

# REDEMPTORIS MATER HOUSE OF FORMATION

England & Wales · Charity number 1047443

## Details

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Other names	"REDEMPTORIS MATER" HOUSE OF FORMATION, REDEMPTORIS MATER
Status	Registered
Legal form	Charitable company
Company number	<a href="#">02965770</a>
Registered	1995-06-22
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address** St. Edwards Convent  
11 Harewood Avenue  
London  
NW1 6LD

**Phone** 02077239364

**Email** [rmhf.lnd@gmail.com](mailto:rmhf.lnd@gmail.com)

## Activities

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**Objects:** TO PROMOTE RELIGION IN ACCORDANCE WITH THE ROMAN CATHOLIC FAITH AND IN PARTICULAR TO FORM YOUNG MEN AND ADULTS TO THE PRESBYTERATE FOR THE NEW EVANGELIZATION AND FOR THAT PURPOSE TO ESTABLISH A HOUSE OF FORMATION

**Activities:** The charity runs a House of Formation to train missionary priests for the Diocese of Westminster. It also supports pastoral activities carried out in the UK and abroad by the students in formation, by the staff and by the priests who have been ordained: evangelisation, catechesis, liturgical ministry, assistance to families, to elderly and housebound, hospital chaplaincy, etc.

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Religious Activities
- **Who:** Other Defined Groups, The General Public/mankind

## Geography

- Israel
- Throughout England

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£221,582	£229,241	-	-
2024-08-31	£273,122	£215,096	-	-
2023-08-31	£175,081	£176,600	-	-
2022-08-31	£214,717	£174,745	-	-
2021-08-31	£137,050	£149,064	-	-
2020-08-31	£162,279	£161,118	-	-

## Trustees

Name	Role	Appointed
<b>Father Lorenzo Andreini</b>	Chair	2015-09-01
JOHN FRANCIS GREEN		2011-09-05
John David Hayward		2015-07-09
MICHAEL JAMES ANDERSON		
MR CHRISTOPHER HORSBURGH		2015-07-09
TERENCE FERGAL MARTIN		

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443**  
**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2025**

**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443 - Company No. 2965770**  
**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2025**

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REDEMPTORIS MATER HOUSE OF FORMATION

Registered Charity No. 1047443 - Company No. 2965770

ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2025

**Reference and Administrative Details**

Registered office	11 Harewood Avenue London NW1 6LD
Object	To promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation
Company secretary	Ian Maguire
Directors of the Company (Members of Administrative Council)	Michael James Anderson Lorenzo Andreini Anthony Matthew Cook (Resigned, July 2025) John David Hayward Robert Christopher Horsburgh John Francis Green Terence Fergal Martin Peter John Wallach (Resigned, April 2026)
Chief Executive Officer (Rector)	Lorenzo Andreini
Bankers	Barclays Bank PLC
Independent Examiner	Daniele Lionetti 22 Avalon Road London W13 0BN
Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

### **Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London, UK and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater House of Formation are introduced to the universal dimension of the Church's mission. They prepare to serve not only in the Archdiocese of Westminster but also in the rest of the country and abroad. Along with receiving intellectual, spiritual, human and pastoral formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full-time missionary service anywhere in the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year ended 31 August 2025, a total of 14 volunteers contributed to the charity's activities by working in the library, administration, cleaning, and cooking at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

### **Achievements and Performance**

In the year ended 31 August 2025 there were 11 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. Seven of them have been residing full board in the House of Formation. One of them has been residing at Our Lady of Grace and St Edward, Chiswick as part of the Year of Pastoral Theology. Three

seminarians undertook experience as itinerants (in Missionary formation): one in the North-West of England, one in Cyprus, one in the Holy Land (Israel).

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London.

Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. This year they have had experience in nursing home, university chaplaincy, and parishes.

### **Public benefit statement**

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity Commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant. The charity's activities provide public benefit through the formation of clergy who serve communities in the UK and abroad.

Public benefit is delivered through:

- a) the education, training, and pastoral formation of seminarians who go on to serve in parishes, schools, hospitals, prisons, and other community settings;
- b) direct pastoral engagement with individuals and families, including those who are vulnerable, marginalised, or experiencing social isolation;
- c) the provision of pastoral, spiritual, and practical support in hospitals, care settings, schools, and prisons;
- d) missionary outreach and adult catechesis in areas of social and spiritual deprivation, both in the UK and overseas.

The wider public benefits from these activities. The Trustees are satisfied that the charity's activities provide clear and identifiable public benefit in accordance with the Charities Act 2011 and Charity Commission guidance.

### **Financial Review**

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, utilities, telephone, repairs, etc).
- b) food, travel, studies and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries.
- c) travel expenses for the students involved in missionary work abroad.
- d) food and board for the voluntary helpers (the rector and four lay helpers) who reside full-time in the House for the sole purpose of running and managing the House in accordance with the charitable objects of the Company.

None of the directors or members was remunerated. Money spent on charity management amounted to £34, while £1,484 was spent on fundraising.

## REDEMPTORIS MATER HOUSE OF FORMATION

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### • Income

- a) The funds made available to the charity during the year ended 31 August 2025 came from voluntary donations from individuals, both in the UK and abroad, together with a legacy.
- b) The total donations received during the year ended 31 August 2025 amounted to £169,397 of which £2,368 came from overseas donors.
- c) Legacies received amounted to £49,067.
- d) Bank interest of £3,118, an increase on the previous year, was generated through better management of cash reserves.
- e) The total income figure for the year was £221,582, less than the previous year in which we had received a particularly generous legacy.

### • Expenditure

- a) Costs of £229,241 exceed the previous year resulting in a 6.6% cost of living increase for the year (compare to 5% forecast).
- b) Housing, Transport and Living costs all come within forecast, due partly to the reduced number of residents this year. A helpful distinction has been made between residents' cost of food and hospitality to guests, which is an important aspect of the charity's mission.
- c) Formation costs were higher than forecast, due to underestimating the Rome World Youth Day Pilgrimage expenses this year, attended by seminarians.
- d) Increased Gas and Electricity costs this year (£27,201) resulted from a negotiated settlement (for period 2023 to 2025) with our supplier who ceased operating and invoicing since 2023/24. This was an unforeseen and exceptional event. This has also been reflected within creditors in the balance sheet. A new supplier was appointed during 2025, with a return to normal invoicing.
- e) Immigration costs £11,927 (visas and health charges) increased on the previous year, in line with the intake of students and helpers.
- f) Costs have been managed soundly and actively against the year's forecast. The £7,659 deficit for the year is due largely to the increased utility costs mentioned.

### Fundraising complaints

During 2024 -2025 no fundraising complaints were received.

### Structure, Governance and Management

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7 September 1994 (as amended by special resolution on 19 June 1995).

The members of the Pastoral Council (that is, Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

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The Rector (or, Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (that is, the Directors of the company) are appointed by the Pastoral Council, that is, by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

### **Risk management**

The Trustees have undertaken a review of the principal risks and uncertainties facing the charity and have established systems and procedures to mitigate these risks.

The key risks identified include:

- a) **Financial sustainability**, including reliance on voluntary donations and legacies. This risk is mitigated through prudent budgeting, regular financial monitoring, and the maintenance of an appropriate reserves policy.
- b) **Safeguarding risks**, given the charity's residential setting, pastoral activities, and work with adults who may be at risk. These risks are mitigated through robust safeguarding policies, mandatory DBS checks, training, diocesan oversight, and clear reporting procedures aligned with CSSA and Diocesan guidance.
- c) **Immigration and visa compliance** for overseas seminarians, mitigated through careful monitoring of visa requirements and liaison with appropriate authorities.
- d) **Property and accommodation risk**, arising from reliance on leased premises, mitigated through forward planning and designated reserves.

Trustees review risks regularly and consider whether any matter constitutes a serious incident requiring reporting to the Charity Commission in line with regulatory guidance.

### **Reserves Policy**

The charity has adopted a policy on reserves, whereby the directors aim at maintaining the general fund at around six months' worth of budgeted annual expenditure to ensure that in the case of significant unforeseen events, the formation, education and accommodation of the seminarians may continue uninterrupted.

Furthermore, the directors have, until future review, designated funds as follows:

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- a) A Relocation Fund of £75,000, to meet costs arising from any future relocation of the House, and
- b) A Building Fund of £25,000, to meet future repairs or improvements to the building.

**Plans for the future**

1. The plan for the immediate future is to continue running the House for the academic year 2025-26, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Trustees will continue to monitor financial resilience, immigration requirements, and cost pressures as part of future planning. Particular consideration has been given to the impact of post-Brexit immigration regulations and increasing cost of living on the charity and its mission.
2. Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons, or any other placement judged suitable for their training.
3. Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2025-26 one of them will be working in the diocese of Plymouth.
4. The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.
5. The directors intend to continue in their endeavour to broaden and diversify fundraising activities. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and introduces us to new ones.
6. Trustees will continue to review safeguarding, governance, and financial risks as part of strategic planning and will ensure that policies and procedures remain aligned with Charity Commission guidance and Diocesan requirements.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standard applicable in the UK and Republic of Ireland) and the Charities SORP (FRS 102) applicable for the period.

The 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 incoming resources and application of resources of the charity for that year.

In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the Charities SORP (FRS 102) applicable for the period.
- c) Make judgments and estimates that are reasonable and prudent.
- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.

- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

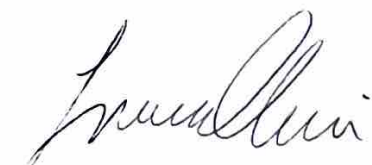
#### Trustee Governance Assurance

The Trustees confirm that they have collectively fulfilled their duties under the Charities Act 2011. During the year, the Trustees have:

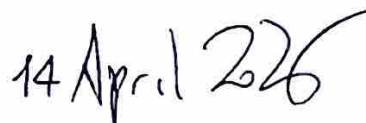
- a) exercised independent oversight of the charity's activities and finances;
- b) reviewed safeguarding arrangements and received assurance that policies, training, and reporting procedures are in place and operating effectively;
- c) monitored risks, including those relating to safeguarding, overseas activity, immigration compliance, and financial sustainability;
- d) ensured that serious incidents, where applicable, would be reported promptly to the Charity Commission in accordance with regulatory guidance.

The Trustees are satisfied that the charity has appropriate governance arrangements, internal controls, and risk management systems proportionate to its size, activities, and residential nature.

Approved by the Directors of the Company on 13 April 2026 and signed on its behalf by:



Lorenzo Andreini  
Director



Date

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY

I report on the accounts of the company for the year ended 31 August 2025 which are set out on pages 9 to 13.

### Respective responsibilities of trustees and examiner

The Trustees (who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

### Basis of independent examiner's report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below. I have also considered whether the information contained in the Trustees' Annual Report is consistent with the accounts.

### Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Daniele Lionetti  
22 Avalon Road  
London W13 0BN



Date

14/04/2026

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ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2025

STATEMENT OF FINANCIAL ACTIVITIES	Notes	Unrestricted fund	Restricted fund	Total	Total
		£	£	£	£
				2025	2024
<b>Income</b>	1 C				
Donations and Legacies					
Donations	2	169,397.00		169,397.00	186,484.00
Legacies	3	49,067.00		49,067.00	84,570.00
Grants from other charities					
Other					
Investment Income					
Bank interest received		3,118.00	-	3,118.00	2,068.00
<b>Total Income</b>		<b>221,582.00</b>	<b>-</b>	<b>221,582.00</b>	<b>273,122.00</b>
<b>Expenditure</b>	4				
Fundraising costs		1,484.00	-	1,484.00	1,382.00
Charitable activities	5				
Support for education		227,723.00	-	227,723.00	213,680.00
Administration & Governance	6	34.00	-	34.00	34.00
		227,757.00	-	227,757.00	213,714.00
<b>Total expenditure</b>		<b>229,241.00</b>	<b>-</b>	<b>229,241.00</b>	<b>215,096.00</b>
Net income/expenditure		7,659.00	-	7,659.00	58,026.00
Transfers between funds					
Net movement in funds		7,659.00	-	7,659.00	58,026.00
Total funds brought forward at 1 September 2024		296,032.00		296,032.00	238,006.00
Total funds carried forward at 31 August 2025		<b>288,373.00</b>	<b>-</b>	<b>288,373.00</b>	<b>296,032.00</b>

REDEMPTORIS MATER HOUSE OF FORMATION  
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<b>BALANCE SHEET</b>		<b>2025</b>		<b>2024</b>	
		£	£	£	
FIXED ASSETS	7		8,592.00		18,424.00
CURRENT ASSETS					
Debtors	8	10,564.00		9,774.00	
Prepayments		59.00		249.00	
Petty Cash Cards		1,189.00		1,428.00	
Cash at bank and in hand		<u>303,930.00</u>		<u>274,288.00</u>	
		315,742.00		285,739.00	
Creditors: amounts falling due within one year	9				
		35,961.00		8,131.00	
NET CURRENT ASSETS			<u>279,781.00</u>		<u>277,608.00</u>
TOTAL NET ASSETS			<u>288,373.00</u>		<u>296,032.00</u>
FUNDS	10				
RESTRICTED					
UNRESTRICTED					
Designated Funds	11		100,000.00		100,000.00
General Funds			<u>188,373.00</u>		<u>196,032.00</u>
			<u>288,373.00</u>		<u>296,032.00</u>

For the year ended 31 August 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the SORP applicable for the period and in accordance with FRS 102.

Approved by the Directors of the Company on <sup>13 April 2025</sup> and signed on its behalf by

  
Lorenzo Andreini  
Director

REDEMPTORIS MATER HOUSE OF FORMATION  
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NOTES TO THE ACCOUNTS

1a Accounting policies

Redemptoris Mater House of Formation is a charitable company limited by guarantee and registered in England and Wales. The financial statements have been prepared in accordance with the Companies Act 2006, FRS 102 and the Charities SORP applicable for the period.

1b Basis for preparation

The accounts have been prepared on the going concern basis, under the historical cost convention. The Trustees consider that the charity has adequate resources to continue its activities for the foreseeable future considering the financial support of regular donors, connected parties and reserves.

1c Income recognition

Income received for the general purposes of the Charity is included as unrestricted funds.  
Income for activities restricted by the wishes of the donor is included as restricted funds.  
All categories of income are credited to the Statement of Financial Activities in the year in which they are receivable.  
Income for the Year comprised Voluntary donations, Legacies and Bank Interest.

	2025	2024
<b>2 Unrestricted Donations</b>		
UK (UK Donations + Gift Aid to be claimed)	167,029.00	183,713.00
Overseas	2,368.00	2,771.00
	169,397.00	186,484.00

3 Legacies

Legacies are included in the Statement of Financial Activities when the Charity is advised by the personal representative(s) of an estate that payment will be made or property transferred and the amount involved can be quantified.

4 Expenditure recognition

Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.  
Expenditure is recognised on an accruals basis and is classified as Charitable activities and Fundraising funds.

5 Charitable activities

Charitable expenditure includes all costs directly related to the provision of formation, accommodation, pastoral training, and missionary training in furtherance of the charity's objectives.  
The 2024 figures for Food and Gifts and Hospitality have been restated to align with the decision taken in 2025 to allocate a proportion of food cost to hospitality for the sake of accuracy.

	2025	2024
Bank charges	35.00	195.00
Books and newspapers	1,824.00	958.00
Motor expenses	7,512.00	9,065.00
Household furnishing and cleaning	8,482.00	9,024.00
Office stationery and computer	2,609.00	1,838.00
Taxes and rates	737.00	560.00
Food	20,071.00	27,089.00
Education	52.00	70.00
House services and repairs	463.00	474.00
Rent	75,600.00	73,440.00
Electricity	1,312.00	891.00
Gas	25,889.00	11,907.00
Telephone and internet	1,269.00	1,670.00
Water and general rates	3,350.00	2,993.00
Urban travel	8,237.00	9,666.00
Other travel	17,686.00	24,208.00
Seminarians personal	3,891.00	4,308.00
Medical	314.00	1,112.00
Liturgical	1,199.00	2,220.00
Pastoral	19,638.00	9,119.00
Gifts and hospitality	4,642.00	7,127.00
Sundries	169.00	
Depreciation expense	10,815.00	9,992.00
Legal charges and visas	11,927.00	5,654.00
	227,723.00	213,680.00

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**6 Administration and Governance**

Governance costs include costs associated with compliance with statutory and regulatory requirements.

Charity management	34.00	34.00
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Support costs are allocated to charitable activities on a reasonable basis reflecting the nature of the expenditure.

Governance costs include costs associated with compliance with statutory and regulatory requirements.

The Directors are not remunerated for their services	0	0
The Charity employed no staff during the year	0	0
The Rector (as Chief Executive Officer) is not remunerated	0	0

The value of services provided by volunteers has not been included in the accounts, in accordance with SORP applicable for the period, as it cannot be reliably quantified.

**7 Capital Assets**

The charity does not own tangible fixed assets. The property occupied by the charity is held under a rental agreement and expensed as incurred.

	2025	2024
<b>FIXED ASSETS</b>		
Sanctuary of the Word	3,518.00	10,560.00
New Altar for Chapel	2,130.00	4,684.00
Sanctuary of the Word Lighting	2,944.00	3,180.00
<b>Total Assets</b>	<b>8,592.00</b>	<b>18,424.00</b>

**8 Debtors**

Gift Aid recoverable	10,564.00	9,774.00
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**9 Creditors: amounts falling due within one year**

Accruals	35,961.00	8,131.00
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**10 Funds**

- a) Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions; the Charity has no restricted fund as per year ending 31st August 2025
- b) Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.
- c) General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

**11 Designated funds**

At 31 August 2025, the trustees had designated the following funds:

Designated Fund	Purpose	Amount
Relocation Fund	To meet costs arising from any future relocation of the House	75,000.00
Building Fund	To meet future repairs or improvements to the building	25,000.00

These funds remain part of unrestricted funds but have been designated by the trustees for prudent financial planning.

REDEMPTORIS MATER HOUSE OF FORMATION  
Registered Charity No. 1047443 - Company No. 2965770  
ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2025

12 Assets and liabilities of the funds

	Designated	Restricted	General	Total	2025
Debtors	-	-	10,564.00	-	10,564.00
Cash at bank and In hand	100,000.00	-	203,930.00	-	303,930.00
Creditors	-	-	35,961.00	-	35,961.00
	<u>100,000.00</u>	<u>-</u>	<u>178,533.00</u>	<u>-</u>	<u>278,533.00</u>

13 Taxation

The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available.

14 Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

At 31 August 2025, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings.

The lease expires in November 2028.

	2025	2024
Within one year	75,600.00	75,600.00
From 1/9/26 to 20/11/28 (Two and a quarter years)	<u>170,100.00</u>	<u>239,400.00</u>
	<u>245,700.00</u>	<u>315,000.00</u>

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443**  
**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2024**

REDEMPTORIS MATER HOUSE OF FORMATION  
Registered Charity No. 1047443 - Company No. 2965770

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024**

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**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024 (continued)**

**Reference and Administrative Details**

Registered office	11 Harewood Avenue London NW1 6LD
Object	To promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation
Company secretary	Ian Maguire
Directors of the Company (=Members of Administrative Council)	Michael James Anderson Lorenzo Andreini Anthony Matthew Cook John David Hayward Robert Christopher Horsburgh John Francis Green Terence Fergal Martin Peter John Wallach
Chief Executive Officer (Rector)	Lorenzo Andreini
Bankers	Barclays Bank PLC
Reporting accountant	Daniele Lionetti 22 Avalon Road London W13 0BN
Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024 (continued)**

**Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London, UK and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater are introduced to the universal dimension of the Church mission. They prepare to serve not only in the Archdiocese of Westminster but also in the rest of the country and abroad. Along with receiving intellectual, spiritual, human and pastoral formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full-time missionary service anywhere in the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year 2023-24 a total of 14 volunteers contributed to the charity's activities by working in the library, administration, cleaning, and cooking at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

**Achievements and Performance**

In the year 2023-24 there were 12 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. Seven of them have been residing full board in the House of Formation. One of them has spent the last year of Academic Formation at Allen Hall, the Diocesan Seminary. Two were in full-time parish placement as Deacons, Revs. Domagoj Matoković (Westminster Cathedral) and Thomas Blackburn (St Anthony's, Edgware). Domagoj and Thomas were ordained to the priesthood on 29 June 2024 by Cardinal Vincent Nichols at Westminster Cathedral. Fr Domagoj was later appointed to Rickmansworth, Mill End and Chorleywood Parishes while Fr Thomas to Our Lady of Lourdes, New Southgate.

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London.

## ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024 (continued)

Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. This year they have had experience in nursing home, university chaplaincy, and parishes.

### Public benefit statement

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity Commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant.

### Financial Review

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, electricity, gas, water, telephone, repairs, etc.).
- b) paying for food, travel, studies and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries.
- c) paying travel expenses for the students involved in missionary work abroad.
- d) providing food for the voluntary helpers (the rector and four lay helpers) who have been living full-time in the House for the sole purpose of running it in accordance with the charitable object of the Company.

None of the directors or members was remunerated. Money spent on charity management amounted to £34, while £1,382 was spent on fundraising.

The funds made available to the charity during the year 2023-24 came from voluntary donations from individuals, both in the UK and abroad, and a legacy.

The total donations received during 2023-24 amounted to £186,484, of which £2,771 came from overseas donors. Legacies received amounted to £84,570. The total income figure for the year was £273,122, more than the previous year due to one particularly generous legacy. Costs at £215,096, have been well managed for the year despite increasing on the previous year.

### Fundraising complaints

During 2023-24 no fundraising complaints were received.

### Structure, Governance and Management

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7 September 1994 (as amended by special resolution on 19 June 1995).

The members of the Pastoral Council (= Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024 (continued)**

The Rector (a.k.a. Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (=the Directors of the company) are appointed by the Pastoral Council, i.e., by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

**Risk management**

The members of the Administrative Council continue to assess the major risks to which the charity is exposed, in particular those relating to the specific operational areas of the charity and its finances. The members of the Council believe that by monitoring reserve levels, by ensuring that suitable control procedures over key financial systems are in place and by examining the operational and financial risks faced by the charity, they have established effective systems to mitigate those risks.

**Reserves Policy**

The charity has adopted a policy on reserves, whereby the directors aim at maintaining the general fund at around 6 months' worth of budgeted annual expenditure to ensure that in the case of significant unforeseen events, the formation, education and accommodation of the seminarians may continue uninterrupted.

Furthermore, the directors have, until future review, designated funds for use in the event of having to relocate from or to make improvements to the building, namely a Relocation Fund of £75,000 and a Building Fund of £25,000.

