SUSSEX EMMAUS

England & Wales · Charity number 1053354

Details

Other names	EMMAUS BRIGHTON AND HOVE
Status	Registered
Legal form	Charitable company
Company number	03130876
Registered	1996-02-28
Register	View on the Charity Commission register

Contact

Address	Sussex Emmaus Drove Road Portslade Brighton BN41 2PA
Phone	01273426473
Email	contact@emmausbrighton.co.uk
Website	www.emmausbrighton.co.uk

Activities

Objects: THE ALLEVIATION AND RELIEF OF POVERTY, HARDSHIP AND DISTRESS TO THOSE IN NEED WITHOUT DISTINCTION AND IN FURTHERANCE OF THOSE OBJECTS BUT NOT OTHERWISE: TO PROVIDE ACCOMMODATION FOR THE POOR AND HOMELESS AT LOCATIONS IN SUSSEX OR SUCH OTHER PLACES AS MAY BE SEEM APPROPRIATE FROM TIME TO TIME; TO PROVIDE EDUCATION AND TRAINING FOR THE BENEFICIARIES OF THE CHARITY AS APPROPRIATE AND RELEVANT TO THEIR RESPECTIVE NEEDS AND AS THE CHARITY MAY FROM TIME TO TIME DECIDE APPROPRIATE OR EXPEDIENT; TO EDUCATE THE PUBLIC IN THE NEEDS OF POOR AND MARGINALISED PEOPLE THROUGH WHATEVER MEANS OF PUBLICITY OR EDUCATION THE CHARITY SEEMS FIT; TO SUPPORT THE WORK OF OTHER AGENCIES IN THE RELIEF OF POVERTY AND HOMELESSNESS WHETHER IN THE UNITED KINGDOM OR ELSEWHERE IN THE WORLD AND IN PARTICULAR (BUT WITHOUT LIMITATION) BY THE EXCHANGE OF RESOURCES, INFORMATION AND EXPERTISE WITH OTHER EMMAUS COMMUNITIES WORLDWIDE; TO FULFIL SUCH OTHER PURPOSES AS MAY FROM TIME TO TIME BE RECOGNISED BY ENGLISH LAW AS BEING CHARITABLE AND WHICH THE CHARITY SHALL FROM TIME TO TIME DETERMINE; TO RECRUIT AND TRAIN WORKERS TO SUPPORT THE FURTHERANCE OF THE OBJECT.

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Activities: The Emmaus Brighton & Hove Community offers a home and meaningful work to 53 men and women, many of whom have been formerly homeless. 7 social enterprises generate funds which support the work of the Community - 6 retail shops and a cafe. Residents (Companions) can stay as long as they need. The Community is committed to helping those in greatest need through its solidarity work.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Economic/community Development/employment
- **Who:** Other Defined Groups

Geography

- Brighton And Hove
- East Sussex
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,031,681	£1,798,476	£2,396,281	22
2024-03-31	£1,831,857	£1,735,978	£2,163,076	19
2023-03-31	£1,780,970	£1,562,383	£2,011,141	17
2022-03-31	£1,614,311	£1,320,021	£1,792,554	17
2021-03-31	£1,348,075	£1,100,117	£1,498,264	17

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Trustees

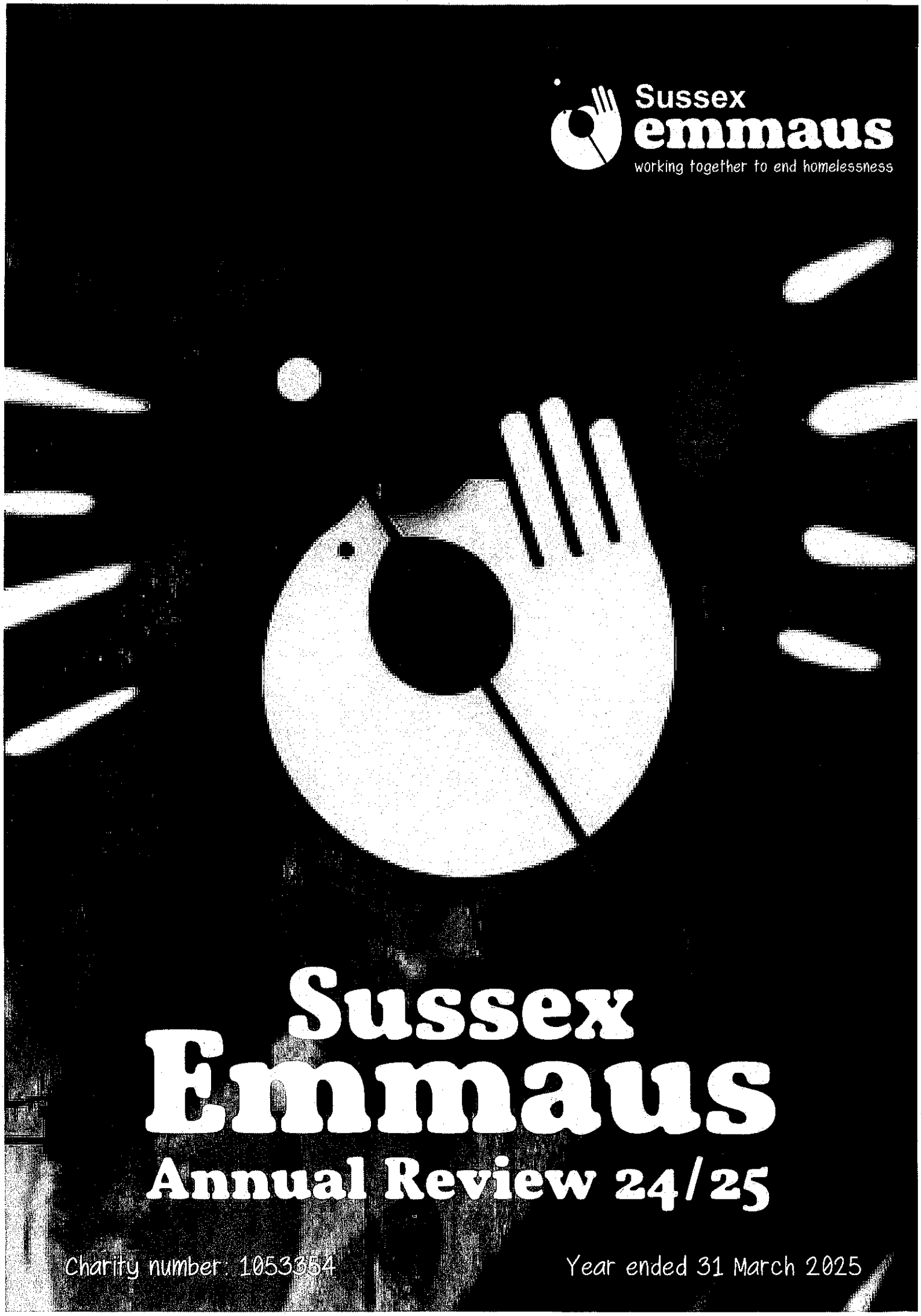
Name	Role	Appointed
Aidan Joseph Berry		2023-10-18
Charles Roger Daniel Walker		2025-05-15
Christopher Stephen Wheeler		2022-10-19
Emily Grace Cronin		2022-10-19
Frank William Bucher		2019-11-18
Jacquie Findlay		2023-10-18
James Robert Cunningham		2024-10-23
KATE LINDA CRITTENDEN		2025-05-15
Matthew Simkin		2025-01-24
Sara Preibsch		2025-05-15

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SUSSEX EMMAUS

England & Wales - Charity number 1053354

Accounts



Sussex Emmaus

Annual Review 24/25

Charity number: 1053354

Year ended 31 March 2025

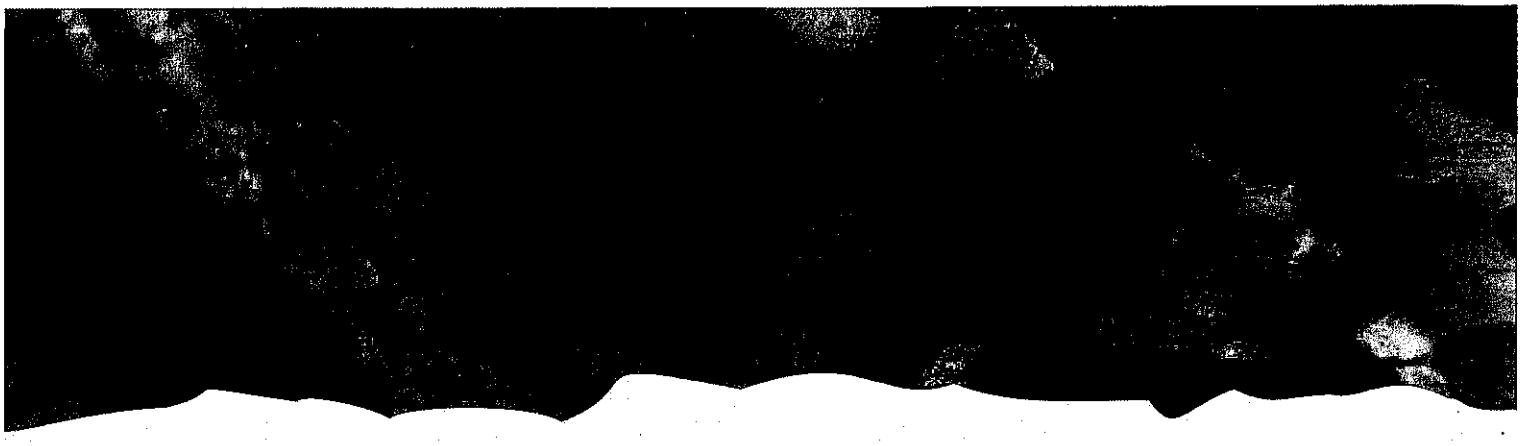
TRUSTEE REPORT

I am delighted to share an insight into the incredible work Sussex Emmaus has delivered over the past year. Every day, I am inspired by the achievements and progress made by companions, staff, and volunteers — individuals who bring determination, compassion, and resilience to our shared mission of tackling homelessness and rebuilding lives.

The past year has not been without its challenges. As demand for our services continues to grow, we have faced periods where our resources were stretched. Yet throughout, our commitment to delivering core services has never wavered. I would like to acknowledge the extraordinary effort of everyone involved in meeting these demands with dedication and resilience.

We also experienced some changes, bidding farewell to a number of longstanding staff members. We thank them for their contribution and wish them all the very best in their future endeavours. With change comes opportunity — and we are already seeing the benefit of new perspectives and skills that have enriched our team and strengthened our capacity for the year ahead.

Companion support and development remain at the heart of everything we do. This year has brought exciting opportunities for companions to truly shine, showcasing their talents and growth. Looking ahead, we're committed to building on this momentum through new projects and by continuing to embed a strong ethos of empowerment in all that we do.



This year, we have made deliberate investments in our people. We've prioritised work-related training, professional development, and wellbeing initiatives, informed directly by what our staff have told us they value. Alongside this, we have invested in our infrastructure as well as introduced new systems and procedures to improve efficiency and how we measure our impact.

Sussex Emmaus is proud to be part of an international movement driven by solidarity and social change. We collaborate closely with our fellow Emmaus federation members in the UK, drawing on shared knowledge and the valuable resources provided by Emmaus UK. This allows us to continuously enhance the support we offer companions and help them achieve their ambitions.

To our funders, supporters, and partners — thank you. Your belief in our work and your continued support make everything we do possible. Together, we are not just addressing homelessness — we are building futures.

We look forward to the coming year with optimism and renewed energy, confident in our mission and the community that stands beside us.

Karen Chapman, Chief Executive

IMPACT IN NUMBERS

58 people supported

with a stable home, food & tailored support

18 new companions welcomed into our community

27 companions received funding for training and development

90 training courses were provided to companions

624 hours of counselling were delivered to companions

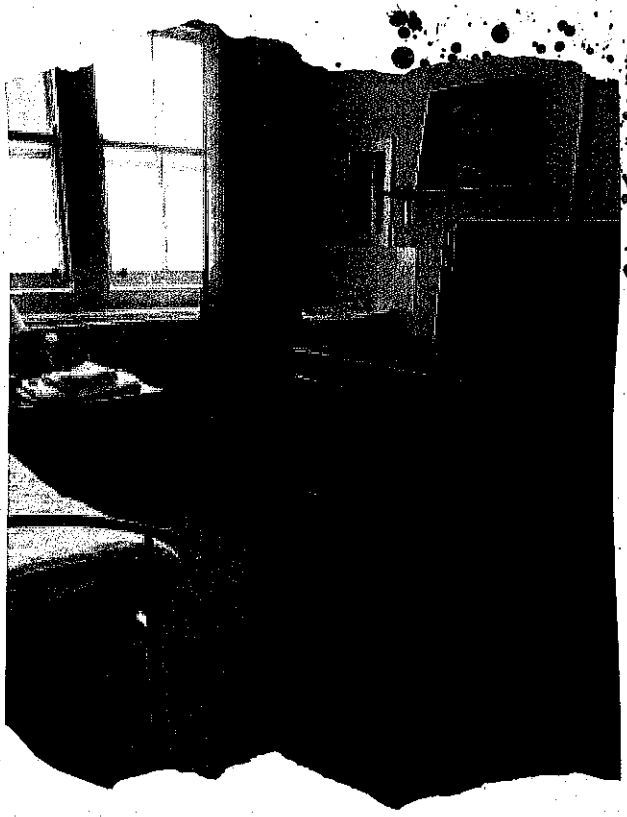
240 tonnes of furniture waste saved from going to landfill

33 families helped with furniture and essential goods

OUR PURPOSE

1.

To provide formerly homeless individuals (companions) with a home - a place of warmth, safety, and security.





"Being at Emmaus has changed my life. With the support of staff, I felt safe enough to come out to the community and connect with a local support group. That experience gave me a huge boost in confidence. I feel supported here and hope to stay in the area even when I eventually move on. Emmaus has helped me become who I am today."



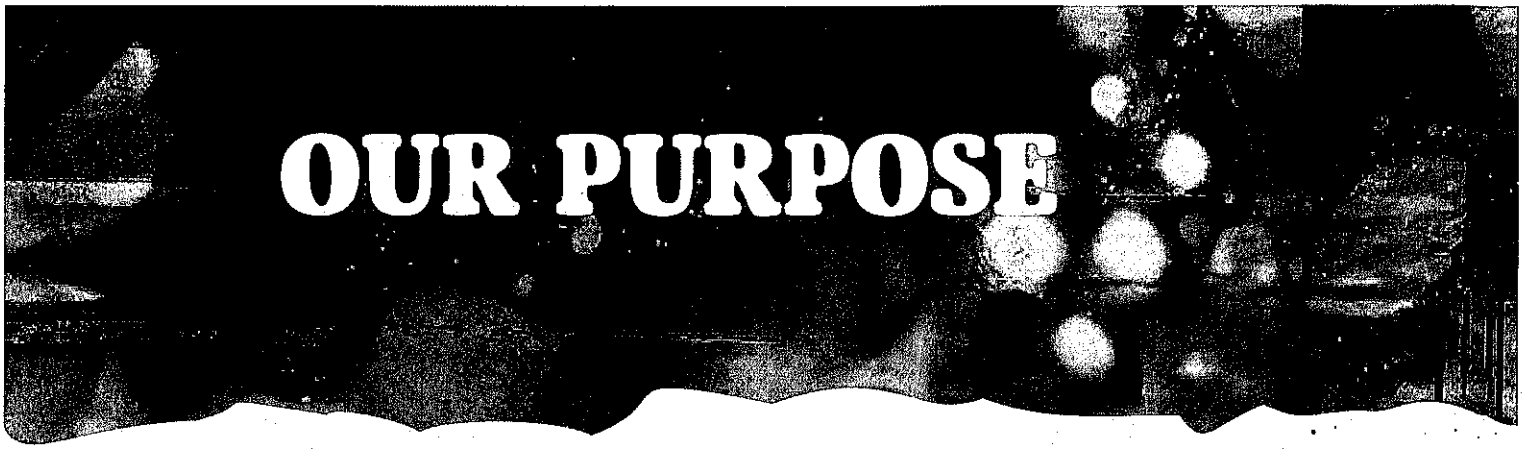
OUR PURPOSE

2. To give each Companion the chance to settle and take stock, then benefit from our support and personal development opportunities through training, work experience and acts of Solidarity.

