>				
30 June 2022	<u>852,513</u>	<u>5,089</u>	<u>5,433</u>	<u>863,035</u>
1 July 2021	<u>883,690</u>	<u>2,281</u>	<u>16,799</u>	<u>902,770</u>

**14. Debtors**

	2022 £	2021 £
Trade debtors	24,026	19,860
Prepayments and accrued income	42,636	64,913
Other debtors	10,376	18,186
	<u>77,038</u>	<u>102,959</u>

**15. Creditors: Amounts falling due within one year**

	2022 £	2021 £
Trade creditors	42,369	46,784
Accruals and deferred income	49,007	48,661
Other taxation and social security	8,081	3,504
Other creditors	55,807	50,114
	<u>155,264</u>	<u>149,063</u>

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****16 Movement in funds****30 June 2022**

	As at 1 July 2021 £	Income £	Expenditure £	Transfer between funds £	As at 30 June 2022 £
<b>Unrestricted funds:</b>					
General fund	848,095	877,186	(986,871)	(14,789)	723,621
<b>Restricted funds:</b>					
<b>Hill End Community Fund:</b>					
Hill End Development Fund	10,000	12,178	(36,967)	14,789	-
Various improvements	20,273	-	-	-	20,273
Shop extension	80,774	-	-	-	80,774
Flat conversion	44,864	-	-	-	44,864
National Lottery Grant	314,145	-	-	-	314,145
<b>Beatrice Laing Fund:</b>					
Property improvements	20,222	10,000	-	-	30,222
<b>Misc Funds (10)</b>	3,581	20,041	-	-	23,622
<b>Total funds</b>	<b>1,341,954</b>	<b>919,405</b>	<b>(1,023,838)</b>	<b>-</b>	<b>1,237,521</b>

**30 June 2021**

	As at 1 July 2020 £	Income £	Expenditure £	Transfer between funds £	As at 30 June 2021 £
<b>Unrestricted funds:</b>					
General fund	910,009	850,484	(931,046)	18,648	848,095
<b>Restricted funds:</b>					
<b>Hill End Community Fund:</b>					
Hill End Development Fund	-	10,000	-	-	10,000
Multifunction Suite	880	1,009	(3,129)	1,240	-
Various improvements	20,273	-	-	-	20,273
Shop extension	80,774	-	-	-	80,774
Flat conversion	44,864	-	-	-	44,864
National Lottery Grant	314,145	-	-	-	314,145
<b>Beatrice Laing Fund:</b>					
Property improvements	20,222	-	-	-	20,222
<b>Misc Funds (6)</b>	2,981	600	-	-	3,581
<b>Portland Donation</b>	-	19,888	-	(19,888)	-
<b>Total funds</b>	<b>1,394,148</b>	<b>881,981</b>	<b>(934,175)</b>	<b>-</b>	<b>1,341,954</b>

**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****17. Analysis of net assets between funds**

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total</b>
Fund balances as at 30 June 2022 represented by:			
Tangible assets	372,757	490,278	863,035
Current assets/(Liabilities)	350,864	23,622	374,486
	<u>723,621</u>	<u>513,900</u>	<u>1,237,521</u>

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total</b>
Fund balances as at 30 June 2021 represented by:			
Tangible assets	412,492	490,278	902,770
Current assets/(Liabilities)	435,603	3,581	439,184
	<u>848,095</u>	<u>493,859</u>	<u>1,341,954</u>

**18. Operating lease commitments**

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	<b>2022 £</b>	<b>2021 £</b>
Operating leases which expire:		
Within 1 year	67,712	104,000
Within 2 – 5 years	215,733	370,000
Over 5 years	157,500	181,000
<b>Total</b>	<u><b>440,945</b></u>	<u><b>655,000</b></u>

**19. Reconciliation of net movement in funds to net cash flow from operating activities**

	<b>2022 £</b>	<b>2021 £</b>
Net movement in funds	(104,433)	(52,194)
<b>Adjustments for:</b>		
Deduct interest income classified under investing activities	(7,169)	(901)
Gain on disposal of tangible fixed assets	-	-
Depreciation / impairment of tangible fixed assets	44,755	45,892
Sundry	-	(1)
<b>Movement in working capital:</b>		
Decrease / (increase) in debtors	25,921	(29,562)
Increase in creditors	6,201	21,133
<b>Net cash used in operating activities</b>	<u><b>(34,725)</b></u>	<u><b>(15,633)</b></u>



**EMMAUS ST ALBANS****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****20. Related Party Transactions**

There were no disclosable related party transactions during the year (2021 - none).

**21. Statement of Financial Activities – Prior year  
(including an Income and Expenditure Account)**

**For the year ended 30 June 2021**

	<b>Total Unrestricted Funds</b>	<b>Total Restricted Funds</b>	<b>Total Funds 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income</b>			
Donations and legacies	31,076	10,600	41,676
Charitable activities	241,639	-	241,639
Other trading activities	462,342	-	462,342
Investments	901	-	901
Other income	114,526	20,897	135,423
<b>Total income</b>	<b>850,484</b>	<b>31,497</b>	<b>881,981</b>
<b>Expenditure</b>			
Raising funds	322	-	322
Charitable activities	930,724	3,129	933,853
<b>Total expenditure</b>	<b>931,046</b>	<b>3,129</b>	<b>934,175</b>
<b>Net income/(expenditure)</b>	<b>(80,562)</b>	<b>28,368</b>	<b>(52,194)</b>
Transfers	18,648	(18,648)	-
<b>Net movement in funds for the year</b>	<b>(61,914)</b>	<b>9,720</b>	<b>(52,194)</b>
<b>Reconciliation of funds</b>			
Fund balance brought forward at 1 July 2020	910,009	484,139	1,394,148
<b>Fund balance carried forward at 30 June 2021</b>	<b>848,095</b>	<b>493,859</b>	<b>1,341,954</b>