**Plans for the future**

The plan for the immediate future is to continue running the House for the academic year 2024-25, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Particular consideration has been given to the impact of post-Brexit immigration regulations and increasing cost of living on the charity and its mission.

Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons, or any other placement judged suitable for their training.

Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2024-25 one of them will be working in the diocese of Plymouth.

The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2024 (continued)**

The directors intend to continue in their endeavour to broaden and diversify fundraising activities. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and introduces us to new ones.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standards) and SORP 2019 (Statement of Recommended Practice).

The law applicable to charities in England & 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 incoming resources and application of resources of the charity for that year.

In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the current Charities SORP.
- c) Make judgments and estimates that are reasonable and prudent.
- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Directors of the Company on 27 Jan 2025 and signed on its behalf by:

  
Lorenzo Andreini  
Director

Date 19 May 2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY**

I report on the accounts of the company for the year ended 31 August 2024 which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiner**

The Trustees (who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

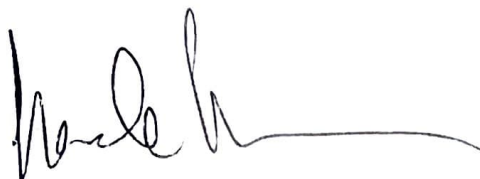
(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Daniele Lionetti  
22 Avalon Road  
London W13 0BN



Date

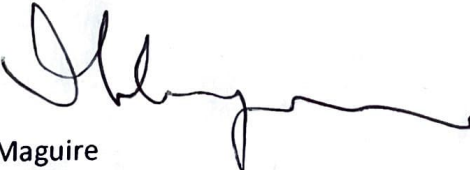
19/05/2025

<b>STATEMENT OF FINANCIAL ACTIVITIES</b>	Notes	Unrestricted fund £	Restricted fund £	Total 2024 £	Total 2023 £
<b>Income from</b>	1				
Donations and Legacies					
Donations	4	186,484.00	-	186,484.00	170,639.00
Legacies	2	84,570.00	-	84,570.00	3,500.00
Grants from other charities		-	-	-	-
Other		-	-	-	250.00
Investment income					
Bank interest received		2,068.00	-	2,068.00	629.00
<b>Total Income</b>		<b>273,122.00</b>	<b>-</b>	<b>273,122.00</b>	<b>175,018.00</b>
<b>Expenditure on:</b>	3				
Fundraising costs		1,382.00	-	1,382.00	561.00
Charitable activities	5				
Support for education		213,680.00	-	213,680.00	176,026.00
Administration	6	34.00	-	34.00	13.00
		213,714.00	-	213,714.00	176,039.00
<b>Total expenditure</b>		<b>215,096.00</b>	<b>-</b>	<b>215,096.00</b>	<b>176,600.00</b>
Net income/expenditure		58,026.00	-	58,026.00	- 1,519.00
Transfers between funds		-	-	-	-
Net movement in funds		58,026.00	-	58,026.00	- 1,519.00
<b>Total funds brought forward at 1 September 2023</b>		<b>238,006.00</b>	<b>-</b>	<b>238,006.00</b>	<b>239,525.00</b>
<b>Total funds carried forward at 31 August 2024</b>		<b>296,032.00</b>	<b>-</b>	<b>296,032.00</b>	<b>238,006.00</b>

<b>BALANCE SHEET</b>		<b>2024</b>		<b>2023</b>	
		£	£	£	
FIXED ASSETS	7		18,424.00		24,838.00
CURRENT ASSETS					
Debtors	8	9,774.00		9,102.00	
Prepayments		249.00		533.00	
Petty Cash Cards		1,428.00		-	
Cash at bank and in hand		<u>274,288.00</u>		<u>204,902.00</u>	
		285,739.00		214,537.00	
Creditors: amounts falling due within one year	9	8,131.00		1,369.00	
NET CURRENT ASSETS			<u>277,608.00</u>		<u>213,168.00</u>
TOTAL NET ASSETS			<u>296,032.00</u>		<u>238,006.00</u>
RESTRICTED FUNDS			-		
UNRESTRICTED FUNDS					
Designated fund	10a		100,000.00		50,000.00
General Funds			<u>196,032.00</u>		<u>188,006.00</u>
			<u>296,032.00</u>		<u>238,006.00</u>

For the year ended 31 August 2024 the company was exempt from audit under Section 477 of the Companies Act 2006  
 The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006  
 The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.  
 These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the Charity SORP and FRS 102

Approved by the Directors of the Company on *27 Jan 2025* and signed on its behalf

  
 Ian Maguire  
 Secretary

  
 Lorenzo Adreini  
 Director

**NOTES TO THE ACCOUNTS****1 Income**

Income received for the general purposes of the Charity is included as unrestricted funds. Income for activities restricted by the wishes of the donor is included as restricted funds. All categories of income are credited to the Statement of Financial Activities in the year in which they are receivable.

**2 Legacies**

Legacies are included in the Statement of Financial Activities when the Charity is advised by the personal representative(s) of an estate that payment will be made or property transferred and the amount involved can be quantified.

**3 Expenditure**

Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.

**4 Unrestricted Donations**

UK (UK Donations + Gift Aid to be claimed)  
Overseas

	2024	2023
	183,713.00	167,675.00
	<u>2,771.00</u>	<u>2,964.00</u>
	186,484.00	170,639.00

**5 Charitable activities**

	2024	2023
Bank charges	195.00	64.00
Books and newspapers	958.00	560.00
Motor expenses	9,065.00	9,205.00
Household furnishing and cleaning	9,024.00	3,957.00
Office stationery and computer	1,838.00	1,349.00
Taxes and rates	660.00	659.00
Food	33,360.00	17,559.00
Education	70.00	107.00
House services and repairs	474.00	288.00
Rent	73,440.00	64,800.00
Electricity	891.00	1,477.00
Gas	11,907.00	13,031.00
Telephone and internet	1,670.00	1,823.00
Water and general rates	2,993.00	2,691.00
Urban travel	9,666.00	6,349.00
Other travel	24,208.00	25,808.00
Seminarians personal	4,308.00	3,349.00
Medical	1,112.00	467.00
Liturgical	2,220.00	1,120.00
Garden and flowers	-	17.00
Pastoral	9,119.00	10,513.00
Sundries, gifts and hospitality	856.00	354.00
Depreciation expense	9,992.00	3,946.00
Legal charges and visas	5,654.00	6,533.00
	<u>213,680.00</u>	<u>176,026.00</u>

6 Management and administration		
Charity management	34.00	13.00

6a Directors and employees  
 The Directors received no remuneration for their services (2024: nil)  
 The Charity employed no staff during the year (2024: nil)

Capital Assets

7 FIXED ASSETS	<b>2024</b>	2023
Sanctuary of the Word	10,560.00	17,598.00
New Altar for Chapel	4,684.00	7,240.00
Sanctuary of the Word Lighting	3,180.00	
Total Assets	18,424.00	24,838.00

8 Debtors	<b>2024</b>	2023
Gift Aid recoverable	9,774.00	9,102.00

9 Creditors: amounts falling due within one year		
Accruals	8,131.00	1,321.00

10 Funds  
 Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions.  
 Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.  
 General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

10a Designated funds  
 The following reserves have been designated by the Directors to cover the costs in the event of

a) Relocation of the Charity:	75,000.00
b) Building works:	25,000.00

11 Assets and liabilities of the funds

				<b>2024</b>
	Designated	Restricted	General	Total
Debtors	-	-	9,774.00	9,774.00
Cash at bank and in hand	100,000.00	-	174,288.00	274,288.00
Creditors	-	-	8,131.00	8,131.00
	100,000.00	-	175,931.00	275,931.00

12 Taxation  
 The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available.

13 Operating leases  
 Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

14 At 31 August 2024, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings.  
 The lease expires in November 2028.

	<b>2024</b>	2023
Within one year	75,600.00	73,440.00
In the second to fifth year	239,400.00	302,400.00
	315,000.00	375,840.00

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**

**Registered Charity No. 1047443**

**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2023**

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023**

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**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023 (continued)**

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Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023 (continued)**

### **Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater are introduced to the universal dimension of the Church mission. They prepare to serve not only in the Archdiocese of Westminster but also in the rest of the country and abroad. Along with receiving intellectual, spiritual, human and pastoral formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full-time missionary service anywhere in the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year 2022-23 a total of 13 volunteers contributed to the charity's activities by working in the library, administration, cleaning, and cooking at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

### **Achievements and Performance**

In the year 2022-23 there were 12 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. Seven of them have been residing full board in the House of Formation. One of them, Thomas Blackburn, has spent the last year of Academic Formation at Allen Hall, the Diocesan Seminary. He was ordained to the Diaconate on 10 June 2023. Three were in full-time parish placement as Deacons, Revs. Domagoj Matokovic, Juan Sola and Marco Lazzaron respectively in St Mary's (East Finchley), Saint Francis de Sales (Tottenham), Holy Cross (Parsons Green). Juan and Marco were ordained to the priesthood on 24 June 2023 by Cardinal Vincent Nichols. Fr Juan was later appointed to Holy Trinity (Brook Green) while Fr Marco to St Joseph's and the English Martyrs (Bishop's Stortford).

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London.

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023 (continued)**

Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. This year they have been in prison, children's hospital, school, centre for disability, homeless outreach and relief centre, parishes.

### **Public benefit statement**

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant.

### **Financial Review**

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, electricity, gas, water, telephone, repairs, etc.).
- b) paying for food, travel, studies and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries.
- c) paying travel expenses for the students involved in missionary work abroad.
- d) providing food for the voluntary helpers (the rector and four lay helpers) who have been living full-time in the House for the sole purpose of running it in accordance with the charitable object of the Company.

None of the directors or members was remunerated. Money spent for the charity management amounted to £13 while fundraising was £561.

The funds made available to the charity during the year 2022-23 came from voluntary donations from individuals, both in the UK and abroad, and grants from other charities.

The total donations received during 2022-23 amounted to £170,639, of which £2,964 was from overseas donors. Legacies received amounted to £3,500. The total income figure for this year was £175,081, less than the previous year in which we had received one particularly generous gift. Costs at £176,600, have been well managed for the year and only marginally increased on the previous year, despite the widespread challenge of inflationary prices.

### **Fundraising complaints**

During 2022-23 no fundraising complaints were received.

### **Structure, Governance and Management**

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7 September 1994 (as amended by special resolution on 19 June 1995).

The members of the Pastoral Council (= Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023 (continued)**

The Rector (a.k.a Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (=the Directors of the company) are appointed by the Pastoral Council, i.e., by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

### **Risk management**

The members of the Administrative Council continue to assess the major risks to which the charity is exposed, in particular those relating to the specific operational areas of the charity and its finances. The members of the Council believe that by monitoring reserve levels, by ensuring that suitable control procedures over key financial systems are in place and by examining the operational and financial risks faced by the charity, they have established effective systems to mitigate those risks.

### **Reserves Policy**

The charity has adopted a policy on reserves, whereby the directors aim at maintaining the general fund at around 6 months' worth of budgeted annual expenditure to ensure that in the case of significant unforeseen events the formation, education and accommodation of the seminarians may continue uninterrupted.

Furthermore, the directors have, until future review, designated funds for use in the event of having to relocate from or to make improvements to the building, namely a Relocation Fund of £25,000 and a Building Fund of £25,000.

### **Plans for the future**

The plan for the immediate future is to continue running the House for the academic year 2023-24, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Particular consideration has been given to the impact of post-Brexit immigration regulations and increasing cost of living to the charity and to its mission.

Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons, or any other placement judged suitable for their training.

Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2023-24 one of them will be working in the diocese of Plymouth.

The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2023 (continued)**

The directors intend to continue in their endeavour to broaden and diversify fundraising activities. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and link us up with new ones.

**Impact of COVID-19 pandemic on RMHF**

The life and work of the House and the charity's principal activities have returned to normal during the course of the year, and while the lessons learned from the pandemic have been registered, its impact has receded further with the passage of the last year or so.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standards) and SORP 2015 (Statement of Recommended Practice).

The law applicable to charities in England & 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 incoming resources and application of resources of the charity for that year.

In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the current Charities Statement of Recommended Practice (SORP).
- c) Make judgments and estimates that are reasonable and prudent.
- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Directors of the Company on 15 Apr 2024 and signed on its behalf by:

  
Lorenzo Andreini  
Director

Date 16 May 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY**

I report on the accounts of the company for the year ended 31 August 2023 which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiner**

The Trustees ( who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

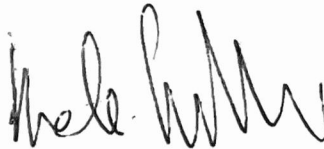
(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Daniele Lionetti  
22 Avalon Road  
London W13 0BN



Date


18/4/2024

Accounts for Year Ended 31/08/23

STATEMENT OF FINANCIAL ACTIVITIES	Notes	Unrestricted fund	Restricted fund	Total	Total
		£	£	£	£
				2023	2022
<b>Income from</b>	1a				
Donations and Legacies					
Donations	2a	170,639.00	-	170,639.00	204,762.00
Legacies	1b	3,500.00	-	3,500.00	5,906.00
Grants from other charities		-	-	-	4,000.00
Other		250.00	-	250.00	
Investment income					
Bank interest received		692.00	-	692.00	49.00
<b>Total Income</b>		<b>175,081.00</b>	<b>-</b>	<b>175,081.00</b>	<b>214,717.00</b>
<b>Expenditure on:</b>	1c				
Fundraising costs		561.00	-	561.00	246.00
Charitable activities					
Support for education	4	176,026.00	-	176,026.00	175,256.00
Administration	5	13.00	-	13.00	13.00
<b>Total expenditure</b>		<b>176,600.00</b>	<b>-</b>	<b>176,600.00</b>	<b>175,515.00</b>
Net income/expenditure		1,519.00	-	1,519.00	39,202.00
Transfers between funds		-	-	-	-
Net movement in funds		1,519.00	-	1,519.00	39,202.00
Total funds brought forward at 1 September 2022		239,525.00	-	239,525.00	200,323.00
Total funds carried forward at 31 August 2023		<b>238,006.00</b>	<b>-</b>	<b>238,006.00</b>	<b>239,525.00</b>
<b>BALANCE SHEET</b>		2023		2022	
		£	£	£	£
FIXED ASSETS	7		24,838.00		16,011.00
CURRENT ASSETS					
Debtors	8	9,102.00		44,931.00	
Prepayments		533.00		400.00	
Short term loan	9	-		3,064.00	
Cash at bank and in hand		204,902.00		177,729.00	
Creditors: amounts falling due within one year	10	1,321.00		2,610.00	
NET CURRENT ASSETS			215,858.00		223,514.00
TOTAL NET ASSETS			<b>240,696.00</b>		<b>239,525.00</b>
RESTRICTED FUNDS					
UNRESTRICTED FUNDS					
Designated fund	11		50,000.00		50,000.00
General Funds			188,016.00		189,525.00
			<b>238,016.00</b>		<b>239,525.00</b>

For the year ended 31 August 2023 the company was exempt from audit under Section 477 of the Companies Act 2006  
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006  
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the Charity SORP and FRS 102

Approved by the Directors of the Company on 15 April 2024 and signed on its behalf

  
Ian Maguire  
Secretary

  
Lorenzo Adreini  
Director

NOTES TO THE ACCOUNTS

1a Income

Income received for the general purposes of the Charity is included as unrestricted funds. Income for activities restricted by the wishes of the donor is included as restricted funds. All categories of income are credited to the Statement of Financial Activities in the year in which they are receivable.

1b Legacies

Legacies are included in the Statement of Financial Activities when the Charity is advised by the personal representative(s) of an estate that payment will be made or property transferred and the amount involved can be quantified.

1c Expenditure

Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.

1d Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

1e Funds

Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions.

Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.

General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

2a	Unrestricted Donations		
	UK (UK Donations + Gift Aid to be claimed)	2023	2022
	Overseas	167,675.00	203,523.00
		<u>2,964.00</u>	<u>1,239.00</u>
		170,639.00	204,762.00
2b	Restricted donations		
	Seminarian Missions	-	-
3	Other income		
	Grants from other charities	-	4,000.00
4	Charitable activities		
	Bank charges	64.00	105.00
	Books and newspapers	560.00	428.00
	Motor expenses	9,205.00	6,070.00
	Household furnishing and cleaning	3,957.00	5,268.00
	Office stationery and computer	1,349.00	1,403.00
	Taxes and rates	659.00	364.00
	Food	17,559.00	15,381.00
	Education	107.00	543.00
	House services and repairs	288.00	154.00
	Rent	64,800.00	64,800.00
	Electricity	1,477.00	1,656.00
	Gas	13,031.00	14,848.00
	Telephone and internet	1,823.00	2,395.00
	Water and general rates	2,691.00	2,492.00
	Urban travel	6,349.00	7,549.00
	Other travel	25,808.00	22,513.00
	Expenses: NCW Evangelisation Restricted Fund	-	522.00
	Expenses: Seminarians on Mission Restricted Fund	-	248.00
	Seminarians personal	3,349.00	4,228.00
	Medical	467.00	645.00
	Liturgical	1,120.00	810.00
	Garden and flowers	17.00	8.00
	Pastoral	10,513.00	9,887.00
	Sundries, gifts and hospitality	354.00	203.00
	Depreciation expense	3,946.00	3,633.00
	Legal charges and visas	<u>6,533.00</u>	<u>9,103.00</u>
		176,026.00	175,256.00

Accounts for Year Ended 31/08/23

5	Management and administration Charity management			13.00		13.00
6	Directors and employees The Directors received no remuneration for their services (2023: nil) The Charity employed no staff during the year (2023: nil)					
7	Capital Assets FIXED ASSETS	2023			2022	
	Sanctuary of the Word		17,598.00			16,011.00
	New Altar for Chapel		<u>7,240.00</u>			
	Total Assets		<u>24,838.00</u>			<u>16,011.00</u>
8	Debtors Gift Aid recoverable	2023		9,102.00	2022	44,930.00
9	Short term loans Advance purchases made for Pilgrimage to Egypt, Jordan & Israel in 2022 have been repaid. At the end of this financial year there is a balance of £0			-		3,064.00
10	Creditors: amounts falling due within one year Accruals			1,321.00		793.00
11	Designated funds The following reserves have been designated by the Directors to cover the costs in the event of a) Relocation of the Charity: 25,000.00 b) Building works: 25,000.00					
12	Assets and liabilities of the funds					2023
		Designated	Restricted	General		Total
	Debtors	-	-	9,102.00		9,102.00
	Cash at bank and in hand	50,000.00	-	154,902.00		204,902.00
	Creditors	-	-	<u>1,321.00</u>		<u>1,321.00</u>
		<u>50,000.00</u>	-	<u>165,325.00</u>		<u>215,325.00</u>
13	Taxation The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available.					
14	At 31 August 2023, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings. The rent was reviewed upwards from 22 November 2023. The lease expires in November 2028.					
				2023		2022
	Within one year			73,440.00		64,800.00
	In the second to fifth year			<u>302,400.00</u>		<u>275,940.00</u>
				<u>375,840.00</u>		<u>340,740.00</u>

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443**  
**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2022**

**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443 - Company No. 2965770**

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022**

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**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022 (continued)**

**Reference and Administrative Details**

Registered office	11 Harewood Avenue London NW1 6LD
Object	To promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation
Company secretary	Ian Maguire
Directors of the Company (=Members of Administrative Council)	Michael James Anderson Lorenzo Andreini Anthony Matthew Cook John David Hayward Robert Christopher Horsburgh John Francis Green Terence Fergal Martin Peter John Wallach
Chief Executive Officer (Rector)	Lorenzo Andreini
Bankers	Barclays Bank PLC Portman Square Branch 9 Portman Square London W1A 3AL  CAF Bank Ltd, 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Reporting accountant	Daniele Lionetti 22 Avalon Road London W13 0BN
Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022 (continued)**

**Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater are introduced to the universal dimension of the Church mission. They prepare to serve not only in the Archdiocese of Westminster but also in the rest of the country and abroad. Along with receiving intellectual, spiritual, human and pastoral formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full-time missionary service in anywhere in the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples with their children and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year 2021-22 a total of 11 volunteers contributed to the charity's activities by working in the library, administration, cleaning, and cooking at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

**Achievements and Performance**

In the year 2021-22 there were 11 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. 7 of them have been residing full board in the House of Formation. Three of them, Marco Lazzaron, Juan Sola and Domagoj Matoković, have spent the last year of Academic Formation at Allen Hall, the Diocesan Seminary. They were ordained to the Diaconate on 11 June 2022. One was in a parish placement as Deacon, Rev. Matteo Di Giuseppe in St Francis de Sales, Tottenham. He was ordained to the priesthood on 25 June 2022 by Cardinal Vincent Nichols. Fr Matteo serves in Our Lady Help of Christians, Rickmansworth; St John Fisher, Chorleywood; St John the Evangelist, Mill End.

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022 (continued)**

Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. This year they have been in school, university chaplaincy, centre for disability, sixth form chaplaincy, catechetics, parishes.

**Public benefit statement**

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant.

**Financial Review**

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, electricity, gas, water, telephone, repairs, etc.).
- b) paying for food, travel, studies and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries.
- c) paying travel expenses for the students involved in missionary work abroad.
- d) providing food for the voluntary helpers (the rector and four lay helpers) who have been living full-time in the House for the sole purpose of running it in accordance with the charitable object of the Company.

None of the directors or members was remunerated. Money spent for the charity management amounted to £13 while fundraising was £246

The funds made available to the charity during the year 2021-22 came from voluntary donations from individuals, both in the UK and abroad, and grants from other charities.

A special fund, "NCW Evangelisation" administers restricted donations given to the Charity for the specific purpose of supporting evangelisation activities promoted by the Neo-Catechumenal Way – an Itinerary of Christian formation officially recognised by the Catholic Church – on condition that such activities take place within the UK or are carried out elsewhere in the world by UK members of the NCW. The balance of the fund for the year 2021-22 is £0

A special fund, "Seminarians Mission Fund" administers restricted donations given to the Charity for the specific purpose of supporting seminarians during their time of itinerancy (evangelisation activities promoted by the Neo-Catechumenal Way) abroad. The balance of the fund for the year 2021-22 is £0

The total donations for 2021-22 show an increase of £64,474. This is mostly due to a generous donation. Grants received amounted to £4000. The total income figure for this year is £214,717, £73,667 more than the previous year. In 2021-22 overseas donations amounted to £1,239.

**Fundraising complaints**

During 2021-22 no fundraising complaints were received.

**Structure, Governance and Management**

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7 September 1994 (as amended by special resolution on 19 June 1995).