"Emmaus has provided the stability and support to enable me to get things back on an even keel and rebuild my life to a degree that gives me the confidence to move back to an independent life. The high degree of empathy and support has been a major contributing factor."

"Homelessness is a local, national and international issue. At Sussex Emmaus, we believe it is the narratives of the homeless that should be steering the agenda. Combating the calamitous social and personal harms caused through homelessness. Through communication with and the involvement of Companions at Sussex Emmaus, we align with our values. Working together to end homelessness."

I have been at Sussex Emmaus just over a year. Has given me space, a lot of support to quit drinking.



OUR PURPOSE

3. **To enable a happy, thriving and resilient Community that helps people to help themselves - building confidence, a sense of worth and dignity on a journey towards employment and independent living in the future.**

"The support workers have helped with paperwork, doctor's appointments. Now my support worker reminds me when I have a doctor's appointment, he cares.

Since I have been here, I 'm finally on the correct medication. The past few months have been good. I'm getting better. I feel good mentally and physically. I'm working hard, I'm focused, I'm starting to take care of myself."

"Homelessness is not just for one day!"

Companion

HIGHLIGHTS OF THE YEAR

From waste to wonder

Christian has been handcrafting one-of-a-kind upcycled lights that offer a sustainable and imaginative way to brighten your home. Each piece is a unique creation, crafted from unsellable or obsolete items, like vintage musical instruments, rescued from landfill and given a new purpose.

This project is more than just lighting; it's a statement of our commitment to reducing waste and championing the circular economy. Christian's striking designs turn discarded materials into functional, artistic home décor. Every lamp tells its own story of creativity, renewal, and environmental responsibility. Christian has become so well known for his creations that he was invited to be the Lunchtime Guest Speaker on BBC Radio Sussex/Surrey, and obviously, Christian created a special light to mark the occasion.



"Making lamps out of scrap materials has become my happy place since moving to Sussex Emmaus. I enjoy talking about them to customers and welcome any commissioned work, so people don't have to buy new all the time." Companion Christian

HIGHLIGHTS OF THE YEAR

Crochet, Community and Creativity

Twice a month one of our wonderful volunteers, Penelope, runs crochet classes in our Café. These sessions are open to everyone, including Companions. One of them, Mary, is a regular attendee who has been honing her crocheting skills week by week. Thanks to her dedication and Penelope's support, Mary now creates beautiful blankets and cushions, some of which are available for purchase in our social enterprises.



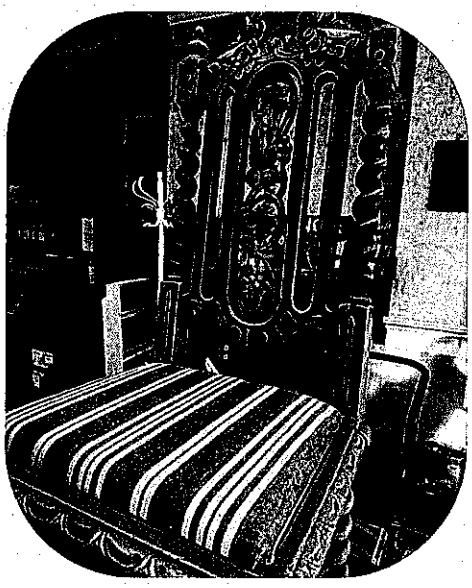
"Learning how to do the crocheting was great fun, Penelope is a great teacher. It's nice to have a natter with the other ladies. I like to do my crocheting in the evenings and in my spare time. I like making blankets, now I also make beanie hats and jumpers - I have even made one for another Companion."

- Companion Mary

HIGHLIGHTS OF THE YEAR

Sustainable style

Early this year, two volunteers joined us to share their knowledge and skills with the Companions. Together, they explored painting techniques and upholstery, learning how to give tired furniture a fresh lease of life. The Companions transformed unloved pieces into beautiful new items, which we were proud to showcase at our Spring Fair.





"Through the upcycling project at Emmaus, I learned how to work with chalk paint with the guidance of Jane, a very patient and experienced volunteer, useful skill I'm glad to now possess. Working on these creative projects has been a real boost for both my mental health and my self-esteem."

- Companion Dan

HIGHLIGHTS OF THE YEAR

Halloween

We held our very first Halloween event this year, transforming the site with spooky decorations and offering a range of fun activities, including a scary photo booth, spell jar workshop, face painting, and a kids' colouring competition.

We were absolutely blown away by the amazing support from our visitors, many of whom came dressed to impress in their Halloween costumes. Our staff and Companions loved dressing up too. By the end of the day, the whole site was buzzing with excitement. The energy and joy were infectious, and it was talked about for weeks.

> "The joy this event brought to the community means it will definitely be a regular fixture in our calendar for years to come."
>
> CE Karen Chapman



> "Great big charity shop with a warm and welcoming atmosphere. The staff are friendly, and the store is well-organized, making it easy to find hidden treasures."
>
> Customer Review

> "We love this place, easy to park, great café on site, wonderful grounds. Lots of vintage and good old charity shop finds, massive stock, friendly and helpful staff too. Easy to drop off donations."
>
> **Customer Review**

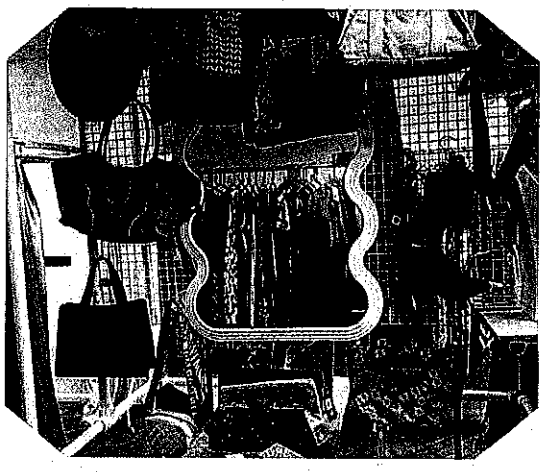
SOCIAL ENTERPRISES

Churchill Square

Charity Super.Mkt is the UK's first ever shop space bringing multiple charities under one roof, and Outfit@Emmaus has been present there over the summer and will remain until December. Our pop-up shop is now located on the Lower Mall of Churchill Square, and we are open seven days a week. We have a fantastic range of preloved and vintage clothing and accessories, so stop by to pick up some sustainable finds to update your wardrobe.

Several companions have also been working at the Churchill Square shop, and companion Simon has even been bringing some vibes with his DJ'ing! Every purchase helps us to generate income for our homelessness charity and provide people with a fresh start.





"Our collaboration with Charity SuperMarket at Churchill Square not only gave us an additional valuable income stream, but it also raised our profile in the town and, most importantly, provided new opportunities for companions, enabling them to experience work in a very different retail setting. Some took ownership of displays, learning to create distinctive and stylish presentations of clothes and accessories. Others enjoyed developing their customer service skills, chatting with customers, and telling them more about the Emmaus community. DJ-ing in the store became a regular highlight for companion Simon. And Student Night last October enabled other companions to visit and enjoy, and celebrate what we were doing in the heart of a busy shopping centre."

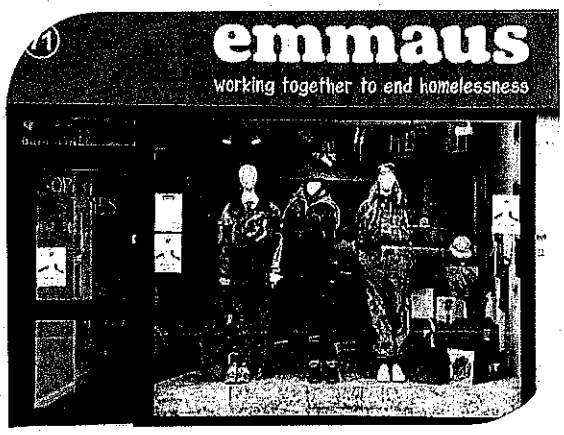
SOCIAL ENTERPRISES

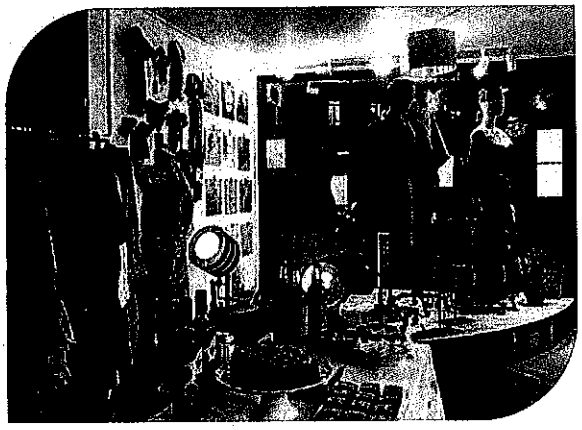
Outfit London Road celebrated one year of trading

Outfit London Road officially turned one. To mark this exciting milestone, we hosted a special late-night shopping event and welcomed members of the local community to celebrate with us. It was our way of saying a heartfelt thank you for their incredible support over the past year.

Since opening its doors, Outfit London Road has quickly become a go-to destination for vintage fashion, pre-loved designer labels, and unique second-hand accessories. But it's more than just a shop — it's a key part of Sussex Emmaus's mission to support people rebuilding their lives after experiencing homelessness.

The shop offers meaningful work opportunities, training, and personal development for Companions, while also raising vital funds to sustain the charity's life-changing services.





"We have had a fantastic first year here at Outfit London Road and are excited to celebrate with the local community. The late-night shopping event, which includes a 3-for-2 special offer, is our way of saying thank you for helping us make the shop such a success. Customers love that they can shop sustainably, find vintage bargains, and support people who have experienced homelessness."

Cosmea Kavadellas, Manager at Outfit London

SOCIAL ENTERPRISES

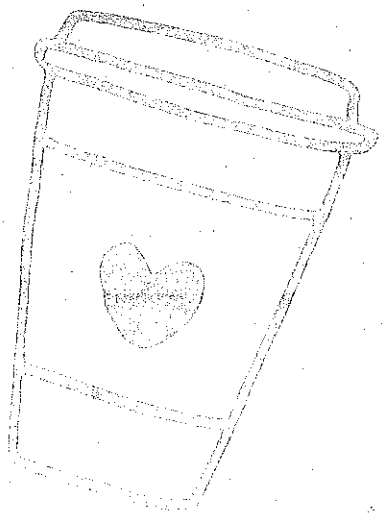
Barista training

Eight companions have gained new skills through a partnership with our local coffee supplier Roasted. They visited Roasted's training lab for an immersive barista course, enabling them to craft high-quality beverages for café visitors and provide them with opportunities for future employment.



"I'm very proud of the new skills I've learned. Now I can say I can make coffee. It gave me purpose, and I look forward to doing more courses to learn more."

Companion Luca



"Just stopped off on a bike ride for refreshments at the Café. Great setting, especially on a sunny day, friendly staff, and an amazing raspberry and pistachio sponge"

Customer Review

OUR SITE

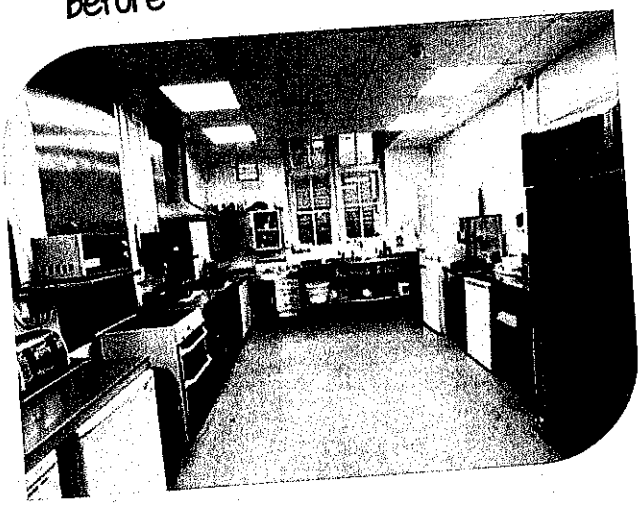
Companion kitchen

This year we proudly completed the renovation of the Companion kitchen, a transformative project that has created a more spacious, functional, and welcoming environment. Companions played a key role in the redesign, selecting a calming cyan colour that now fills the kitchen with a sense of peace and serenity. The new layout features expanded work surfaces and double hobs, making it easier for Companions to prepare meals and develop essential life skills.

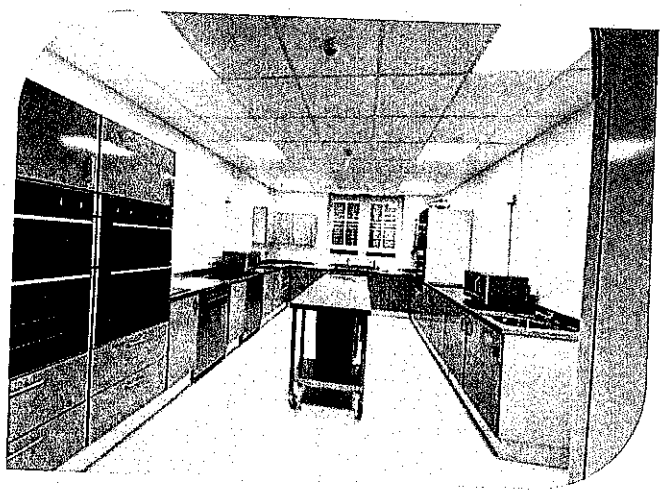
But this kitchen is more than just a place to cook. It's a powerful tool in helping Companions gain self-sufficiency and independence. Here, they can build confidence, learn valuable culinary skills, and take tangible steps toward a brighter, more secure future.

We are deeply grateful to our donors, whose generosity made this project possible. Your support has done more than provide a beautiful, functional kitchen—it has created a space of growth, dignity, and opportunity. Thank you for being part of their journey.

Before



After



OUR SITE

Polytunnel/composting

This year we relaunched our polytunnel project with a renewed focus on growing fresh produce, enhancing mental and physical well-being, fostering community spirit, and promoting sustainability. Our aim is to cultivate year-round produce for our community and café, expand our range of homemade preserves, and sell surplus harvests to help fund our wider community initiatives.