The members of the Pastoral Council (= Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022 (continued)**

for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

The Rector (a.k.a Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (=the Directors of the company) are appointed by the Pastoral Council, i.e., by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

### **Risk management**

The members of the Administrative Council continue to assess the major risks to which the charity is exposed, in particular those relating to the specific operational areas of the charity and its finances. The members of the Council believe that by monitoring reserve levels, by ensuring that suitable control procedures over key financial systems are in place and by examining the operational and financial risks faced by the charity, they have established effective systems to mitigate those risks. A specific Risk Assessment was carried out to eliminate or mitigate risks arising from the COVID-19 pandemic.

### **Reserves Policy**

The charity has adopted a policy on reserves, whereby the directors aim at maintaining the general fund at around 6 months' worth of budgeted annual expenditure to ensure that in the case of significant unforeseen events the formation, education and accommodation of the seminarians may continue uninterrupted.

Furthermore, the directors have, until future review, designated funds for use in the event of having to relocate from or to make improvements to the building, namely a Relocation Fund of £25,000 and a Building Fund of £25,000.

### **Plans for the future**

The plan for the immediate future is to continue running the House for the academic year 2022-23, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Particular consideration has been given to the impact of post-Brexit immigration regulations and increasing cost of living to the charity and to its mission.

Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons, or any other placement judged suitable for their training.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2022 (continued)**

Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2022-23 one of them will be working in the diocese of Plymouth.

The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.

The directors intend to continue in their endeavour to broaden and diversify fundraising activities. Contacts with grant-making organisations have produced some results in previous years and will be further developed. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and link us up with new ones.

**Impact of COVID-19 pandemic on RMHF**

By the end of August 2021, the impact of COVID-19 pandemic on RMHF has been, thank God, very mild. The main object of the charity, which is its mission, has carried on. Some events in the life of the House of Formation have been delayed or cancelled, without causing too much disruption. The mental health of seminarians, formators and staff has been good. The financial situation has been mildly affected, although the generosity of the donors helped us to absorb the impact of increased costs. In the year 2021-22 we continued monitoring effects of the pandemic on the life of the House.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standards) and SORP 2015 (Statement of Recommended Practice).

The law applicable to charities in England & 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 incoming resources and application of resources of the charity for that year.

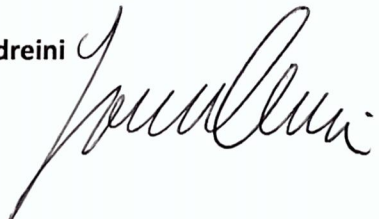
In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the current Charities Statement of Recommended Practice (SORP).
- c) Make judgments and estimates that are reasonable and prudent.
- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Directors of the Company on 17 APR 2023 and signed on its behalf by:

Lorenzo Andreini  
Director



Date 22 MAY 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY**

I report on the accounts of the company for the year ended 31 August 2021 which are set out on pages 7 to 9.

**Respective responsibilities of trustees and examiner**

The Trustees ( who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Daniele Lionetti  
22 Avalon Road  
London W13 0BN



Date

22/05/2022

**STATEMENT OF FINANCIAL ACTIVITIES**

Notes	Unrestricted fund £	Restricted fund £	Total 2022 £	Total 2021 £
<b>Income from</b>				
1c				
<b>Donations and Legacies</b>				
Donations 2a	204,762.00	-	204,762.00	140,288.00
Legacies 1d	5,906.00	-	5,906.00	
Grants from other charities	4,000.00	-	4,000.00	750.00
<b>Investment income</b>				
Bank interest received	49.00	-	49.00	210.00
<b>Total Income</b>	<u>214,717.00</u>	<u>-</u>	<u>214,717.00</u>	<u>141,050.00</u>
<b>Expenditure on:</b>				
1e				
<b>Fundraising costs</b>	246.00	-	246.00	-
<b>Charitable activities</b>				
Support for edu:4	174,486.00	770.00	175,256.00	152,802.00
Administration 5	13.00	-	13.00	13.00
	<u>174,499.00</u>	<u>770.00</u>	<u>175,269.00</u>	<u>152,815.00</u>
<b>Total expenditure</b>	<u>174,745.00</u>	<u>770.00</u>	<u>175,515.00</u>	<u>152,815.00</u>
<b>Net income/expenditure</b>	39,972.00	-	39,202.00	-
<b>Transfers between funds</b>				
Net movement in funds	<u>39,972.00</u>	<u>-</u>	<u>39,202.00</u>	<u>-</u>
<b>Total funds brought forward at 1 September 2021</b>	199,553.00	770.00	200,323.00	212,088.00
<b>Total funds carried forward at 31 August 2022</b>	<u>239,525.00</u>	<u>-</u>	<u>239,525.00</u>	<u>200,323.00</u>

**BALANCE SHEET**

	2022 £	2021 £	2021 £
<b>FIXED ASSETS</b> 7		16,011.60	3,633.00
<b>CURRENT ASSETS</b>			
Debtors 8	44,930.63		10,852.00
Prepayments	399.97		428.00
Short term loa 8A	3,064.00		-
Cash at bank and in hand	<u>177,729.00</u>		<u>187,170.00</u>
	226,123.60		198,450.00
<b>Creditors: amo 9 due within one year</b>	-		-
	2,610.20		1,760.00
<b>NET CURRENT ASSETS</b>		<u>223,513.40</u>	<u>196,690.00</u>
<b>TOTAL NET ASSETS</b>		<u>239,525.00</u>	<u>200,323.00</u>
<b>RESTRICTED FUND 11</b>			
NCW Evangelisation fund		-	522.00
Seminarians Mission fund		-	249.00
<b>UNRESTRICTED FUNDS</b>			
Designated fur 10		50,000.00	50,000.00
General Funds		<u>189,525.00</u>	<u>149,801.00</u>
		<u>239,525.00</u>	<u>200,572.00</u>

For the year ended 31 August 2019 the company was exempt from audit under Section 477 of the Companies Act 2006

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the Charity SORP and FRS 102.

Approved by the Directors of the Company on 17 Apr 2023 and signed on its behalf

Ian Maguire  
Secretary



Lorenzo Adreini  
Director



**NOTES TO THE ACCOUNTS**

**1e Expenditure**  
Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.

**1f Operating leases**  
Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

**1g Funds**  
Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions.  
Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.  
General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

	2022	2021
<b>2a Unrestricted Donations</b>	203,523.00	130,807.00
UK (UK Donations + Gift Aid to be claimed)	<u>1,239.00</u>	<u>5,481.00</u>
Overseas	204,762.00	136,288.00
	-	4,000.00
<b>2b Restricted donations</b>	-	4,000.00
Seminarian Missions		750.00
<b>3 Other income</b>	4,000.00	750.00
Grants from other charities		
<b>4 Charitable activities</b>	105.00	66.00
Bank charges	428.00	550.00
Books and newspapers	6,070.00	5,576.00
Motor expenses	5,268.00	11,083.00
Household furnishing and cleaning	1,403.00	4,316.00
Office stationery and computer	364.00	885.00
Taxes and rates	15,381.00	15,439.00
Food	543.00	395.00
Education	154.00	1,121.00
House services and repairs	64,800.00	64,800.00
Rent	1,656.00	1,878.00
Electricity	14,848.00	11,897.00
Gas	2,395.00	2,264.00
Telephone and internet	2,492.00	2,116.00
Water and general rates	7,549.00	2,836.00
Urban travel	22,513.00	8,837.00
Other travel	522.00	-
Expenses: NCW Evangelisation Restricted Fund	248.00	3,752.00
Expenses: Seminararians on Mission Restricted Fund	4,228.00	3,058.00
Seminarians personal	645.00	3,175.00
Medical	810.00	1,227.00
Liturgical	8.00	217.00
Garden and flowers	9,887.00	3,317.00
Pastoral	203.00	322.00
Sundries, gifts and hospitality	3,633.00	3,633.00
Depreciation expense	<u>9,103.00</u>	<u>42.00</u>
Legal charges and visas	175,256.00	152,802.00
<b>5 Management and administration</b>	13.00	13.00
Charity management		
<b>6 Directors and employees</b>		
The Directors received no remuneration for their services (2022: nil)		
The Charity employed no staff during the year (2022: nil)		
<b>7 Capital Assets</b>	2022	2021
FIXED ASSETS	-	406.00
Intranet Server	-	168.00
Room Refurbishment	-	1,809.00
House Refurbishment (Library)	-	1,656.00
Sanctuary of the Word*	<u>16,011.60</u>	<u>3,633.00</u>
Total Assets	16,011.60	
*New Asset in construction will be completed next year		
<b>8 Debtors</b>	2022	2021
Gift Aid recoverable	44,930.63	10,852.00

8A Short term loan					
Advance purchases made for pilgrims participating in Pilgrimage to Egypt, Jordan, and Israel during July and August 2022 to be repaid 2023					3,064.00
9 Creditors: amounts falling due within one year					817.07
Accruals					793.00
10 Designated funds					
The following reserves have been designated by the Directors to cover the costs in the event of					
a) Relocation of the Charity:	25,000.00				
b) Building works:	25,000.00				
11 Restricted funds					
a) In 2017-18 the charity received from an overseas charitable organisation a grant totalling £3,500 for the specific purpose of supporting evangelisation activities inspired by the Neocatechumenal Way which falls within the object of the Charity. A restricted fund, NCW Evangelisation, was established for this purpose. At the end of this financial year 2021-2022 there is a balance of £0.					
b) In 2020-21 the charity received UK donations totalling £4,000 for the specific purpose of supporting an overseas evangelisation mission of the Neocatechumenal Way, in particular in Uganda. One of the seminarians was an active participant in that Mission. A restricted fund, Seminarians in Mission, was established for this purpose. At the end of this financial year 2021-2022 there is a balance of £0.					
12 Assets and liabilities of the funds					2022
	Designated	Restricted	General		Total
Debtors	-	-	44,930.63		44,930.63
Cash at bank and in hand	50,000.00	-	127,729.00		177,729.00
Creditors	-	-	2,610.20		2,610.20
	<u>50,000.00</u>	<u>-</u>	<u>170,049.43</u>		<u>220,049.43</u>
13 Taxation					
The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available					
14 At 31 August 2022, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings that expire as follows:- Under the current lease a break clause and rent review are due on 22 November 2023. While negotiations are underway between the parties no agreement has yet been concluded or likely to be prior to submission of these accounts. In such circumstances, the figures below indicate the maximum level of potential liabilities					
			2022		2021
Within one year			64,800.00		64,800.00
In the second to fifth year			275,940.00		79,380.00
After more than five years			-		-
			<u>340,740.00</u>		<u>144,180.00</u>

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443**  
**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2021**

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021**

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Statement of Financial Activities	8
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**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)**

**Reference and Administrative Details**

Registered office	11 Harewood Avenue London NW1 6LD
Object	To promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation
Company secretary	Ian Maguire
Directors of the Company (=Members of Administrative Council)	Michael James Anderson Lorenzo Andreini Anthony Matthew Cook John David Hayward Robert Christopher Horsburgh John Francis Green Terence Fergal Martin Peter John Wallach
Chief Executive Officer (Rector)	Lorenzo Andreini
Bankers	Barclays Bank PLC 127 Edgware Road London W2 2HT  CAF Bank Ltd, 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Independent Examiner	Daniele Lionetti 22 Avalon Road London W13 0BN
Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)**

**Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater are introduced to the universal dimension of the Church mission. They prepare to serve not only in the Archdiocese of Westminster but anywhere in the world. Along with receiving intellectual and spiritual formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full-time missionary service in any country of the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples with their children and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year 2020-21 a total of 12 volunteers contributed to the charity's activities by working in the library, administration, cleaning, and cooking at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

**Achievements and Performance**

In the year 2020-21 there were 12 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. Seven of them have been residing full board in the House of Formation. One of them, Matteo Di Giuseppe, has spent the last year of Academic Formation at Allen Hall, the Diocesan Seminary. He was ordained to the Diaconate on 12 June 2021. Two seminarians were on missionary placements abroad and returned to Redemptoris Mater only for stages in their formation, for assessment of their missionary experience and for periods of rest. Two more were in a parish placement as Deacons, Rev. Jakub Jozsko in St Francis de Sales, Tottenham, Rev. Marco Salvagnini in St Monica's, Parsons Green. They were ordained to the priesthood by Cardinal Vincent Nichols on 26<sup>th</sup> June 2021. Fr Jakub is now serving in St John's Islington, while Fr Marco in Our Lady of Victories, Kensington.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)**

Due to the restrictions following the COVID-19 pandemic, Deacon Axcel Soriano's ordination to the priesthood was postponed from June to 19<sup>th</sup> September 2020. Fr Axcel has since been serving at St John Fisher, North Harrow.