More than just growing food, this project creates meaningful opportunities for Companions and volunteers. Spending time outdoors and engaging with nature offers proven therapeutic benefits, and we see the positive impact every day. Our commitment to sustainability is central to everything we do. Working in the polytunnel, garden, and allotment provides a sense of purpose and is transforming lives.

Through food composting, we close the loop, recycling kitchen and garden waste into nutrient-rich compost that feeds our growing areas. Companions actively participate in this cycle, combining 'green' waste from our community kitchen and café with 'brown' garden waste to create high-quality homemade compost. With our kitchen preparing meals for up to 58 Companions each day and a vibrant café serving visitors to Emmaus, we're never short of organic material to keep our compost thriving. This is just one example of Sussex Emmaus's commitment to circular sustainability.



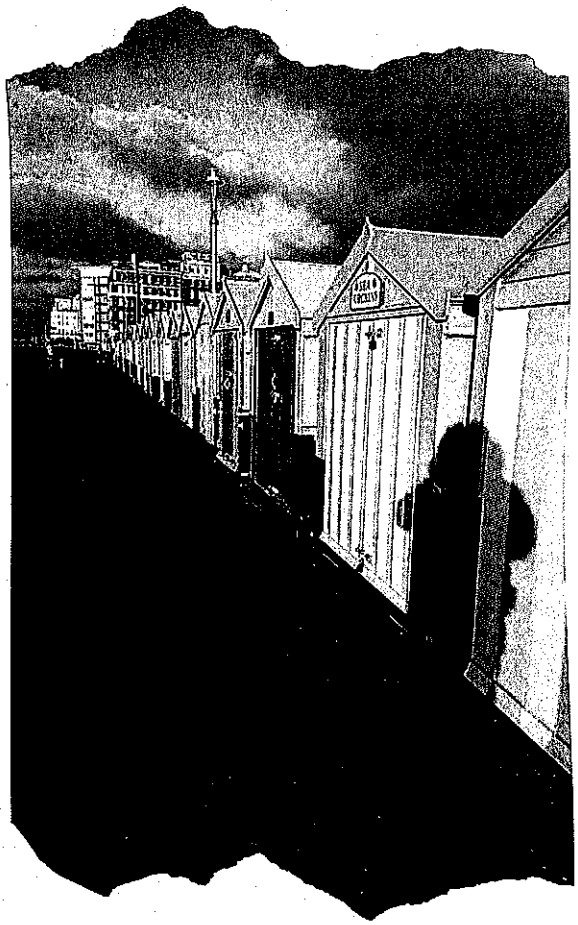
"We have wonderful grounds here at Portslade, with the added bonus of a large polytunnel, so I encouraged a small group to sow some seeds and just see what happened. Some things worked and some didn't but that's to be expected and I helped explain what could be done differently to overcome problems."

Garden Volunteer Angie

SOLIDARITY

Emmaus wouldn't be Emmaus without solidarity led by Companions.

Companion Miles began an incredible walking challenge throughout 2025 – aiming to walk every road in Brighton while capturing the city's unique buildings along the way! Inspired by the TV show Grace, Miles was fascinated by the Brighton aerial shots featured and wondered just how many streets he had walked. He is well on his way to achieving his mission to explore them all whilst raising funds for Sussex Emmaus in the process.



"Walking helps clear my head and gives me time to reflect. Brighton is full of hidden gems, and this challenge is my way of giving something back to Sussex Emmaus, which has helped me rebuild my life after experiencing homelessness."

- Companion Miles

CONTINUAL GROWTH & IMPROVEMENT

At Sussex Emmaus we are continually aiming to be the best that we can.

Examples of areas that we will be working on over the next year:

Solar Panels

A review of the Feasibility Study we completed last year highlighted that installing solar panels would provide one of the best returns on investment. At the beginning of 2025, we submitted a planning application and are currently awaiting the outcome. Once approval is granted, we will make a concerted effort to raise the necessary funding for this project. Our hope is to begin work within the coming year.

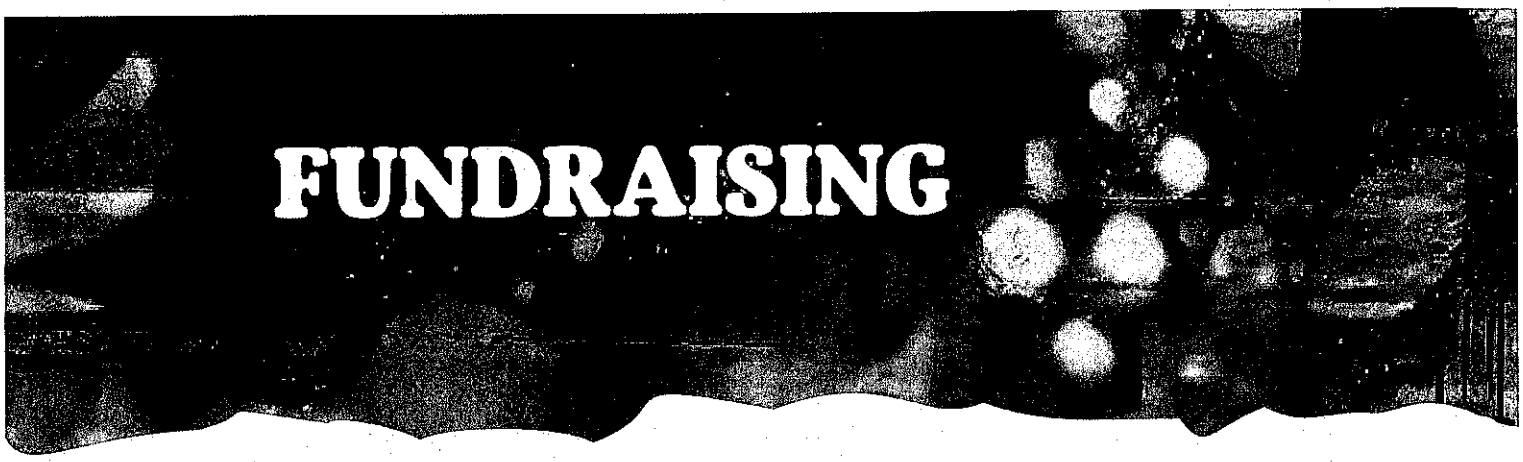
Emmaus Quality Standard

The Emmaus Federation is proud to be leading the way in raising standards across the supported housing sector. Through the Emmaus Quality Standards, we have introduced a robust framework that helps providers not only meet but exceed national regulatory requirements, while ensuring safe, dignified, and person-centred care for the people we support.

Over the next year, our Emmaus community will be working together to evidence and achieve every aspect of this framework. We are proud of the high-quality support and accommodation we already provide for our residents, and we are excited to share our progress with our partners and supporters.

Waste reduction Projects

We are always looking for ways to reduce waste, whether that is food waste, damaged clothing, or unwanted furniture. To support this, we have several exciting projects in development, including producing a range of food goods made from our own produce, such as pickles and relishes, a plastics initiative turning plastic waste into new products that complement our existing goods, a garment mending and repurposing programme, and the creation of a carpentry workshop transforming damaged goods. Not only will these projects help us meet our sustainability goals, but they will also provide Companions with valuable opportunities to learn new skills, build confidence, and open doors to future employment.



FUNDRAISING

Like most charities, we are reliant on supporters to enable us to fulfil our objectives.

We are incredibly grateful to everyone that has supported us this year from the regular donors, church collections to the trusts and foundations. We hope you will continue to give your vital support that enables us to provide the essential services that support people on their journey out of homelessness.

These are just some of the ways that you can do this:

Donations of goods
Regular giving
One-off donations
Leave a gift in a will
Shop with us
Take part in a fundraising event

OUR STRATEGIC PRIORITIES

Companion experience

The provision for companions to have the best experience we can offer is central to our core purpose and existence. Their journey begins with a warm welcome into our Community and a home that is safe, provides comfortable living conditions, and offers the opportunity to grow through work experience, personal development, and support. Our role is to help people to help themselves and support Companions to build their confidence, skills, and ability to live independently, achieve their potential, and prosper.

Our core offer to them is a home and work experience for as long as they need it, along with support to 'move on' when they are ready. They contribute fully to the success of our Community and will be widely consulted as we move towards 'co-production' in running our Community.

We aim to use best practice development techniques and thinking, using an evidence-based approach decision-making process.

Business growth

We will increase and optimise revenues, based on a 3-year business plan, and forecast, to provide the maximum possible opportunities to deliver on our charitable objectives. We need to provide the best donor and customer experience we can, along with value-for-money products, sold through innovative and popular channels. There will be a continued focus on publicising our USP through social media and our website, alongside more traditional methods.

Companions are indispensable to the running of our social enterprises. These roles help equip them to grow, prosper, and upskill. It is, therefore, essential to balance business growth with maximising our companion experience ethos. To underpin this, we will develop the skills and expertise of our staff. The use of volunteers will also be key to providing the help and support we need and supplying sufficient workforce numbers. Staff and volunteers are also critical to our success, and their contributions are valued immensely.

OUR STRATEGIC PRIORITIES

Financial resilience

We aim to be able to provide services to companions in the long term and so demonstrate financial resilience, agility, compliance, and best practice, now and in the future. We will continue to seek funding from the government, regular fundraising activities, and other sources, whilst progressively maximising the independent generation towards our running costs from our social enterprises.

Funds will be earned or raised to invest in projects and supporting work, provided these are aligned to our strategy, have been agreed via our budgeting process, and are backed by solid business cases.

The current economic environment (following on from the restrictions of Covid) is 'harder' than ever, following a period of significant inflation and utility cost increases. This requires increased vigilance and rigour in our approaches. However, we will not lose sight of our aim to expand and develop our Community as a whole and the quality of companion experience we wish to provide.

Asset Management

Our aim is Resilience, Reliability, and Agility. We must maintain all areas of our infrastructure in good order so that the community can operate well and ensure we are not building up costly problems for the future. These must be treated with equal priority to other short, medium, and long-term priorities.

Assets cover our Portslade site, together with any subsidiary places. After providing and maintaining the best facilities we can for companions to call home, this means utilising the remaining space efficiently, for the running of our social enterprises. Those who know and love Emmaus think it is a special place. A unique Community, not just an organisation.

Resources need to be well cared for and managed. Our staff, volunteers, workforce, IT infrastructure, policies and procedures, compliance, and financial operations are critical to the delivery of our charitable objectives. Our staffing structure will be affordable and fit for purpose. However, staff recruitment is challenging, as it is across the nation at the moment. We will need to be flexible, creative, and supportive to give ourselves the best chance of building and retaining our team.

OUR STRATEGIC PRIORITIES

Effective External Relationships

We continue to develop effective stakeholder and supporter relationships, both locally and nationally. We aim to foster understanding of our mission much more broadly and involve a wider group of people and organisations. These include the local Portslade community, financial, public, private, and third sector bodies, donors, customers, and volunteers. Current marketing, website, and social media channels are being developed and enhanced to assist.

As well as guarding our reputation and good name, one of the reasons for this is to expand our 'referral' network (so we reach people we can help effectively) and review our services so they adapt to the changing face of homelessness.

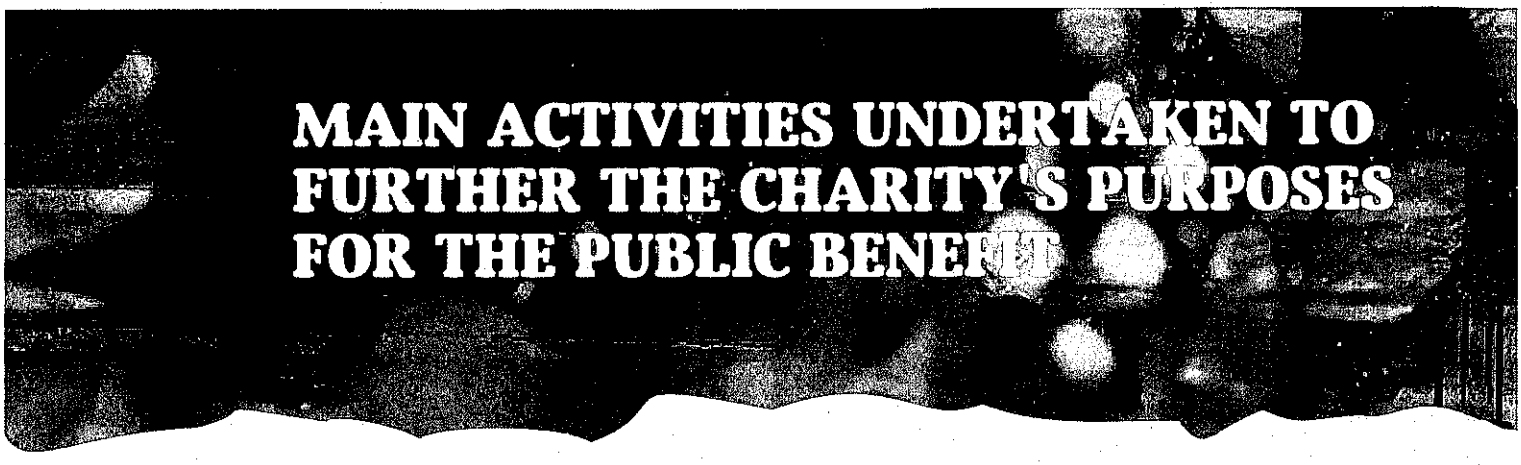
Being more of a 'community hub' will attract new visitors to our site, be it through events, activities, work, acts of Solidarity, partnerships, collaborations, education, entertainment, or inspiration. We can build on that, expanding the number and diversity of people who participate in, value, and benefit from our Community, auditing to our Companion experience ethos.

We also take our role in the wider Emmaus movement very seriously, both nationally with Emmaus UK (EUK) and internationally. Solidarity remains a core part of what we do, especially as it is largely companion-led. There are opportunities to expand these activities after the limitations of the last few years.

Environmental Impact

We are improving our own environmental footprint resulting from daily operations, honouring our role with the Emmaus Movement's position on Environmental Justice, and using our land mindfully to respect nature, ecological diversity, and wildlife. A Green policy and strategy will be developed (building on current activities) and form the basis of current and future plans to reduce our carbon footprint.

We will continue to develop, recognise, evaluate, and publicise the benefits from our social enterprises, which come from the recycling and reuse of donated goods. It is a great example of the 'circular economy'.



MAIN ACTIVITIES UNDERTAKEN TO FURTHER THE CHARITY'S PURPOSES FOR THE PUBLIC BENEFIT

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commissions' general guidance on public benefit. The following are noted:

The Charity provides a home, shelter, and meaningful work experience for companions. Companions come to Emmaus as a result of homelessness, social exclusion, and poverty-related issues.

The site provides a 'community hub' – a place in which members from the local community – residents, schools, businesses, Charities, and volunteers can find a sense of belonging, make new connections and build new relationships, through work, collaborations, partnerships, events, or inspiration.

The environmental benefits to the public are that Emmaus Communities encourage reuse and recycling and save many hundreds of tons of waste from landfills each year.

Solidarity projects undertaken and supported that benefit the wider community.

All Trustees give their time voluntarily and receive no financial benefit from the Charity. Any expenses reclaimed from the Charity by Trustees are set out in Note 9 to the Financial Statements.

ACHIEVEMENTS & PERFORMANCE

Review of activities

The surplus for the year is £233,205 (2024: £151,935) of which £162,968 is unrestricted. After deducting capital expenditure and loan and mortgage capital repayments, the deficit is £73,168 (2024: surplus £17,382).Our reserves are at the targeted level, so we are achieving a balance between financial sustainability and expenditure on our charitable objective.

Income and resources from generating funds

The overall income for the year was £2,031,681 (2024: £1,887,913).

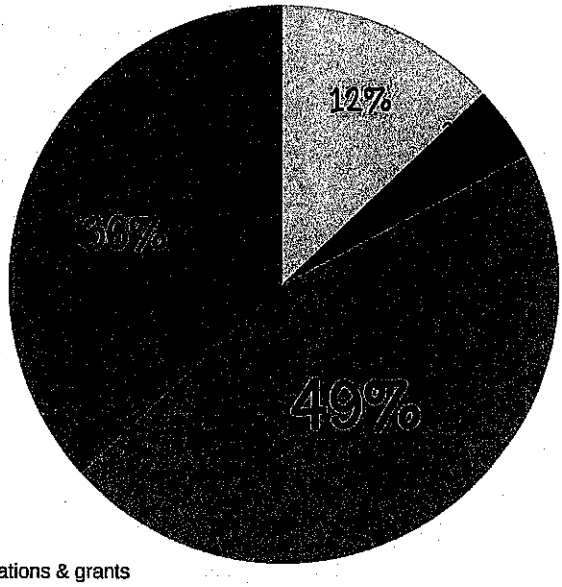
Voluntary Income

The Charity received grants and donations totalling £217,058 during the period (2024: £225,845), of which £123,607 was restricted (2024: £123,772).

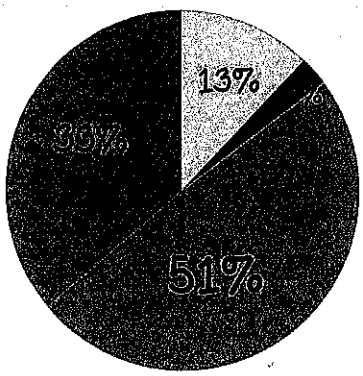
Investment Income

The Charity benefited from investment income totalling £90,248 (2024: £47,852). This came from commercial rents from those parts of its property that it is unable to use for its charitable mission; the whole of the Manor is let out as offices. The Charity also benefits from interest on reserves and cash deposits.

2025 income



2024 income



ACHIEVEMENTS & PERFORMANCE

Trading Activities

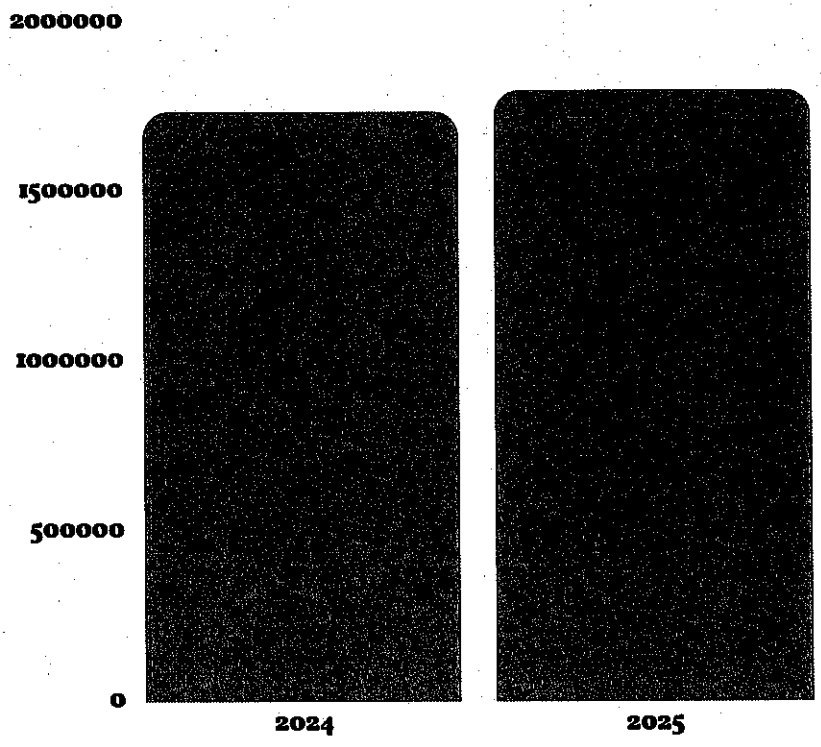
The Charity's trading activities are undertaken by staff, volunteers, and Companions, who are the beneficiaries of the Charity, in the shops and café, as part of the Charity's operations. We generated income of £956,217 (2024:£912,444) from these activities.

Accommodation Contributions

Companions contribute to the housing costs by paying an accommodation contribution. Those who have insufficient income are eligible to claim Housing Benefit. Accommodation contributions produced an income of £768,158 (2024: £671,772).

Expenditure

Overall expenditure on continuing operations was £1,798,476 (2024: £1,735,978. There were capital additions totalling £135,859 (2024: £167,107).



FINANCIAL REVIEW

Going concern

After making appropriate inquiries, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Financial risk management objectives and policies

The budget setting process took into consideration the wider socio-economic climate and the potential risks and impact on the charity and its operations, including the continuing uncertainty with the Russia-Ukraine war that had resulted in increased costs, in particular the impact on fuel and utility prices.

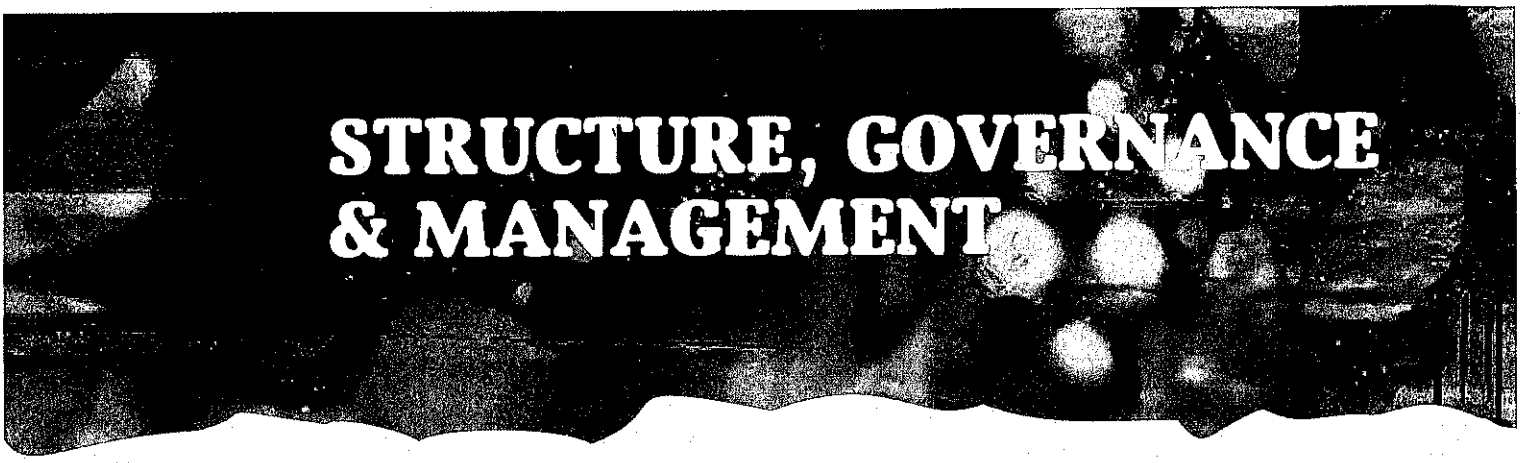
This situation continues to be uncertain, as well as growing tensions in Gaza, however the board approved the budget in full knowledge of this unpredictability and that a flexible approach to risks and variances throughout the year may be required.

The Board reviews three year forward projections of likely budget outcomes. These include calculations of forecast cash available to service debt and engage in essential regular spending and capital projects known.

Building upon the previous years' experiences, the Board has adopted a comprehensive Budget Preparation and Implementation Policy to aid the budget process which is regularly reviewed and updated.

Any risks identified are added to the risk register and reviewed at regular General Purposes committee meetings and Board meetings.

Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed



STRUCTURE, GOVERNANCE & MANAGEMENT

Constitution

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018. Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Charity and is a full member of both Emmaus UK and Emmaus International. Its registered name is Sussex Emmaus, but it also operates under the name of Emmaus Brighton and Hove, and its main site and residents are commonly referred to as "the Community" or "our Community".

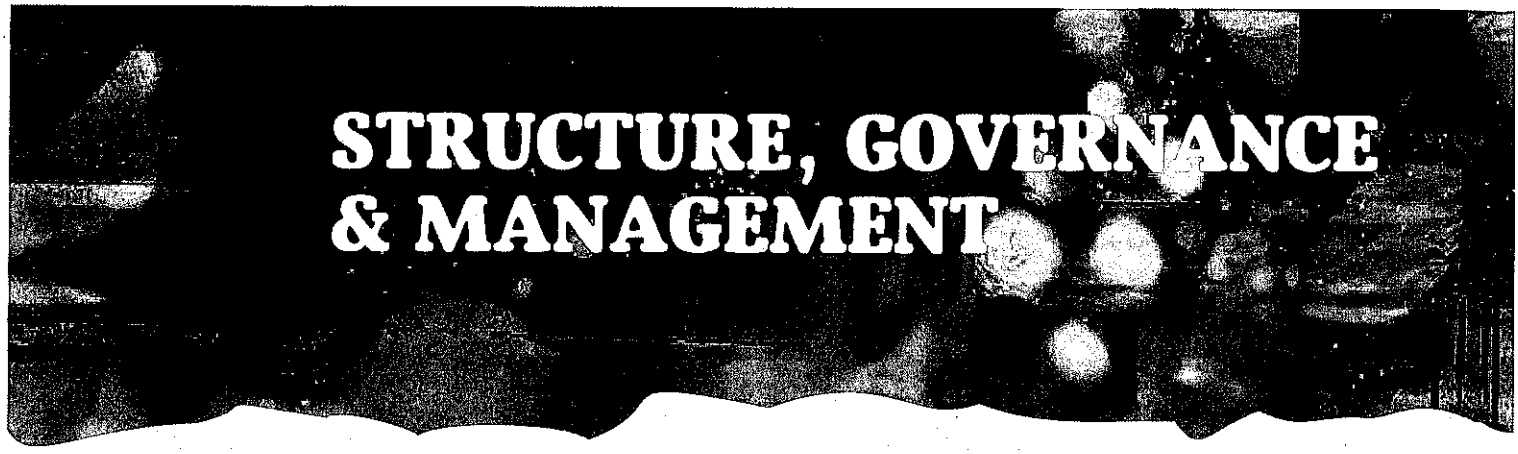
Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Policies adopted for the induction and training of Trustees

It is vitally important that new Trustees can take advantage of an appropriate and up-to-date induction programme so they can become aware of all facets of the Community and also visit other Communities and understand the workings of Emmaus UK and Emmaus International. The programme continues to be developed in conjunction with guidelines provided by the Emmaus UK Federation office, along with Charity Commission guidelines. Trustees are provided with relevant local information for our Community, whilst being kept informed of the national and international movement through regular updates, newsletters, and Emmaus Net.



STRUCTURE, GOVERNANCE & MANAGEMENT

Reserves policy

The Charity's policy is to maintain a level of reserves (referred to as funds in the accounts) sufficient to enable it to deal with the consequences of unexpected events or contingencies and when required precautionary steps are implemented to ensure that the normal policy level of reserves. Our aim is to achieve a ratio of 1 (equivalent to 4.5 months) so that we are not 'hoarding' money we should be spending on our core purpose.

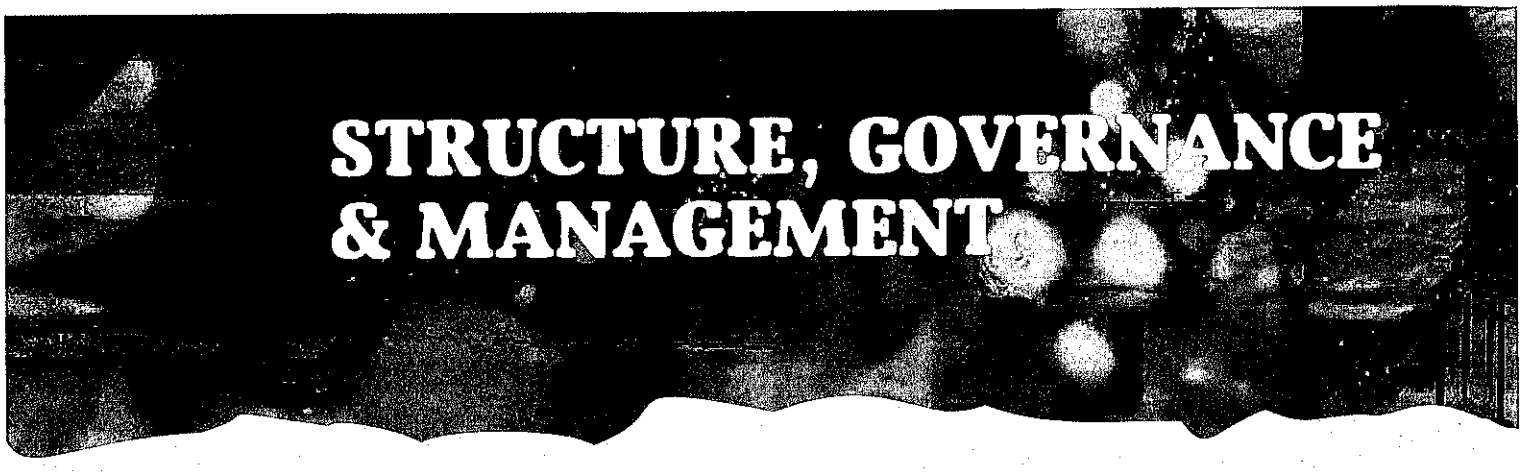
Likely areas of risk have been identified as unexpected maintenance or health and safety expenditure, difficult or volatile trading conditions, and the risk of sudden reduction of income from accommodation contributions if there were to be further change in the benefits system.

Under the policy in force during the year, reserves are defined as the unrestricted funds' balance, adjusted to exclude fixed assets, without credit for unsecured long-term liabilities owed to charitable institutions.

In 2022-23, the Board increased the reserves target from 3-4 months to 4-5 months of expenditure, or a ratio where reserves divided by 4.5 months of expenditure equals one. The charity met the new objective at the year-end.

Secured long-term liabilities have not been deducted in calculating reserves and they are repayable under the terms of a set repayment schedule. These payments themselves are included in planned expenditure.

Under this definition, reserves stood at £983,709 at 31 March 2025 (2024 £921,540) which equates to approximately 4 months. The Board has the policy under regular review.



STRUCTURE, GOVERNANCE & MANAGEMENT

Employment of staff

After a year of holding back on staff recruitment due to the financial climate, we were able this year to strengthen our staff team, making the following appointments:

- Retail Operations Manager, Andy
- Catering Manager, Iain
- Business Manager, Rachida
- Project Workers, Becky and Katy

We said goodbye to Joel (Business Manager), Ian (Catering Manager), Andy (Retail Operations Manager), David (Support Worker), Seamus (Deputy Retail Operations Manager), Steve (Van Driver), and Trevor (Support Worker), who will all be greatly missed.