A great help for the human and pastoral development of seminarians and an integral part of their formation is the time of itinerancy. This is a period of missionary formation, usually but not necessarily on placement abroad. In the year 2020-21 the placements were as follow: Thomas Blackburn in Uganda, Paolo Gambardella in Israel.

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London. Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. Due to the COVID-19 pandemic, pastoral placements were limited by the restrictions. Nonetheless, some seminarians were able to share the pastoral challenges of this time alongside priests in parishes, including helping in foodbanks.

**Public benefit statement**

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant.

**Financial Review**

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, electricity, gas, water, telephone, repairs, etc.).
- b) paying for food, travel, studies, and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries.
- c) paying travel expenses for the students involved in missionary work abroad.
- d) providing food for the voluntary helpers (the rector and four lay helpers) who have been living full-time in the House for the sole purpose of running it in accordance with the charitable object of the Company.

None of the directors or members was remunerated. Money spent for the charity management amounted to £13 while fundraising was £0, due to lack of activities from COVID.

The funds made available to the charity during the year 2020-21 came from voluntary donations from individuals, both in the UK and abroad, and grants from other charities.

A special fund, "NCW Evangelisation" administers restricted donations given to the Charity for the specific purpose of supporting evangelisation activities promoted by the Neo-Catechumenal Way – an Itinerary of Christian formation officially recognised by the Catholic Church – on condition that such activities take place within the UK or are carried out elsewhere in the world by UK members of the NCW. The balance of the fund for the year 2020-21 is £522.

A special fund, "Seminarians Mission Fund" administers restricted donations given to the Charity for the specific purpose of supporting seminarians during their time of itinerancy (evangelisation activities promoted by the Neo-Catechumenal Way) abroad. The balance of the fund for the year 2020-21 is £249.

The total donations for 2020-21 show a decrease of £14,242. Grants received amounted to £750.

## ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)

The total income figure for this year is £141,050, £21,230 less than the previous year. In 2020-21 overseas donations amounted to £5,481.

### Fundraising complaints

During 2020-21 no fundraising complaints were received. Due attention was paid to potential vulnerable donors.

### Structure, Governance and Management

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7 September 1994 (as amended by special resolution on 19 June 1995).

The members of the Pastoral Council (= Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

The Rector (Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (the Directors of the company) are appointed by the Pastoral Council, i.e., by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

### Risk management

The members of the Administrative Council continue to assess the major risks to which the charity is exposed, in particular those relating to the specific operational areas of the charity and its finances. The members of the Council believe that by monitoring reserve levels, by ensuring that suitable control procedures over key financial systems are in place and by examining the operational and financial risks faced by the charity, they have established effective systems to mitigate those risks. A specific Risk Assessment was carried out to eliminate or mitigate risks arising from the COVID-19 pandemic.

### Reserves Policy

The charity has adopted a policy on reserves, whereby the directors aim at maintaining the general fund at around 6 months' worth of budgeted annual expenditure to ensure that in the case of significant unforeseen events the formation, education and accommodation of the seminarians may continue uninterrupted.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)**

Furthermore, the directors have, until future review, designated funds for use in the event of having to relocate from or to make improvements to the building, namely a Relocation Fund of £25,000 and a Building Fund of £25,000.

**Plans for the future**

The plan for the immediate future is to continue running the House for the academic year 2021-22, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Particular consideration has been given to the impact of post-Brexit immigration regulations to the charity and to its mission.

Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons, or any other placement judged suitable for their training, within the limits allowed by the COVID-19 restrictions issued by the government.

Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2021-22 one of them will be working in the diocese of Plymouth.

The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.

The directors intend to continue in their endeavour to broaden and diversify fundraising activities. Contacts with grant-making organisations have produced some results in previous years and will be further developed. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and link us up with new ones.

**Impact of COVID-19 pandemic on RMHF**

By the end of August 2021, the impact of COVID-19 pandemic on RMHF has been, thank God, very mild. The main object of the charity, which is its mission, has carried on. Some events in the life of the House of Formation have been delayed or cancelled, without causing too much disruption. The mental health of seminarians, formators and staff has been good. The financial situation has been mildly affected, although the generosity of the donors helped us to absorb the impact of increased costs.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standards) and SORP 2015 (Statement of Recommended Practice).

The law applicable to charities in England & 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 incoming resources and application of resources of the charity for that year.

In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the current Charities Statement of Recommended Practice (SORP).
- c) Make judgments and estimates that are reasonable and prudent.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2021 (continued)**

- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Directors of the Company on 17 Jan 2022 and signed on its behalf by:

  
Lorenzo Andreini  
Director

16 March 2022  
Date

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY**

I report on the accounts of the company for the year ended 31 August 2021 which are set out on pages 8 to 13.

**Respective responsibilities of trustees and examiner**

The Trustees (who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

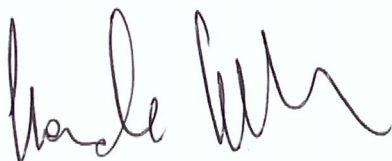
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**Daniele Lionetti**  
22 Avalon Road  
London W13 0BN

Date 16/03/2022

STATEMENT OF FINANCIAL ACTIVITIES (including an Income and Expenditure Account)  
 For the year ended 31 August 2021

	Notes	Unrestricted fund £	Restricted fund £	Total 2021 £	Total 2020 £
<b>Income from</b>	1c				
<b>Donations and Legacies</b>					
Donations	2a	136,288	4,000.00	140,288	154,531
Legacies	1d	0	-	0	
Grants from other charities		750	-	750	7,539
<b>Investment income</b>					
Bank interest received		12	-	12	210
<b>Total Income</b>		<u>137,050</u>	<u>4,000.00</u>	<u>141,050</u>	<u>162,280</u>
<b>Expenditure on:</b>	1e				
<b>Raising funds</b>					
Fundraising costs		0	-	0	950
<b>Charitable activities</b>					
Support for education	4	149,051	3,751	152,802	160,155
Administration	5	13	-	13	13
		<u>149,064</u>	<u>3,751</u>	<u>152,815</u>	<u>160,168</u>
<b>Total expenditure</b>		<u>149,064</u>	<u>3,751</u>	<u>152,815</u>	<u>161,118</u>
<b>Net income/expenditure</b>		(12,014)	249	(11,765)	1,162
<b>Transfers between funds</b>			-		-
<b>Net movement in funds</b>		(12,014)	249	(11,765)	1,162
Total funds brought forward at 1 September 2020		211,566	522	212,088	214,898
<b>Total funds carried forward at 31 August 2021</b>		<u><u>199,552</u></u>	<u><u>771</u></u>	<u><u>200,323</u></u>	<u><u>212,088</u></u>

BALANCE SHEET AS AT 31 August 2021

		2021		2020	
		£	£	£	£
FIXED ASSETS	7		3,633		7,265
CURRENT ASSETS					
Debtors	8	10,852		45,584	
Prepayment		428		338	
Cash at bank and in hand		187,170		160,267	
		<u>198,450</u>		<u>206,189</u>	
Creditors: amounts falling due within one year	9	(1,760)		(1,365)	
NET CURRENT ASSETS			<u>196,690</u>		<u>204,824</u>
TOTAL NET ASSETS			<u><u>200,323</u></u>		<u><u>212,089</u></u>
RESTRICTED FUNDS	11				
NCW Evangelisation fund			522		522
Seminarians Mission fund			249		
UNRESTRICTED FUNDS					
Designated fund	10		50,000		5,000
General Funds			149,552		206,567
			<u>200,323</u>		<u>212,089</u>

For the year ended 31 August 2020 the company was exempt from audit under Section 477 of the Companies Act 2006  
 The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006  
 The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.  
 These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the Charity SORP and FRS 102

Approved by the Directors of the Company on *17 Jan 2022* and signed on its behalf

Ian Maguire  
 Secretary



Lorenzo Breini  
 Director



NOTES TO THE ACCOUNTS for the year ended 31 August 2021

1 Accounting policies

1a Accounting convention

The accounts have been prepared in accordance with the charity's Memorandum and Articles of Association, 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 (FRS102). The charity is a Public Benefit Entity as defined by FRS192

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a statement of Cash Flows.

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 are set out below.

The accounts for the year ended 31 August 2021 have been prepared in accordance with FRS102, the Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 September 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102

1b Going concern

The financial statements have been prepared on a going concern basis dependent on the continual financial support of regular donors and connected parties. As recorded in the minutes, at the Administrative Council of 17 January 2022 the directors stated they had no concerns about the financial liability of RMHF.

1c Income

Income received for the general purposes of the Charity is included as unrestricted funds. Income for activities restricted by the wishes of the donor is included as restricted funds. All categories of income are credited to the Statement of Financial Activities in the year in which they are receivable.

1d Legacies

Legacies are included in the Statement of Financial Activities when the Charity is advised by the personal representative(s) of an estate that payment will be made or property transferred and the amount involved can be quantified.

NOTES TO THE ACCOUNTS for the year ended 31 August 2021 (continued)

1e Expenditure

Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.

1f Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

1g Funds

Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions.

Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.

General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

2a Unrestricted Donations	2021 £	2020 £
UK (UK Donations + Gift Aid to be claimed)	130,807	154,180
Overseas	5,481	350
	136,288	154,530
2b Restricted donations	2021 £	2020 £
Seminararian Missions	4,000	0
	4,000	0
3 Other income	2021 £	2020 £
Grants from other charities	750	7,538
	750	7,538

NOTES TO THE ACCOUNTS for the year ended 31 August 2021 (continued)

4 Charitable activities	2021	2020
	£	£
Bank charges	66	79
Books and newspapers	550	335
Motor expenses	5,576	10,855
Household furnishing and cleaning	11,083	5,439
Office stationery and computer	4,316	1,408
Taxes and rates	885	765
Food	15,439	12,598
Education	395	1,113
House services and repairs	1,121	238
Rent	64,800	64,800
Electricity	1,878	2,433
Gas	11,897	18,444
Telephone and internet	2,264	2,299
Water and general rates	2,116	1,206
Urban travel	2,836	2,659
Other travel	8,837	22,391
Expenses: NCW Evangelisation Restricted Fund	0	0
Expenses: Seminarians on Mission Restricted Fund	3,752	0
Seminarians personal	3,058	2,429
Medical	3,175	2,356
Liturgical	1,227	2,212
Garden and flowers	217	0
Pastoral	3,317	0
Sundries, gifts and hospitality	322	189
Depreciation expense	3,633	3,632
Legal charges and visas	42	2,275
	<u>152,802</u>	160,155

5 Management and administration	2021	2020
	£	£
Charity management	<u>13</u>	13

6 Directors and employees

The Directors received no remuneration for their services (2020: nil)  
 The Charity employed no staff during the year (2020: nil)

7 Capital Assets

	2021	2020
	£	£
<b>FIXED ASSETS</b>		
Intranet Server	168	335
Room Refurbishment	1809	3618
House Refurbishment (Library)	<u>1656</u>	<u>3312</u>
Depreciation for the year	3633	7265

Depreciation of these assets is occurring over a 3 year period according to the straight line method.