The staff team manages the Community home, and trading activities, and maintains the premises. Liaison takes place with Companions through the morning meetings which precede each working day and by means of specially convened gatherings to deal with specific issues.

Working alongside the staff team and Companions is a team of volunteers who work in both business and Community activities. The appointment of a Volunteer Co-ordinator has resulted in an increase in our volunteer team improving our efficiency and productivity.

ORGANISATIONAL STRUCTURE & DECISION MAKING

The Trustees

Jacquie Findlay - Chair (appointed 24th October 2024)
Emily Cronin – Vice Chair (appointed 2nd January 2025)
Aidan Berry - Company Secretary
Christopher Wheeler - Treasurer
Rosemary Friggens (Chair – stepped down as Chair 24th October 2024, resigned 30th October 2025)
Frank Bucher
James Cunningham - (appointed 24th October 2024)
Frances Harrison - (resigned 10th April 2025)
Vikki Hayward Cripps -Vice Chair - (resigned 23rd October 2024)
Giles Witcomb - (resigned 23rd October 2024)
Pam Mitchell Vice Chair – (resigned 23rd October 2024)
Kate Crittenden - (appointed 24th September 2025)

The following trustees were co-opted in the year and are expected to be formally appointed in 2025:

Matthew Simkin – 26th January 2025
Charles Walker - 15th May 2025
Keith Harrison - 15th May 2025
Sara Preibsch - 15th May 2025

It is stipulated that the number of Trustees shall be no fewer than three, but shall not be subject to any maximum. Trustees serve terms of three years, after which they may stand for re-election. Trustees are typically expected to serve two three-year terms, although they may serve a maximum of three three-year terms. In exceptional circumstances, a Trustee may serve for an additional one-year term beyond that maximum.

None of the Trustees, who are also Directors for Company Law purposes, held any beneficial interest in the Company at any time during the year.

ORGANISATIONAL STRUCTURE & DECISION MAKING

The Board has established a number of committees of which Trustees are members. These include the following:

·General Purposes (covers finance, governance, risk, and site matters)
·Companion Strategy
·Human Resources
·Health & Safety
·Income Generation and Communications

All committees provide feedback and recommendations to the Board.
For some years now, the Board has followed good practice and met annually outside of the normal Board framework to review the past year and its achievement of the Strategic Objectives against the Community's Strategic Plan.

The Board, as in previous years, continues to review its effectiveness and review the way it operates in order to meet the increasing challenges facing Charities such as ours. This will include adapting, wherever necessary, to the new governance arrangements set out in the Charity Governance Code.

The Board supports and applies the seven principles that make up the Code. We continue to review our processes and procedures against the recommended practices set out in the Code, which underpin each of such principles. Save where it is not beneficial or proportionate for us to do so at our stage of development and maturity, we will be looking to adopt during the course of 2024 any of the recommended practices not currently followed.

The Board remains committed to the involvement of Companions in the development and governance of the Community, which is their home.

ORGANISATIONAL STRUCTURE & DECISION MAKING

Membership of the Company

Membership of the Company, of which the Board of Trustees is the governing body, is open to Companions, volunteers, and employees who have served six months with the Community. Trustees are admitted as members on appointment.
At the time of the Annual General Meeting in October 2025, there were 79 members, comprising:

- 23 Companions
- 12 Trustees
- 13 employees
- 10 volunteers
- 21 others, including Emmaus UK and former Trustees

Risk management

The Board acknowledges its responsibility to identify, assess and manage risks. During the year, at their normal quarterly meetings, the Trustees reviewed the risks entailed in the management and governance of the Community.
The Charity maintains a risk register and reviews it on a regular basis. Within the register, Trustees identify risks, the severity and likelihood of each, mitigating actions, responsibility for monitoring and action, residual risk after taking mitigation measures, and frequency of review. Trustees group the Charity's risks into the following categories: governance, operational, financial, legal, and external. Among the key risks identified at the year-end are:

- Increase in fuel costs
- Increase in utility costs
- Challenges in recruiting staff
- Maintaining business and fundraising income

Each of these risk areas was under review for the design of mitigation measures by the year-end.

ORGANISATIONAL STRUCTURE & DECISION MAKING

Management

The executive team is accountable to the Board. Under the direction of Chief Executive Karen Chapman, they are responsible for implementing policy and strategy. Karen is assisted by Karen Gordon, Community Manager, and Rachida Zitouni, Business Manager, to design, oversee, and deliver the Community and business operational plans and to manage risk on a day-to-day basis.

During the year, 20 members of staff were employed, of whom seven were on part-time posts.

Plans for future periods and developments

Our current focus is on preparing for the introduction of the Supported Housing Act (2023), ensuring that we can evidence that the support and facilities we provide meet the requirements of the Act.

We continue to work on the maintenance of our site: our best asset and, at the same time, our largest challenge, which will require money and attention. We are two years into a rolling five-year plan of repairs to the exterior of the site; this work will continue this coming year. In addition, we will continue with other site upgrades, including increasing parking facilities, installing solar panels, and completing fire risk work.

ORGANISATIONAL STRUCTURE & DECISION MAKING

Statement of responsibility in relation to fundraising

Emmaus takes its duties seriously about fundraising under Data Privacy and Protection regulation and per The Code of Fundraising Practice. The Code of Fundraising Practice outlines the standards expected of all charitable fundraising organisations across the UK. Those standards were developed by the fundraising community through the work of the Chartered Institute of Fundraising (CIoF) and the Fundraising Regulator. Trustees have overall accountability for fundraising standards at Emmaus, with management and the Income Generation and Communications Committee responsible for ensuring that related policies and procedures are followed. Any material issues that arise are reviewed by the Income Generation and Communications Committee in the first instance, before escalation to the Board as appropriate. We rely on fundraising received as restricted and unrestricted donations from Individuals or Members, Corporate donations, Sponsorship, Legacy or donating in memory, and Trusts and Foundation giving.

Our fundraising activities are delivered by our in-house fundraising team, who are obliged to observe our policies and the highest standards in fundraising. We received no complaints about fundraising activities in the financial year. The Income Generation & Communications Committee had no cause to review any non-compliance with any area of fundraising activity. Should we ever suspect that someone we engage with through our fundraising activity is lacking capacity or is in vulnerable circumstances, we will take steps to terminate any contract or commitment in a way that seeks to protect that person and their dignity, having due regard for any desire they have expressed to support Emmaus.



ORGANISATIONAL STRUCTURE & DECISION MAKING

Trustees' responsibilities statement

The Trustees (who are also directors of Sussex Emmaus for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP.
- make judgments and accounting estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ORGANISATIONAL STRUCTURE & DECISION MAKING

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Auditors

The auditors, Kreston Reeves Audit LLP, have indicated their willingness to continue in office. At the Annual General Meeting, Kreston Reeves Audit LLP were reappointed as Auditors.

The audit registration of Kreston Reeves LLP was transferred to Kreston Reeves Audit LLP on 6th October 2025. Kreston Reeves Audit LLP were formally appointed as auditor to the charity on 6th October 2025.
This report was approved by the Trustees on 12 December 2025 and signed on their behalf by:

J Findlay

Jacquie Findlay
Chair of Trustees

Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Independent auditors' report to the Members of Sussex Emmaus (continued)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006 and other relevant charity legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated Trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance, and reviewing correspondence with relevant tax and regulatory authorities; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

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

Kreston Reeves Audit LLP

Kreston Reeves Audit LLP
Statutory Auditor
Brighton

Date: 19 December 2025

Kreston Reeves Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Sussex Emmaus

(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account) for the year ended 31 March 2025

	Note	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:					
Donations, legacies and grants	4	**123,607**	**93,451**	**217,058**	225,845
Charitable activities:	5				
Shop income		**-**	**795,111**	**795,111**	764,159
Cafe income		**-**	**161,106**	**161,106**	148,285
Accommodation contributions		**-**	**768,158**	**768,158**	671,772
Investments	7	**-**	**90,248**	**90,248**	47,852
Other income	8	**-**	**-**	**-**	30,000
Total income		**123,607**	**1,908,074**	**2,031,681**	1,887,913
Expenditure on:					
Charitable activities	9	**53,370**	**1,745,106**	**1,798,476**	1,735,978
Total expenditure		**53,370**	**1,745,106**	**1,798,476**	1,735,978
Net movement in funds		**70,237**	**162,968**	**233,205**	151,935
Reconciliation of funds:					
Total funds brought forward		**127,891**	**2,035,185**	**2,163,076**	2,011,141
Net movement in funds		**70,237**	**162,968**	**233,205**	151,935
Total funds carried forward		**198,128**	**2,198,153**	**2,396,281**	2,163,076

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

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2025

	Note		2025 £		2024 £
Fixed assets					
Tangible assets	15		**1,408,028**		1,413,511
			1,408,028		1,413,511
Current assets					
Stocks	16	**6,043**		7,249	
Debtors	17	**191,399**		173,880	
Investments	18	**601,229**		564,401	
Cash at bank and in hand		**519,211**		460,236	
		1,317,882		1,205,766	
Creditors: amounts falling due within one year	19	**(289,866)**		(323,227)	
Net current assets			**1,028,016**		882,539
Total assets less current liabilities			**2,436,044**		2,296,050
Creditors: amounts falling due after more than one year	20		**(39,763)**		(132,974)
Total net assets			**2,396,281**		2,163,076
Charity funds					
Restricted funds	21		**198,128**		127,891
Unrestricted funds	21		**2,198,153**		2,035,185
Total funds			**2,396,281**		2,163,076

Balance sheet (continued)
as at 31 March 2025

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

J Findlay

Jacquie Findlay
(Chair of Trustees)
Date: 12 December 2025

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows
for the year ended 31 March 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash used in operating activities	23	**252,107**	164,716
Cash flows from investing activities			
Dividends, interests and rents from investments		**90,248**	47,852
Interest paid		**(9,448)**	(21,343)
Purchase of tangible fixed assets		**(135,859)**	(167,107)
Net cash used in investing activities		**(55,059)**	**(140,598)**
Cash flows from financing activities			
Repayments of borrowing		**(100,982)**	(92,262)
Net cash used in financing activities		**(100,982)**	**(92,262)**
Change in cash and cash equivalents in the year		**96,066**	**(68,144)**
Cash and cash equivalents at the beginning of the year		**1,024,374**	1,092,518
Cash and cash equivalents at the end of the year	24	**1,120,440**	1,024,374

The notes on pages 44 to 63 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2025

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2. Accounting policies (continued)

2.3 Income (continued)

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2.6 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2. Accounting policies (continued)

2.7 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property consisting of;	-
	- Freehold property 2.5% straight line
	- Cottage 5% straight line
	- Carpark 10% straight line
	- Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

The Company capitalises tangible fixed asset additions in excess of the value of £750.

2.8 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2.12 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.13 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.14 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.15 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.16 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Depreciation - The Company has a policy to depreciate fixed assets over their useful economic lives which are listed within accounting policy 2.7. Management deem the associated depreciation rates attached to each fixed asset category to be an accurate reflection of each fixed assets useful economic life.

Prepayments - The Company has a policy to recognise expenditure in the period it relates to.

Notes to the financial statements
for the year ended 31 March 2025

4. Income from donations and legacies

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Donations and gifts	7,308	92,451	**99,759**
Legacies	-	1,000	**1,000**
Grants	116,299	-	**116,299**
	123,607	93,451	**217,058**

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Donations	67,716	63,073	130,789
Legacies	-	39,000	39,000
Grants	56,056	-	56,056
	123,772	102,073	225,845

5. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £
Shops, Cafe and Accommodation Contributions	1,724,375	**1,724,375**

	Unrestricted funds 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	1,584,216	1,584,216

6. Analysis of income from charitable activities by type of income

	Unrestricted funds 2025 £	Total funds 2025 £
Shop income	795,111	**795,111**
Cafe income	161,106	**161,106**
Accommodation contributions	768,158	**768,158**
	1,724,375	**1,724,375**

	Unrestricted funds 2024 £	Total funds 2024 £
Shop income	763,979	763,979
Cafe income	148,285	148,285
Accommodation contributions	672,179	672,179
	1,584,443	1,584,443

7. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
Rental income	46,337	**46,337**
Interest receivable	43,911	**43,911**
	90,248	**90,248**

	Unrestricted funds 2024 £	Total funds 2024 £
Rental income	40,575	40,575
Interest receivable	7,277	7,277
	47,852	47,852

8. Other incoming resources

	Total funds 2025 £
Other income	-
	-

	Unrestricted funds 2024 £	Total funds 2024 £
Other income	30,000	30,000

9. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total 2025 £
Shops, Cafe and Accommodation Contributions	53,370	1,745,106	**1,798,476**

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £
Shops, Cafe and Accommodation Contributions	63,786	1,672,192	1,735,978

Notes to the financial statements
for the year ended 31 March 2025

10. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £
Shops, Cafe and Accommodation Contributions	774,790	1,023,686	**1,798,476**

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	705,917	1,030,061	1,735,978

Analysis of direct costs

	Shops, Cafe and Companion 2025 £	Total funds 2025 £
Staff costs	115,035	**115,035**
Companions expenses	218,557	**218,557**
Cafe & shops	292,085	**292,085**
Other direct costs	15,025	**15,025**
Community expenses	134,088	**134,088**
	774,790	**774,790**

10. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	Shops, Cafe and Companion 2024 £	Total funds 2024 £
Staff costs	143,829	143,829
Companion expenses	260,879	260,879
Cafe & shops	241,542	241,542
Other direct costs	14,521	14,521
Community expenses	45,146	45,146
	705,917	705,917

Analysis of support costs

	Shops, Cafe and Companion 2025 £	**Total funds 2025 £**
Staff costs	398,899	**398,899**
Depreciation	141,342	**141,342**
Premises costs	279,273	**279,273**
Management and administration	133,382	**133,382**
Solidarity	47,716	**47,716**
Audit and accountancy fees	11,721	**11,721**
VAT annual adjustment	11,353	**11,353**
	1,023,686	**1,023,686**

10. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	Shops, Cafe and Companion 2024 £	Total funds 2024 £
Staff costs	380,106	380,106
Depreciation	104,289	104,289
Premises costs	279,587	279,587
Management and administration	141,486	141,486
Solidarity	56,224	56,224
Audit and accountancy	14,645	14,645
VAT annual adjustment	53,724	53,724
	1,030,061	1,030,061

11. Auditors' remuneration

	2025 £	2024 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**12,000**	10,500

12. Governance costs

For both 2025 and 2024, the charity has classified all governance costs as relating solely to audit and accountancy fees.

13. Staff costs

	2025 £	2024 £
Wages and salaries	**458,650**	477,035
Social security costs	**40,987**	31,892
Contribution to defined contribution pension schemes	**14,297**	15,008
	513,934	523,935

13. Staff costs (continued)

The average number of persons employed by the Company during the year was as follows:

	2025 No.	2024 No.
Staff	**22**	19

No employee received remuneration amounting to more than £60,000 in either year.

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:

2025:
Karen Chapman
Joel Lewis
Karen Gordon
Kaya Mesnard
Rachida Zitouni

2024:
Karen Chapman
Joel Lewis
Dawn Watson-Jones (resigned 15 June 2023)
Karen Gordon
Shameer Maradikkal (appointed 25 April 2023 and resigned 29 September 2023)
Kaya Mesnard (appointed 5 September 2023)

Total remuneration of key management personnel: £205,593 (2024: £202,285).