8 Debtors	2021	2020
	£	£
Gift Aid recoverable	<u>10,852</u>	45,484

NOTES TO THE ACCOUNTS for the year ended 31 August 2021 (continued)

9 Creditors: amounts falling due within one year	2021	2020
	£	£
Accruals	793	673

10 Designated funds

The following reserves have been designated by the Directors to cover the costs in the event of

	£
a) Relocation of the Charity:	25,000
b) Building works:	25,000

11 Restricted funds

a) In 2017-18 the charity received from an overseas charitable organisation a grant totalling £3,500 for the specific purpose of supporting evangelisation activities inspired by the Neocatechumenal Way which falls within the object of the Charity. A restricted fund, NCW Evangelisation, was established for this purpose. At the end of this financial year 2020-2021 there is a balance of £522.

b) In 2020-21 the charity received UK donations totalling £4,000 for the specific purpose of supporting an evangelisation mission of the Neocatechumenal Way in Uganda. i One of the seminarians was an active participant in that Mission. A restricted fund, Seminarians in Mission, was established for this purpose. At the end of this financial year 2020-2021 there is a balance of £249.

12 Assets and liabilities of the funds

	Designated	Restricted NCW Evang.	General	2021 Total
	£	£	£	£
Debtors	-	-	10,852	10,852
Cash at bank and in hand	50,000	771	136,399	187,170
Creditors	-	-	(1,760)	(1,760)
	<u>50,000</u>	<u>771</u>	<u>145,491</u>	<u>196,262</u>

13 Taxation

The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available

14

At 31 August 2021, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings that expire as follows:-  
 There a break clause in the lease after five years, on 22 November 2023

	2021	2020
	£	£
Within one year	64,800	64,800
In the second to fifth year	79,380	145,800
After more than five years	0	0
	<u>144,180</u>	<u>210,600</u>

**REDEMPTORIS MATER HOUSE OF FORMATION**

England & Wales - Charity number 1047443

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# Accounts

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**REDEMPTORIS MATER HOUSE OF FORMATION**  
**Registered Charity No. 1047443**  
**Company No. 2965770**



**ANNUAL REPORT AND ACCOUNTS**  
**For the year ended 31 August 2020**

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020**

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**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

**Reference and Administrative Details**

Registered office	11 Harewood Avenue London NW1 6LD
Object	To promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation
Company secretary	Ian Maguire
Directors of the Company (=Members of Administrative Council)	Michael James Anderson Lorenzo Andreini Anthony Matthew Cook John David Hayward Robert Christopher Horsburgh John Francis Green Terence Fergal Martin Peter John Wallach
Chief Executive Officer (Rector)	Lorenzo Andreini
Bankers	Barclays Bank PLC Portman Square Branch 9 Portman Square London W1A 3AL  CAF Bank Ltd, 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ
Reporting accountant	Daniele Lionetti 22 Avalon Road London W13 0BN
Solicitors	Carter Lemon Camerons 10 Aldersgate Street London EC1A 4HJ
Telephone	020 7723 9364
E-mail	rmhf.lnd@gmail.com

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

### **Objectives and Activities**

The main object of the charity is to promote religion in accordance with the Roman Catholic faith and in particular to form young men and adults to the presbyterate for the new evangelisation and for that purpose to establish a House of Formation.

Accordingly, the company is renting a property known as St. Edward's Convent, located at 11 Harewood Avenue, London NW1 6LD. The building houses the registered office of the charity and a House of Formation where the seminarians and some members of staff are in residence. The House is run under the direct supervision and responsibility of the Rector.

The seminarians in residence attend courses in English language, Philosophy and Theology in preparation for the priesthood. The House of Formation provides them with food and lodging, meets their expenses (studies, clothing, health care, travelling in London and abroad, etc.) and offers them a training programme which includes studies, pastoral activities, spiritual and human formation.

Seminarians training at Redemptoris Mater are introduced to the universal dimension of the Church mission. They prepare to serve not only in the Archdiocese of Westminster but anywhere in the world. Along with receiving intellectual and spiritual formation, they are helped to be actively involved in serving the people to whom they will be ministering after ordination. After a few years in formation the seminarians dedicate two or more years to itinerancy, a period of full time missionary service in any country of the world where their services are needed, as part of a small team made up of some lay missionaries - single men and women or married couples with their children and a priest. The main activity carried out is adult catechesis, within a programme of human and Christian formation which includes assistance and support to families and young people.

The same activities are undertaken by the staff of the House of Formation and by the students residing in London: spiritual and human assistance to families, ministry in hospitals and assisting young people, both in schools and in parish-based groups and initiatives.

Redemptoris Mater also welcomes priests returning from their missionary posts or preparing to go on mission, offering them support, opportunity for quiet periods in a prayerful environment, access to information and material related to their missionary work.

Many activities of the House of Formation are carried out by volunteers, who work in various capacities. In the year 2019-20 a total of 16 volunteers contributed to the charity's activities by working in the library, cleaning, administration, kitchen and teaching assistance at the House of Formation. Their contribution in running the house is precious as it creates at Redemptoris Mater a friendly and homely atmosphere which does not pass unnoticed.

### **Achievements and Performance**

In the year 2019-20 there were 14 seminarians training for the priesthood in the Redemptoris Mater House of Formation, from several countries in Europe and America. Eight of them have been residing full board in the House of Formation. Two of them have spent the last year of Academic Formation at Allen Hall, the Diocesan Seminary. Four of them were on missionary placements abroad and returned to Redemptoris Mater only for stages in their formation, for assessment of their missionary experience and for periods of rest.

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

Due to the restrictions following the COVID-19 pandemic, Deacon Axcel Soriano's ordination to the priesthood has been postponed from June 2020 to September 2020 and so have the ordinations to the diaconate.

A great help for the human and pastoral development of seminarians and an integral part of their formation is the time of itinerancy. This is a period of missionary formation, usually but not necessarily on placement abroad. In the year 2019-20 the placements were as follow: Michał Pastuszka in Australia and Papua New Guinea; Marcin Nadolski and Tom Blackburn in Israel, Dominic Quirke in Qatar.

On a weekly basis, seminarians are usually involved in pastoral activities which may include ministry in hospitals, prisons, schools, university chaplaincy and parishes around London. Among other accomplishments, these pastoral activities enable the seminarians to develop social skills for helping the most vulnerable and those at the fringe of society. Due to the COVID-19 pandemic, pastoral placements were limited by the restrictions. Nonetheless, some seminarians were able to share the pastoral challenges of this time alongside priests in parishes, including helping in foodbanks.

### **Public benefit statement**

The Directors of Redemptoris Mater House of Formation believe, to the best of their knowledge, to have acted having due regard to the Charity commission's public benefit guidance whenever exercising any powers or duties to which such guidance is relevant.

### **Financial Review**

Direct charitable expenditure refers to funds used exclusively for:

- a) covering the maintenance costs for the House (rent, electricity, gas, water, telephone, repairs, etc.);
- b) paying for food, travel, studies and any other expenses necessary to provide the required training and ensure adequate living conditions for the beneficiaries;
- c) paying travel expenses for the students involved in missionary work abroad;
- d) providing food for the voluntary helpers (the rector and four lay helpers) who have been living full-time in the House for the sole purpose of running it in accordance with the charitable object of the Company.

None of the directors or members was remunerated. Money spent for the charity management amounted to £13 while fundraising was £950.

The funds made available to the charity during the year 2019-20 came from voluntary donations from individuals, both in the UK and abroad, and grants from other charities. A special fund, "NCW Evangelisation" has been established to administer money given to the Charity by restricted donations with the specific purpose of providing support to some of the evangelisation activities promoted by the Neo-Catechumenal Way – an Itinerary of Christian formation officially recognised by the Catholic Church – on condition that such activities take place *within the UK* or are carried out elsewhere in the world *by UK members* of the NCW. The balance of the fund for the year 2019-20 is £522.

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

The unrestricted donations for 2019-20 show an increase of £17,471 Grants received amounted to £7,539. The total income figure for this year is £162,279, £22,545 than the previous year. In 2019-20 overseas donations amounted to £351.

### **Fundraising complaints**

During 2019-20 no fundraising complaints were received.

### **Structure, Governance and Management**

The charity is constituted as a charitable company limited by guarantee and not having a share capital. Its governing document is the *Memorandum and Articles of Association* incorporated on 7<sup>th</sup> September 1994 (as amended by special resolution on 19<sup>th</sup> June 1995).

The members of the Pastoral Council (= Members of the charitable company) are appointed by the Archbishop of Westminster. As members of the charitable company, they propose the general lines for the charity's activities; they appoint the Directors, the Secretary and the Independent Account Examiner and approve the yearly Annual Report and Accounts.

The company is run by an Administrative Council, whose members are the Directors of the company, who are also its Trustees. The Administrative Council is chaired by the Rector.

The Rector (a.k.a Superior) of the House of Formation is the chief executive of the company. He is appointed by the Archbishop of Westminster and is *ex officio* member and chairman of both Administrative and Pastoral Council.

All members of the Administrative Council (=the Directors of the company) are appointed by the Pastoral Council, i.e. by the Members of the company. No person other than a resigning member of the Administrative Council is eligible for election unless their nomination is made by a member of the Pastoral Council. Any member of the Pastoral Council is entitled to submit nominations.

Directors are chosen for their expertise in administration, legal matters and/or for their direct experience of working in the charity field. An induction process is carried out by other Directors on a one-to-one basis, with the support of material provided by the Charity Commission.

Day to day administration is delegated to the Rector, who works in association with the Administrator and takes relevant advice from Council members and other professionals before making important decisions.

## **ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

### **Risk management**

The members of the Administrative Council continue to assess the major risks to which the charity is exposed, in particular those relating to the specific operational areas of the charity and its finances. The members of the Council believe that by monitoring reserve levels, by ensuring that suitable control procedures over key financial systems are in place and by examining the operational and financial risks faced by the charity, they have established effective systems to mitigate those risks. A specific Risk Assessment has been carried out to eliminate or mitigate risks arising from the COVID-19 pandemic.

### **Reserves Policy**

The charity has adopted a policy on reserves, thereby designating a special £5,000 reserve fund, to be used in the event of winding up, to meet legal and administrative expenses and settle payments to staff (if any: no paid staff are presently employed).

Moreover, to provide resilience against unbudgeted additional costs or shortfalls of income, the directors aim at maintaining the general fund at around 12 months' worth of budgeted annual expenditure, in order to ensure that even in case of grave unforeseen events a full year of training may be provided to the seminarians in formation.