14. Trustees' remuneration and expenses

During the year, one Trustee was remunerated for consultancy services relating to retail operations. The total amount paid during the year was £14,525 (2024: £Nil). No amounts were outstanding at the year end.

During the year ended 31 March 2025, there was 1 Trustee expenses reimbursed totalling £190 (2024 - £Nil to zero Trustees).

15. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost				
At 1 April 2024	**1,998,958**	**150,536**	**447,526**	**2,597,020**
Additions	**48,035**	**17,750**	**70,074**	**135,859**
Disposals	**-**	**(54,240)**	**(129,805)**	**(184,045)**
At 31 March 2025	**2,046,993**	**114,046**	**387,795**	**2,548,834**
Depreciation				
At 1 April 2024	**652,450**	**120,493**	**410,566**	**1,183,509**
Charge for the year	**57,596**	**11,054**	**72,692**	**141,342**
On disposals	**-**	**(54,240)**	**(129,805)**	**(184,045)**
At 31 March 2025	**710,046**	**77,307**	**353,453**	**1,140,806**
Net book value				
At 31 March 2025	**1,336,947**	**36,739**	**34,342**	**1,408,028**
At 31 March 2024	1,346,508	30,043	36,960	1,413,511

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

The freehold property with the net book value of £1,336,947 (2024: £1,346,508) is provided as security on the loans, please see note 19.

16. Stocks

	2025 £	2024 £
Finished goods and goods for resale	**6,043**	7,249

Notes to the financial statements
for the year ended 31 March 2025

17. Debtors

	2025 £	2024 £
Due within one year		
Other debtors	**140,006**	106,616
Prepayments and accrued income	**51,393**	67,264
	191,399	173,880

18. Current asset investments

	2025 £	2024 £
Deposit accounts	**601,229**	564,401

19. Creditors: Amounts falling due within one year

	2025 £	2024 £
RRLF loan	**83,090**	91,797
Bank overdrafts	**-**	263
Charity Bank loan	**9,378**	8,442
Trade creditors	**61,607**	108,967
Other taxation and social security	**63,352**	62,891
Other creditors	**47,465**	41,269
Accruals and deferred income	**24,974**	9,598
	289,866	323,227

20. Creditors: Amounts falling due after more than one year

	2025 £	2024 £
Charity Bank loan	**39,763**	49,270
RRLF loan	**-**	83,704
	39,763	132,974

Included within the above are amounts falling due as follows:

	2025 £	2024 £
Between one and two years		
Charity Bank loan	**10,207**	9,172
RRLF loan	**-**	83,704
Between two and five years		
Charity Bank loan	**29,556**	27,517
Over five years		
Charity Bank loan	**-**	12,581

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

In the previous years the charity obtained a loan (Resilience and Recovery Loan Fund) offered by the Social Investment Bank. The loan was designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2025

21. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2025 £
Unrestricted funds					
Designated funds					
Fixed asset fund	**1,113,295**	**-**	**-**	**100,799**	**1,214,094**
C.Mares Fund	**350**	**-**	**-**	**-**	**350**
	1,113,645	**-**	**-**	**100,799**	**1,214,444**
General funds					
General Funds	**921,540**	**1,908,074**	**(1,745,106)**	**(100,799)**	**983,709**
Total Unrestricted funds	**2,035,185**	**1,908,074**	**(1,745,106)**	**-**	**2,198,153**

Notes to the financial statements
for the year ended 31 March 2025

21. Statement of funds (continued)

Restricted funds					
Companion Kitchen	36,396	14,089	(4,396)	-	46,089
Counselling	-	7,250	(7,250)	-	-
Sundial fund	100	-	-	-	100
Food costs	-	100	(100)	-	-
Solidarity beds	-	19,000	(17,363)	-	1,637
Support Staff	-	11,466	(11,466)	-	-
18 Drove Road renovations	76,789	-	(4,252)	-	72,537
5 Year Maintenance (Windows)	-	-	(4,681)	-	(4,681)
Fairmark - new entrance	12,500	-	(287)	-	12,213
Fridge/Freezer	1,655	-	(863)	-	792
Composter	-	14,616	(2,212)	-	12,404
Gardening equipment	-	2,000	-	-	2,000
Companion training	-	3,000	-	-	3,000
Fire risk assessment	-	35,000	-	-	35,000
OLR Refit cost	-	500	(500)	-	-
STOMP	-	400	-	-	400
Laptops for company	451	-	-	-	451
Other	-	16,186	-	-	16,186
	127,891	123,607	(53,370)	-	198,128
Total of funds	2,163,076	2,031,681	(1,798,476)	-	2,396,281

Notes to the financial statements
for the year ended 31 March 2025

21. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2024 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,199,519	-	-	(86,224)	1,113,295
C.Mares Fund	350	-	-	-	350
	1,199,869	-	-	(86,224)	1,113,645
General funds					
General Funds	709,321	1,764,141	(1,672,192)	120,270	921,540
Total Unrestricted funds	1,909,190	1,764,141	(1,672,192)	34,046	2,035,185
Restricted funds					
Companion Kitchen	-	64,905	-	(28,509)	36,396
Sundial fund	100	-	-	-	100
Solidarity beds	-	5,000	(5,000)	-	-
18 Drove Road renovations	81,041	-	-	(4,252)	76,789
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	2,940	-	-	(1,285)	1,655
Gardening equipment	2,960	5,000	(7,960)	-	-
Companion training	-	17,000	(17,000)	-	-
Laptops for company	-	18,151	(18,151)	-	-
Other	2,410	4,466	(6,876)	-	-
Insulation & fire audit	-	7,250	(7,250)	-	-
Laptops for company	-	2,000	(1,549)	-	451
	101,951	123,772	(63,786)	(34,046)	127,891
Total of funds	2,011,141	1,887,913	(1,735,978)	-	2,163,076

21. Statement of funds (continued)

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

18 Drove Road Fund

Funding to renovate and turn the property into an HMO.

Fairmark

Funding towards new permanent car park as part of the arrivals project, pre planning application has been carried out and passed. We are about to apply for full planning.

22. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	139,354	1,268,674	**1,408,028**
Current assets	58,774	1,259,108	**1,317,882**
Creditors due within one year	-	(289,866)	**(289,866)**
Creditors due in more than one year	-	(39,763)	**(39,763)**
Total	198,128	2,198,153	**2,396,281**

Analysis of net assets between funds - prior year

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	1,413,511	1,413,511
Current assets	127,891	1,077,875	1,205,766
Creditors due within one year	-	(323,227)	(323,227)
Creditors due in more than one year	-	(132,974)	(132,974)
Total	127,891	2,035,185	2,163,076

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

	2025 £	2024 £
Net income for the year (as per Statement of Financial Activities)	**233,205**	151,935
Adjustments for:		
Depreciation charges	**141,342**	104,288
Dividends, interests and rents from investments	**(90,248)**	(47,852)
Interest paid	**9,711**	21,343
Decrease/(increase) in stocks	**1,206**	(3,101)
Increase in debtors	**(17,519)**	(27,118)
Decrease in creditors	**(25,590)**	(34,779)
Net cash provided by operating activities	**252,107**	164,716

24. Analysis of cash and cash equivalents

	2025 £	2024 £
Cash in hand	**519,211**	460,236
Liquid investments	**601,229**	564,401
Overdraft facility repayable on demand	**-**	(263)
Total cash and cash equivalents	**1,120,440**	1,024,374

25. Analysis of changes in net debt

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	**460,236**	**58,975**	**519,211**
Bank overdrafts repayable on demand	**(263)**	**263**	**-**
Debt due within 1 year	**(100,239)**	**7,771**	**(92,468)**
Debt due after 1 year	**(132,974)**	**93,211**	**(39,763)**
Liquid investments	**564,401**	**36,828**	**601,229**
	791,161	**197,048**	**988,209**

26. Contingent liabilities

The Charity is involved with an ongoing legal case which will be heard by the Employment Tribunal. There is a preliminary hearing scheduled for February 2026, with a full hearing to take place in 2027. Therefore at the date of signing no adjustment has been included in the accounts in respect of the case as the outcome is unknown.

27. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £2,560 (2024: £1,410). Total contributions payable by the charity for the year totalled £14,297 (2024: £15,008).

28. Operating lease commitments

At 31 March 2025 the Company had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2025	2024
	£	£
Not later than 1 year	**30,235**	13,089
Later than 1 year and not later than 5 years	**57,054**	79,103
	87,289	92,192

The following lease payments have been recognised as an expense in the Statement of financial activities:

	2025	2024
	£	£
Operating lease rentals	**7,701**	9,337

29. Related party transactions

No related party transactions were identified during the period other than those disclosed in Note 14.

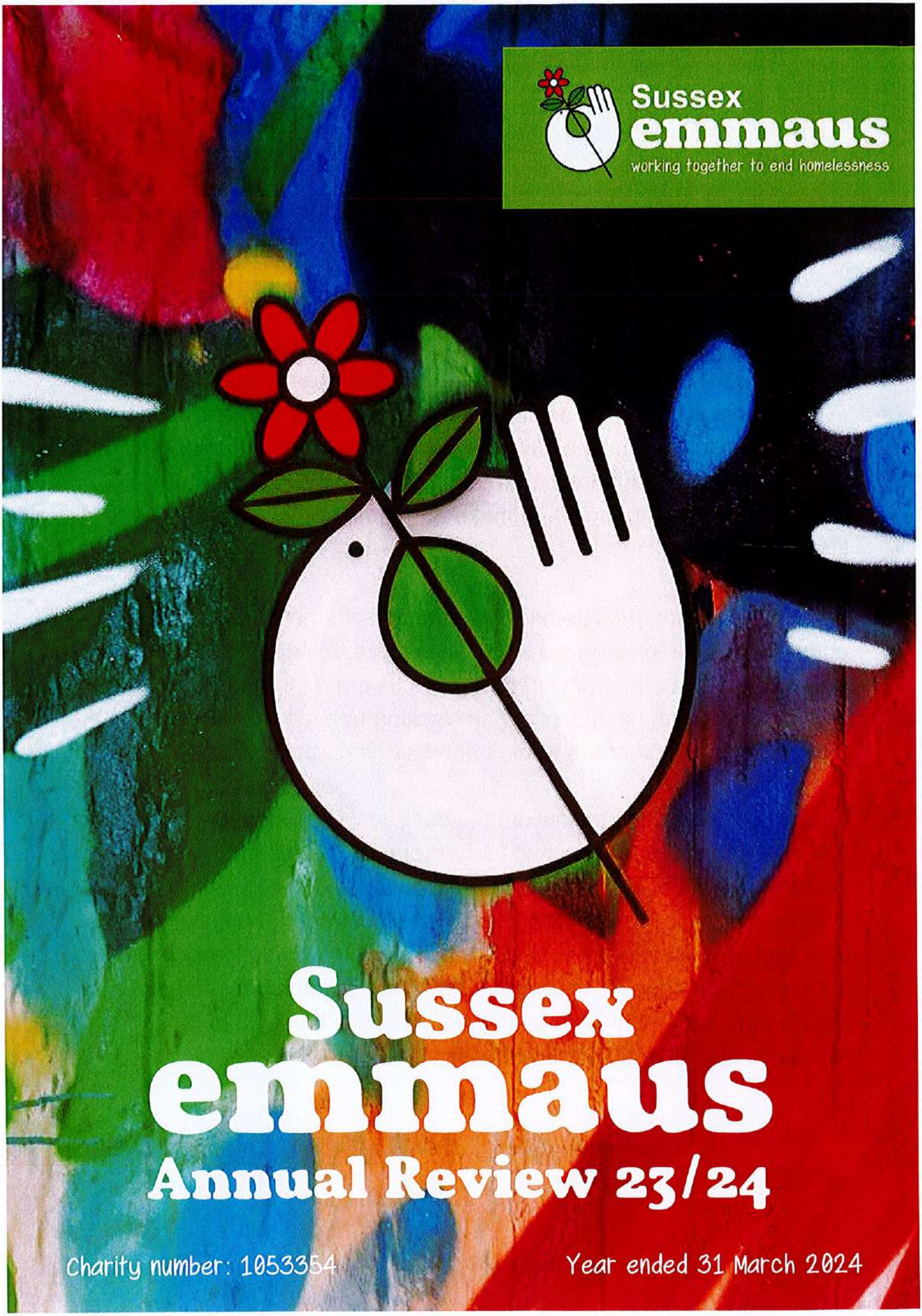
30. Controlling party

The charity is controlled by its Trustees.

SUSSEX EMMAUS

England & Wales - Charity number 1053354

Accounts


Sussex
emmaus
working together to end homelessness
Sussex
emmaus
Annual Review 23/24
Charity number: 1053354
Year ended 31 March 2024

1. TRUSTEE REPORT

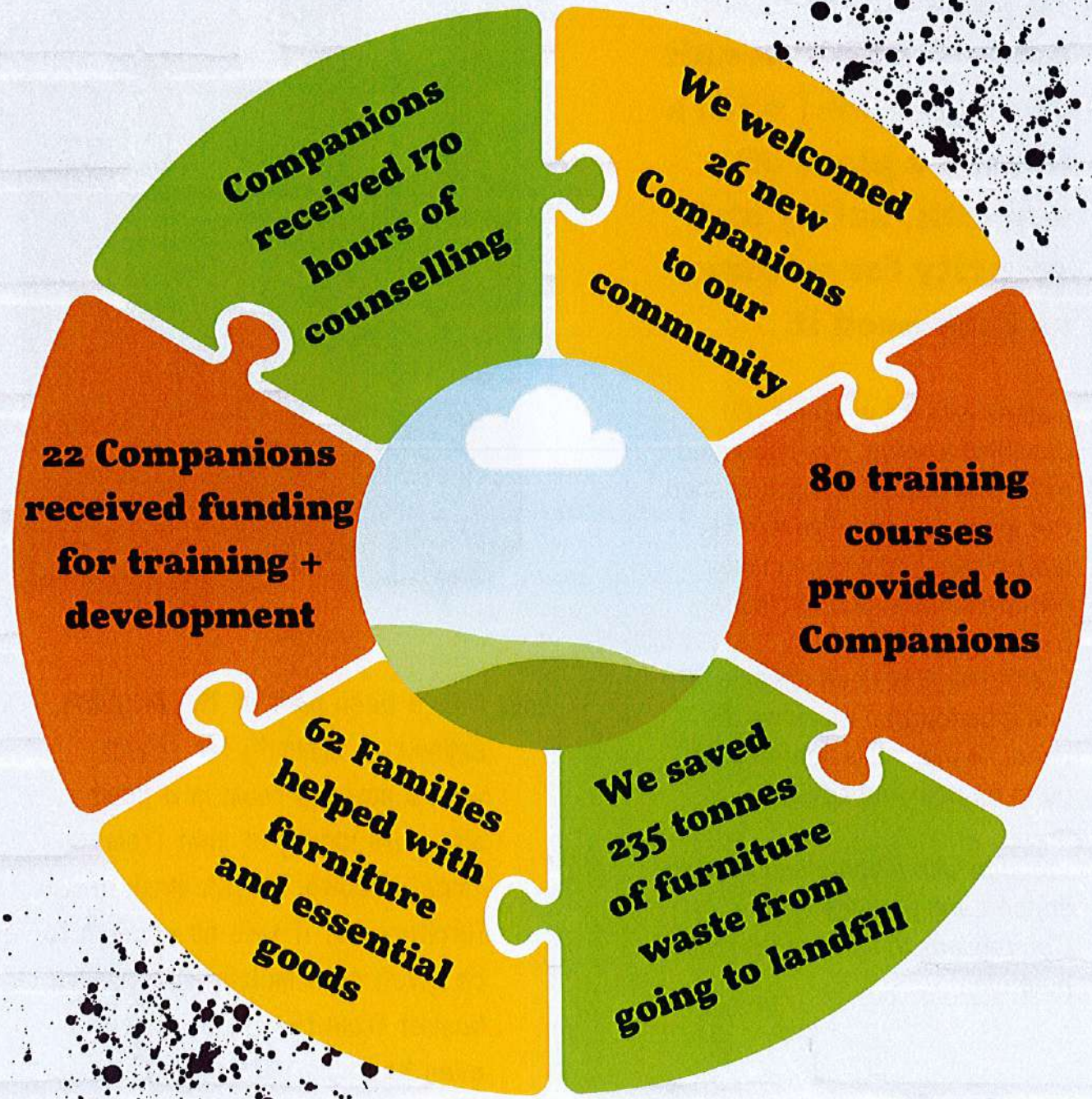
It has been a delight to see how the community has continued to move forward over the last year towards achieving the goals set out in our strategic plan. The dedication of Companions (our community members who have previously been homeless), staff, volunteers and trustees is something that warrants a particular mention as they strive to help more people and make our community a better place to live and work.