### **Plans for the future**

The plan for the immediate future is to continue running the House for the academic year 2020-21, and to make provision for the studies, pastoral activities and field-work training in the UK and abroad for the students attached to the House. Particular consideration has been given to the impact of Brexit to the charity and to its mission.

Students and staff will continue to carry out pastoral activities and assistance in various London parishes, hospitals, schools, prisons or any other placement judged suitable for their training, within the limits allowed by the COVID-19 restrictions issued by the government.

Students on missionary placements will be working in Israel and Uganda.

Redemptoris Mater will continue to support its former students who have been ordained priests, offering them services, advice and an appropriate environment for prayer and days of quiet. This support continues when priests trained at Redemptoris Mater are sent in mission abroad or in the UK. In the year 2020-21 one of them will be working in the diocese of Plymouth.

The House of Formation will also continue to offer hospitality to missionary priests and lay people who work with the students on itinerancy.

The directors intend to continue in their endeavour to broaden and diversify fundraising activities. Contacts with grant-making organisations have produced some results in previous years and will be further developed. The Christmas Concert, besides its fundraising purposes, has also proved to be a positive social activity which keeps us in touch with our benefactors and link us up with new ones.

**ANNUAL REPORT AND ACCOUNTS for the year ended 31 August 2020 (continued)**

**Impact of COVID-19 pandemic on RMHF**

By the end of August 2020, the impact of COVID-19 pandemic on RMHF has been, thank God, very mild. The main object of the charity, which is its mission, has carried on. Some events in the life of the House of Formation have been delayed or cancelled, without causing too much disruption. The mental health of seminarians, formators and staff has been good. The financial situation has not been significantly affected either. Because of the pandemic some expenses increased, others decreased. Donations have been generous.

**Statement of Trustees' Responsibilities**

The Trustees of the charity (who are also the Directors of the company for the purposes of company law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law, FRS 102 (Financial Reporting Standards) and SORP 2015 (Statement of Recommended Practice).

The law applicable to charities in England & 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 incoming resources and application of resources of the charity for that year.

In preparing these Financial Statements, the trustees are required to:

- a) Select suitable accounting policies and apply them consistently.
- b) Observe the methods and principles in the current Charities Statement of Recommended Practice (SORP).
- c) Make judgments and estimates that are reasonable and prudent.
- d) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- e) Prepare the Financial Statements on an accrual basis.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the Financial Statements comply with the Charities Act, Charity Reporting and Accounting Guidance, and the provisions of the governing document of the charity (*Memorandum and Articles of Association*). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Directors of the Company on <sup>8<sup>th</sup></sup> March 2021 and signed on its behalf by:

Lorenzo Andreini  
Director

Date

21 Apr 2021

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
REDEMPTORIS MATER HOUSE OF FORMATION CHARITABLE COMPANY**

I report on the accounts of the company for the year ended 31 August 2018 which are set out on pages 8 to 14.

**Respective responsibilities of trustees and examiner**

The Trustees (who are also the Directors of the Company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility:

- to examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

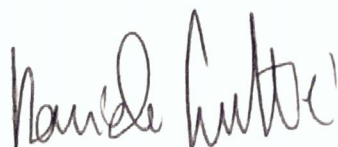
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities (FRS 102)

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**Daniele Lionetti**  
22 Avalon Road  
London W13 0BN

Date 24/04/2021

STATEMENT OF FINANCIAL ACTIVITIES (including an Income and Expenditure Account)  
 For the year ended 31 August 2020

	Notes	Unrestricted fund £	Restricted fund £	Total 2020 £	Total 2019 £
<b>Income from</b>	1c				
<b>Donations and Legacies</b>					
Donations	2a	154,531	-	154,531	137,060
Legacies	1d		-	-	1,000
Grants from other charities		7,539	-	7,539	1,500
<b>Investment income</b>					
Bank interest received		210	-	210	174
<b>Total Income</b>		<u>162,279</u>	<u>-</u>	<u>162,279</u>	<u>139,734</u>
<b>Expenditure on:</b>	1e				
<b>Raising funds</b>					
Fundraising costs		950	-	950	597
<b>Charitable activities</b>					
Support for education	4	160,155	-	160,155	142,937
Administration	5	13	-	13	172
		<u>160,168</u>	<u>-</u>	<u>160,168</u>	<u>143,109</u>
<b>Total expenditure</b>		<u>161,118</u>	<u>-</u>	<u>161,118</u>	<u>143,705</u>
<b>Net income/expenditure</b>		1,162	-	1,162	(3,971)
<b>Transfers between funds</b>		-	-	-	
<b>Net movement in funds</b>		1,162	-	1,162	(3,971)
Total funds brought forward at 1 September 2019		210,405	522	210,927	214,898
<b>Total funds carried forward at 31 August 2020</b>		<u>211,566</u>	<u>522</u>	<u>212,088</u>	<u>210,927</u>

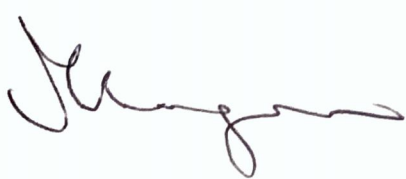
BALANCE SHEET AS AT 31 August 2020

		2020		2019	
		£	£	£	£
FIXED ASSETS	7		7,265		2,395
CURRENT ASSETS					
Debtors	8	45,584		22,865	
Prepayment		338			
Cash at bank and in hand		160,267		193,050	
		<u>206,189</u>		<u>215,915</u>	
Creditors: amounts falling due within one year	9	(1,365)		(7,383)	
NET CURRENT ASSETS			<u>204,824</u>		<u>208,532</u>
TOTAL NET ASSETS			<u><u>212,088</u></u>		<u><u>210,927</u></u>
RESTRICTED FUNDS			522		522
UNRESTRICTED FUNDS					
Designated fund			5,000		5,000
General Funds			206,566		205,405
			<u>212,088</u>		<u>210,927</u>

For the year ended 31 August 2019 the company was exempt from audit under Section 477 of the Companies Act 2006  
 The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006  
 The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.  
 These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the Charity SORP and FRS 102

Approved by the Directors of the Company on <sup>8<sup>th</sup></sup> March 2021 and signed on its behalf

Ian Maguire  
 Secretary



9

Lorenzo Adreini  
 Director



NOTES TO THE ACCOUNTS for the year ended 31 August 2020

1 Accounting policies

1a Accounting convention

The accounts have been prepared in accordance with the charity's Memorandum and Articles of Association, 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 (FRS102). The charity is a Public Benefit Entity as defined by FRS192

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a statement of Cash Flows.

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 are set out below.

The accounts for the year ended 31 August 2020 have been prepared in accordance with FRS102, the Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 September 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102

1b Going concern

The financial statements have been prepared on a going concern basis dependent on the continual financial support of regular donors and connected parties. As recorded in the minutes, at the Administrative Council of 13 July 2020 the directors stated they had no concerns about the financial liability of RMHF.

1c Income

Income received for the general purposes of the Charity is included as unrestricted funds. Income for activities restricted by the wishes of the donor is included as restricted funds. All categories of income are credited to the Statement of Financial Activities in the year in which they are receivable.

1d Legacies

Legacies are included in the Statement of Financial Activities when the Charity is advised by the personal representative(s) of an estate that payment will be made or property transferred and the amount involved can be quantified.

NOTES TO THE ACCOUNTS for the year ended 31 August 2020 (continued)

1e Expenditure

Expenditure is included in the Statement of Financial Activities when incurred and includes attributable input VAT which cannot be recovered.

1f Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

1g Funds

Restricted funds comprise monies contributed by donors for specific purposes or subject to specific conditions.

Designated funds comprise funds set aside out of unrestricted funds by the Directors for specific future purposes.

General funds represent those monies that are freely available for application towards achieving any charitable purpose that falls within the Charity's charitable objects.

2a	Unrestricted Donations	2020	2019
		£	£
	UK (UK Donations + Gift Aid to be claimed)	154,180	136,247
	Overseas	351	813
		<hr/>	
		154,531	137,060
		<hr/>	
2b	Restricted donations	2020	2019
		£	£
	Grants from other charities	-	-
		<hr/>	
		-	-
		<hr/>	
3	Other income	2020	2019
		£	£
	Grants from other charities	7,539	1,500
		<hr/>	
		7,539	1,500
		<hr/>	

NOTES TO THE ACCOUNTS for the year ended 31 August 2019 (continued)

4 Charitable activities	2020	2019
	£	£
Bank charges	79	64
Books and newspapers	335	188
Motor expenses	10,855	11,201
Household furnishing and cleaning	5,439	3,320
Office stationery and computer	1,408	420
Taxes and rates	765	734
Food	12,598	11,035
Education	1,113	1,105
House services and repairs	238	365
Rent	64,800	63,064
Electricity	2,433	1,148
Gas	18,444	9,755
Telephone and internet	2,299	1,910
Water and general rates	1,206	488
Urban travel	2,659	5,830
Other travel	22,391	16,878
Expenses for the purposes of NCW Restricted Fund	-	2,040
Seminarians personal	2,429	3,664
Medical	2,356	2,872
Liturgical	2,212	897
Pastoral	-	3,082
Sundries, gifts and hospitality	189	355
Depreciation Expense	3,632	-
Legal charges and visas	2,275	2,521
	<u>160,155</u>	<u>142,937</u>

5 Management and administration	2020	2019
	£	£
Charity management	13	172
	<u>13</u>	<u>172</u>

6 Directors and employees

The Directors received no remuneration for their services (2019: nil)

The Charity employed no staff during the year (2019: nil)

7 Capital Assets

	2020	2019
	£	£
<b>FIXED ASSETS</b>		
Intranet Server	335	406
Room Refurbishment	3,618	1,989
House Refurbishment (Library)	3,312	-
Depreciation for the year	<u>7,265</u>	<u>2,395</u>

Depreciation of these assets is occurring over a 3 year period according to the straight line method.

8 Debtors	2020	2019
	£	£
Gift Aid recoverable	45,584	22,865
	<u>45,584</u>	<u>22,865</u>

NOTES TO THE ACCOUNTS for the year ended 31 August 2020 (continued)

9 Creditors: amounts falling due within one year	2020 £	2019 £
Accruals & Credit Card	<u>1,365</u>	<u>7,384</u>

10 Designated funds

A £5,000 reserve has been designated by the Directors to cover the costs in the event of the dissolution of the Charity.

11 Restricted funds

In 2017-18 the charity received from an overseas charitable organisation a grant totalling £3,500 for the specific purpose of supporting evangelisation activities inspired by the Neocatechumenal Way which falls within the object of the Charity. A restricted fund, NCW Evangelisation, has been established for this purpose. At the end of this financial year 2019-2020 there is a balance of £522.

12 Assets and liabilities of the funds

	Designated £	Restricted NCW Evang. £	General £	Total £
Debtors	-	-	45,584	45,584
Cash at bank and in hand	5,000	522	154,745	160,267
Creditors	-	-	(1,365)	(1,365)
	<u>5,000</u>	<u>522</u>	<u>198,964</u>	<u>204,486</u>

13 Taxation

The Charity is not liable to income tax or corporation tax on income derived from its charitable activities. All of its income falls within the various exemptions available

14

At 31 August 2020, the Charity was committed to making the following payments during the next year in respect of operating leases for land and buildings that expire as follows:-  
 (There is a break clause in the lease after five years, on 22 November 2023)

	2020 £	2019 £
Within one year	64,800	64,800
In the second to fifth year	145,800	194,400
After more than five years	-	16,200
	<u>210,600</u>	<u>275,400</u>