We set our standards high and try to achieve so much each year to constantly move forward, we sometimes need to step back to see how far we have come. This report gives us the opportunity to do just that, to showcase the impact we are making not just to the lives of Companions but to others within our wider community.

I hope by reading this review of the year you will be inspired by our work and our ambition to move further forward to ending homelessness because the need for Emmaus is never greater. Statistics released in March 2023 stated that street homelessness was up by 23% in Brighton, and this is just the tip of the iceberg with so many more people sofa surfing. With your support we can have a positive impact and make a lasting difference to the lives of those that have experienced homelessness.

Karen Chapman, Chief Executive

2. IMPACT IN NUMBERS

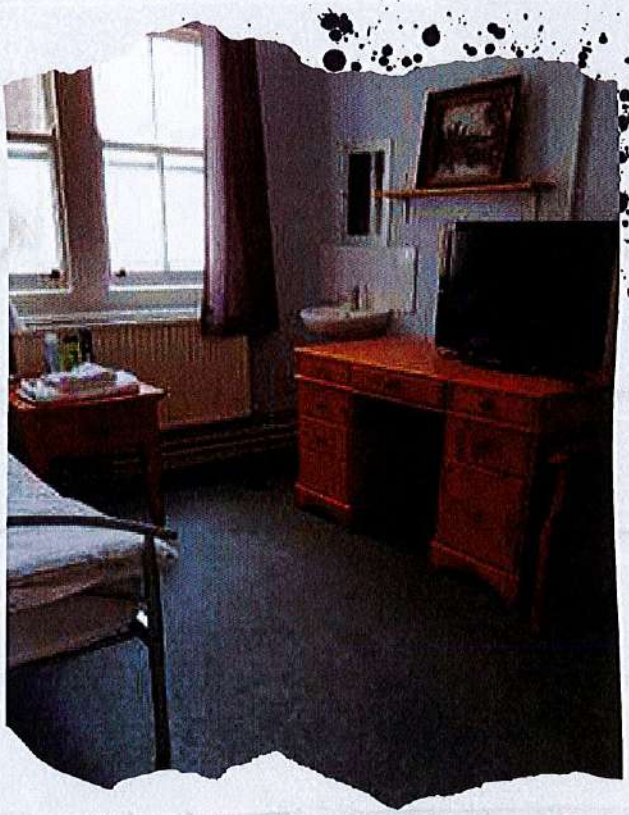


3a. OUR PURPOSE

1. **To provide formerly homeless individuals (Companions) with a home - a place of warmth, safety and security for as long as they need it.**

It starts with the welcome. By providing a warm, well decorated room that is comfortably furnished Companions can begin to relax feeling safe and secure in their own personal space. Welcome packs are provided with everything they need to settle in and a buddy who is always on hand, so they have someone to go to for help and advice.

We start with a home and through support and purpose enable Companions to achieve their full potential.



"I have been part of the Brighton Emmaus community for seven weeks now. My room is a good size with plenty of light from large windows, a mish mash of furniture but it was no problem to be given an armchair and laundry basket from the Superstore – I even had help getting the armchair up to my room."

Companion Kingsley

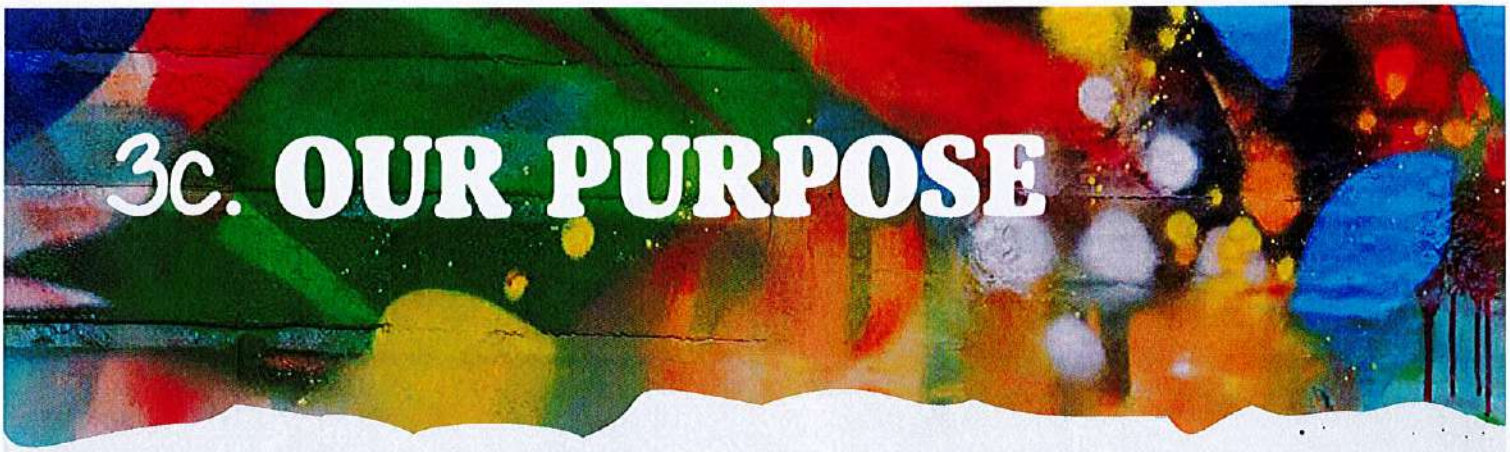
3b. OUR PURPOSE

2. To give each Companion the chance to settle and take stock, then benefit from our support and personal development opportunities through training, work experience and acts of Solidarity.

We encourage Companions to look to the future and identify their aspirations. During regular meetings with their project worker, they can discuss what personal development or training opportunities they would like to pursue. This can range from driving lessons, literacy and numeracy course, ESObeL (English as a Second Language) or Vocational Qualifications. These support sessions also provide an opportunity to celebrate successes. One of the advantages of being in an Emmaus community is the ability to build skills and confidence through the work experience that forms part of the support package. This ranges from being part of the catering team, assessing and preparing goods for sale, serving customers in our social enterprises or maintaining the site.

Solidarity is the term we use when we create an opportunity to give back to others less fortunate than yourselves. You can't underestimate how good that makes someone feel.

Not judging people on their pasts, trusting them and helping them achieve their full potential.



3c. OUR PURPOSE

3. To enable a happy, thriving and resilient Community that helps people to help themselves - building confidence, a sense of worth and dignity on a journey towards employment and independent living in the future.

Isolation is something experienced by most people that have an experience of homelessness. Providing communal spaces where Companions can cook, eat and socialise together reduces isolation and lifts their spirits.

The thriving Leisure Group here is run by Companions for Companions and is a great way to socialise and connect with others. From pool tournaments, bingo nights and music events to visiting museums and art galleries there is something for everyone.

Peer support is another example of building resilience, confidence and a sense of self-worth, this is seen in the buddying system and how Companions rally round each other when they see someone is struggling or unwell.

> "Eleven of us went on a fishing trip from Brighton Marina. The weather was good and we all caught some fish. Thankfully the sea was calm so only one person felt a bit queasy! It was a fun day out."
>
> Companion Pat

4a. COMPANION SUPPORT & OUR OFFER

Accessing external services can be key to improving Companions' wellbeing and mental health and we continue to expand this offer. In the past year we had regular visits from in-reach nurses, oral health nurses, pranic healers, a hairdresser and a barber, counsellors and homeopathic practitioners. Project workers also signpost Companions to other services and groups including addition services, mental health services and LGBTQIA+ groups. Collaborating with University of Brighton we provided a placement for two Occupational Therapists. The DentAid bus came back for a second visit providing emergency and much needed dental care to six Companions.

Fresh air and working with nature also enhance Companion wellbeing. Our extensive grounds provide a great space for Companions to sit and take in the fresh air in a peaceful and relaxing setting. We also have several allotments for them to grow fruit, vegetables and flowers, not only can they learn new skills, but it is also incredibly therapeutic.



"My allotment is fantastic. I am growing delicious vegetables and chillies. The carrots and beetroot have already been used in the kitchen to make food for the community. Some of the chillies have also been used and the rest are still growing. The sweetcorn is coming on a treat and will be ready in September. Working on the allotment is good for my mental health and anxiety. If you are feeling down it is good to come down and get on with gardening and afterwards you feel happy that you have done something for the community. I love gardening."

Companion Simon

4b. COMPANION SUPPORT & OUR OFFER

In addition to the allotments we also have a couple of bee hives that produce honey not just for use in the community but also for sale in the retails spaces.

"This season started in a wet way, too much rain, and the blossom started late. Only two hives remained and we had lost a Queen due to the cold! Both hives had a high get up and go but splitting a hive at the start of the season helped. Like all seasons the bees tell you what they want and as a beekeeper it is your job to understand what the bees are saying to you. With three hives we had to breed a new Queen to make up for the loss over the winter. Despite the wet spring and splitting the hive the bees were still making honey albeit not as fast as other seasons. But within a few weeks the hives picked up weight and numbers with the arrival of the new Queen who had traits of her mother and a good breeding line.

Back on form for the start of the Summer with the added bonus of some hot and sunny days and a hint of rain we had a late harvest in August of 80 kilos of honey. A story of loss and of chance and of new birth. A new blood line from a legendary Queen and her new sister.

Companion Joseph





Training is a key part of the Emmaus support package. Companions received training in Manual Handling, IT skills, First Aid, Maths and English Skills, Van training, ESOL training, budgeting, food hygiene and Level 2 counselling.



5. SOLIDARITY

Emmaus wouldn't be Emmaus without solidarity led by Companions.

Earlier this year we were approached by another service in the city asking if we knew any organisations that would paint a room for one of their clients who was bedbound and had been diagnosed with terminal cancer. Without hesitation two Companions offered their services. A quick visit to assess the job and discuss paint colours and then the work started - four days later the work was complete. The ability to help make someone else's life better has had a lasting effect on the Companions who undertook the project.

> Just went to see Richard* and he is so so happy with the painting and everything that's happened for him. It's changed his mood dramatically and he feels like his flat is more peaceful. I just wanted to say again how grateful I am to Brian* and Philip* as they have been so kind throughout and have even cleaned his balcony window – he hasn't been able to see out of it for over a year! They are both wonderful individuals who have made such a lasting impression on both myself and my client – its good to know that kindness still exists in small pockets of the world!
>
> **names changed*
>
> -Emma

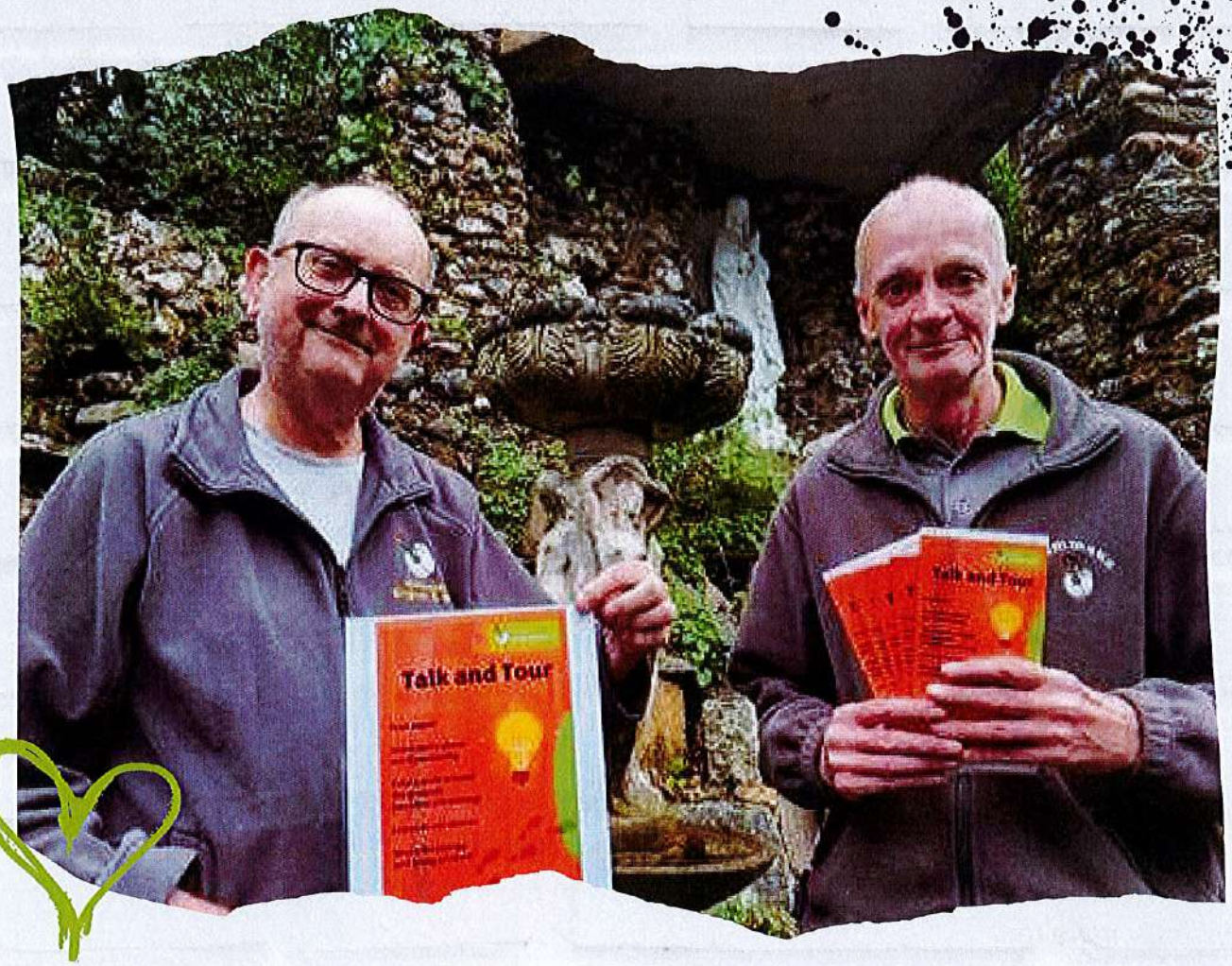
The ever-popular quiz night hosted by Emmaus is a great opportunity to raise money for other charities. The most recent quiz night raised money for Look Sussex, a local charity that supports families who have a child who is blind or visually impaired.

6. TALKS & TOURS

Talks and Tours delivered by Companions are more popular than ever.

Over the last 12 months Graeme and Liam have delivered these to many groups on request or at our Open days. They are also available to visit groups and churches to give talks. Details are available on our website at:

www.emmausbrighton.co.uk/about-us/talk-tour



7a. SOCIAL ENTERPRISES

2023 saw some changes to our social enterprise operations:



The lease at Emmaus by the Sea in Southwick ended in June, so we decided to look for a new shop in the heart of Brighton.



In July we signed the lease on Outfit London Road which opened its doors in September.

This is an opportunity to connect with new customers in this up-and-coming part of the city.



We have already started collaborating with textile students from Brighton University and A level students at Varndean School showcased some incredible knitwear creations with a focus of sustainability.

7b. SOCIAL ENTERPRISES

The seven social enterprises (Cafe@Emmaus, Outfit@Emmaus, Greenhouse, Secondhand Superstore, The Bedroom Store, Emporium and Outfit London Road) provide vital resources that contribute to the running of our community in addition to the training opportunities and work experience for Companions.

7c. SOCIAL ENTERPRISES

Companions say that routine is one of the most valuable aspects of being at Emmaus. Not only that but it is also good for the environment as it supports sustainable retail. Companions are able to take the opportunity to practice what they have learnt and develop their skills as Andy explains:

During my time at Emmaus I have worked in retail, van deliveries and the Cafe. Whilst in the cafe I was given the freedom to experiment with baking again and started to produce my homemade brownies. I loved the creativity and providing the local community with a hit of chocolate goodness.

Companion Andy



Customers love Andy's brownies as these TripAdvisor reviews show:

"First trip here today. Staff are totally amazing. Had an a fantastic Brownie made by a staff member, think it was Andrew? Most delicious thing ever. The coffee and tea were perfect."

"Along with my coffee, I had a chocolate brownie. This looked like a very small piece but it was truly delicious, very rich, and gooey just as the perfect Brownie should be."

"Great coffee lovely welcoming environment with the added bonus of looking around the charity bargains and Andy's brownies are the best."

8. CONTINUAL GROWTH & IMPROVEMENT

At Sussex Emmaus we are continually aiming to be the best that we can.

Examples of areas that we have worked on over the past year include:

Feasibility Study

Following on from the impact of the increase in energy costs and aligning with one of our strategic priorities we employed the services of BHESCo, a nationally renowned community green energy adviser, to conduct a feasibility study. They provided a detailed report highlighting opportunities improvements and recommendations for the most cost-effective solutions to reduce heat loss and generate our own renewable energy. Importantly it also provided an example of payback for each area that has enabled us to focus on the most cost-efficient solutions first. Whilst this is a long-term project that will require considerable investment, work has already begun on implementing some of the quick wins.

Fire Risk Assessment

A new Fire Risk assessment was conducted by an external specialist. The extensive report identified actions required to ensure we were complying with the Fire Safety (England) Regulations 2022 and the Building Safety Act. This work is currently underway with much already completed.

Accessibility

One of our wonderful wheelchair using customers took us on a tour of our retail spaces to point out how to make these more user-friendly. From simple solutions that could be quickly implemented like removing a chair from one of the changing rooms to give more space for a wheelchair and increasing the spaces between displays to those that might take a little longer like making our meeting and training room accessible.



Client Relationship Management system (CRM)

A review of our current CRM highlighted that considerable changes and updates were required. Over the last two years we have improved our working practices and we need the tools to support this. At Sussex Emmaus we have been working closely with Emmaus UK to identify the best provider that meets our requirements. Implementation of the new CRM will commence in Summer 2024.

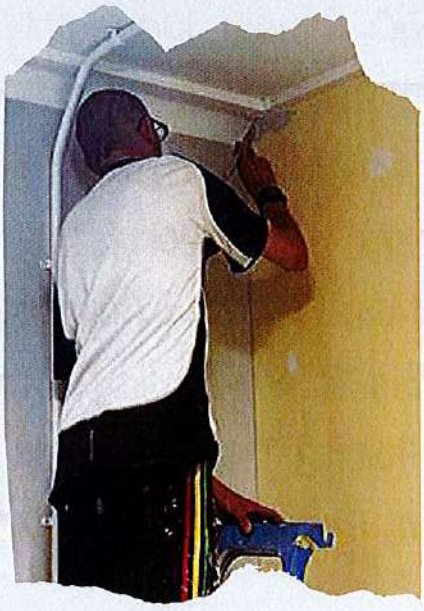
9a. FUNDRAISING

Like most charities, we are reliant on supporters to enable us to fulfil our objectives.

We are incredibly grateful to everyone that has supported us this year from the regular donors, church collections to the trusts and foundations. We hope you will continue to give your vital support in future to provide the resources to enable us to continue our important work to fight homelessness.

Through the generosity of our supporters, we have raised funds to replace our old and tired kitchen with a new fit-for-purpose facility. Work on this project commenced in Spring 2024. Another fabulous donation came from a local IT company who provided new laptops for all Companions helping them to undertake training and maintain contact with friends and family. Funds to allow the re-decorating of Companion rooms and the corridors, including paint and carpet tiles provided by Dulux and Heckmondwike respectively has transformed the accommodation and now looks bright and homely. Other funding supported counselling, food, insulation and an Environmental Feasibility Study.









9b. FUNDRAISING

Our website has details on making donations, regular giving, and signing up to gift aid and newsletters.

Volunteering is another way that you can support us – details are on our website. We are always indebted to our volunteers for the work that they do and would be lost without them. Thank you.

Thank you:

Dr. Bronner, Queen Mothers Clothing Guild, CRASH, Heckmondwike, HSBC, Ernest Kleinwort, Charitable Trust, Garfield Weston, The Pebble Trust, Edward Gostling Foundation, Lennox Hannay Charitable Trust, Beatrice Laing Trust, The Albert Hunt Trust, Morrisons Foundation, Sussex Community Foundation, Fine and Country Foundation, 29th May 1961 Charitable Trust, Hedley Foundation, Yorkshire Building Society, Homity Trust, Hobson Charity, Rampion Foundation, Emmaus UK and many more!

10. STRATEGIC PLANS

The Board revisit our strategic document, Direction 2030, every year by conducting a consultation with Companions, staff, volunteers and trustees to keep it up to date.

Our commitments

We will equip Companions with:

- comfortable accommodation
- support
- work experience, training and personal development

Make the best use of our unique site to:

- house our social enterprises
- become a hub for the local community
- attract more customers

Become financially resilient by:

- seeking additional premises
- grow our social enterprises

Improve our environmental footprint by:

- respecting wildlife and nature on our site
- supporting Emmaus's position on Environmental Justice
- saving tons from landfill

Maintain our assets by:

- developing our staff
- maintaining our building
- ensuring our IT infrastructure is fit for purpose
- foster relationships with linked organisation

11a. OUR STRATEGIC PRIORITIES

Companion experience

The provision for Companions to have the best experience we can offer is central to our core purpose and existence. Their journey begins with a warm welcome into our Community and a home that is safe, provides comfortable living conditions, and offers the opportunity to grow through work experience, personal development, and support. Our role is to help people to help themselves and support Companions to build their confidence, skills, and ability to live independently, achieve their potential, and prosper.

Our core offer to them is a home and work experience for as long as they need it along with support to 'move on' when they are ready. They contribute fully to the success of our Community and will be widely consulted as we move towards 'co-production' in running our Community.

We aim to use best practice development techniques and thinking, using an evidence-based approach decision making process.

Business growth

We will increase and optimise revenues, based on a 3-year business plan, and forecast, to provide the maximum possible opportunities to deliver on our charitable objectives. We need to provide the best donor and customer experience we can, along with value-for-money products, sold through innovative and popular channels. There will be a continued focus on publicising our USP through social media and our website, alongside more traditional methods.

Companions are indispensable to the running of our social enterprises. These roles help equip them to grow, prosper, and upskill. It is, therefore, essential to balance business growth with maximising our Companion experience ethos. To underpin this, we will develop the skills and expertise of our staff. The use of volunteers will also be key to providing the help and support we need and supplying sufficient workforce numbers. Staff and volunteers are also critical to our success and their contributions are valued immensely.



11b. OUR STRATEGIC PRIORITIES

Financial resilience

We aim to be able to provide services to Companions in the long term and so demonstrate financial resilience, agility, compliance, and best practice, now and in the future. We will continue to seek funding from the government, regular fundraising activities, and other sources, whilst progressively maximising the independent generation towards our running costs from our social enterprises.

Funds will be earned or raised to invest in projects and supporting work, provided these are aligned to our strategy, have been agreed via our budgeting process, and are backed by solid business cases.

The current economic environment (following on from the restrictions of Covid) is 'harder' than ever, following a period of significant inflation and utility costs increases. This requires increased vigilance and rigour in our approaches. However, we will not lose sight of our aim to expand and develop our Community as a whole and the quality of Companion Experience we wish to provide.

Asset Management

Our aim is Resilience, Reliability, and Agility. We must maintain all areas of our infrastructure in good order so that the community can operate well and to ensure we are not building up costly problems for the future. These must be treated with equal priority to other short, medium, and long term priorities.

Assets cover our Portslade site, together with any subsidiary places. After providing and maintaining the best facilities we can for Companions to call home, this means utilising the remaining space efficiently, for the running of our social enterprises. Those who know and love Emmaus think it is a special place. A unique Community, not just an organisation.

Resources need to be well cared for and managed. Our staff, volunteers, workforce, IT infrastructure, policies and procedures, compliance, and financial operations are critical to delivery of our charitable objectives. Our staffing structure will be affordable and fit for purpose.However, staff recruitment is challenging, as it is across the nation at the moment. We will need to be flexible, creative and supportive to give us the best chance of building and retaining our team.



11c. OUR STRATEGIC PRIORITIES

Effective External Relationships

We continue to develop effective stakeholder and supporter relationships, both locally and nationally. We aim to foster understanding of our mission much more broadly and involve a wider group of people and organisations. These include the local Portslade community, financial, public, private, and third sector bodies, donors, customers, and volunteers. Current marketing, website, and social medial channels are being developed and enhanced to assist.

As well as guarding our reputation and good name, one of the reasons for this is to expand our 'referral' network (so we reach people we can help effectively) and review our services so they adapt to the changing face of homelessness.

Being more of a 'community hub' will attract new visitors to our site, be it through events, activities, work, acts of Solidarity, partnerships, collaborations, education, entertainment, or inspiration. We can build on that, expanding the number and diversity of people who participate in, value, and benefit from our Community, auditing to our Companion experience ethos.

We also take our role in the wider Emmaus movement very seriously, both nationally with Emmaus UK (EUK) and internationally. Solidarity remains a core part of what we do, especially as it is largely Companion led. There are opportunities to expand these activities after the limitations of the last few years.

Environmental Impact

We are improving our own environmental footprint resulting from daily operations, honouring our role with the Emmaus Movement's position on Environmental Justice, and using our land mindfully to respect nature, ecological diversity, and wildlife. A Green policy and strategy will be developed (building on current activities) and form the basis of current and future plans to reduce our carbon footprint.

We will continue to develop, recognise, evaluate and publicise the benefits from our social enterprises, which come from recycling and reuse of donated goods. It is a great example of the 'circular economy'.

12. MAIN ACTIVITIES UNDERTAKEN TO FURTHER THE CHARITY'S PURPOSES FOR THE PUBLIC BENEFIT

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commissions' general guidance on public benefit. The following are noted:

The Charity provides a home, shelter, and meaningful work experience for Companions. Companions come to Emmaus as a result of homelessness, social exclusion and poverty-related issues.

The site provides a 'community hub' – a place in which members from the local community – residents, schools, businesses, Charities, and volunteers, can find a sense of belonging, make new connections and build new relationships, through work, collaborations, partnerships, events or inspiration.

The environmental benefits to the public are that Emmaus Communities encourage reuse and recycling and save many hundreds of tons of waste from landfill each year.

Solidarity projects undertaken and supported which benefit the wider community.

All Trustees give their time voluntarily and receive no financial benefit from the Charity. Any expenses reclaimed from the Charity by Trustees are set out in Note 9 to the Financial Statements.

13a. ACHIEVEMENTS & PERFORMANCE

Review of activities

The surplus for the year is **£151,935** (2023: £218,587) of which **£125,995** is unrestricted. After deducting capital expenditure and loan and mortgage capital repayments the deficit is **£54,633** (2023: surplus £7,227). Although overall income increased, the financial climate impacted on the performance of our social enterprises which failed to achieve budget. That coupled with one-off expenditure items such as the purchase of a new van, to improve our processes and investing in the maintenance of our assets resulted in the deficit of £54,633. However, our reserves are at the targeted level, so we are achieving a balance between financial sustainability and expenditure on our charitable objective.

Income and resources from generating funds

The overall income for the year was **£1,887,913** (2023: £1,780,970).

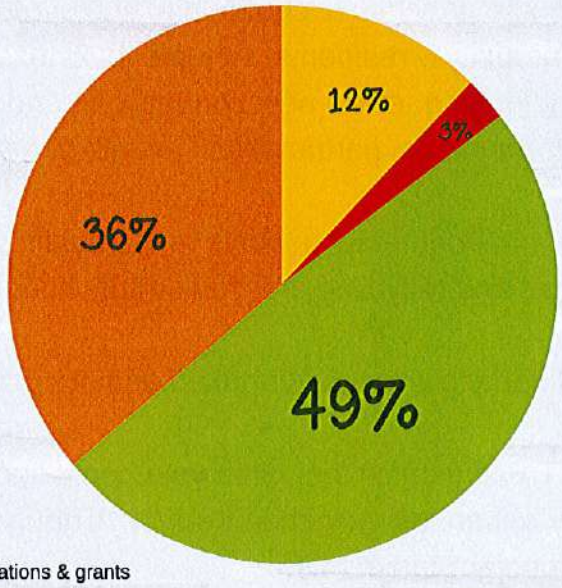
Voluntary Income

The Charity received grants and donations totalling **£225,845** during the period (2023: £226,199) of which **£123,772** was restricted (2023: £179,033).

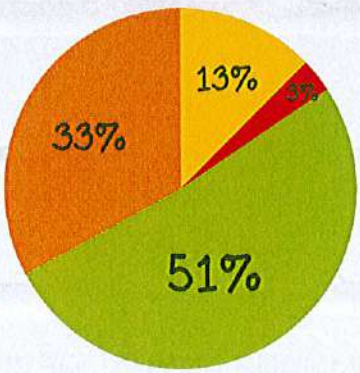
Investment Income

The Charity benefited from investment income totalling **£47,852** (2023: £54,095). This came from commercial rents from those parts of its property that it is unable to use for its charitable mission, the whole of the Manor is let out as offices. The Charity also benefits from interest on reserves and cash deposits.

2024 income



2023 income



13b. ACHIEVEMENTS & PERFORMANCE

Trading Activities

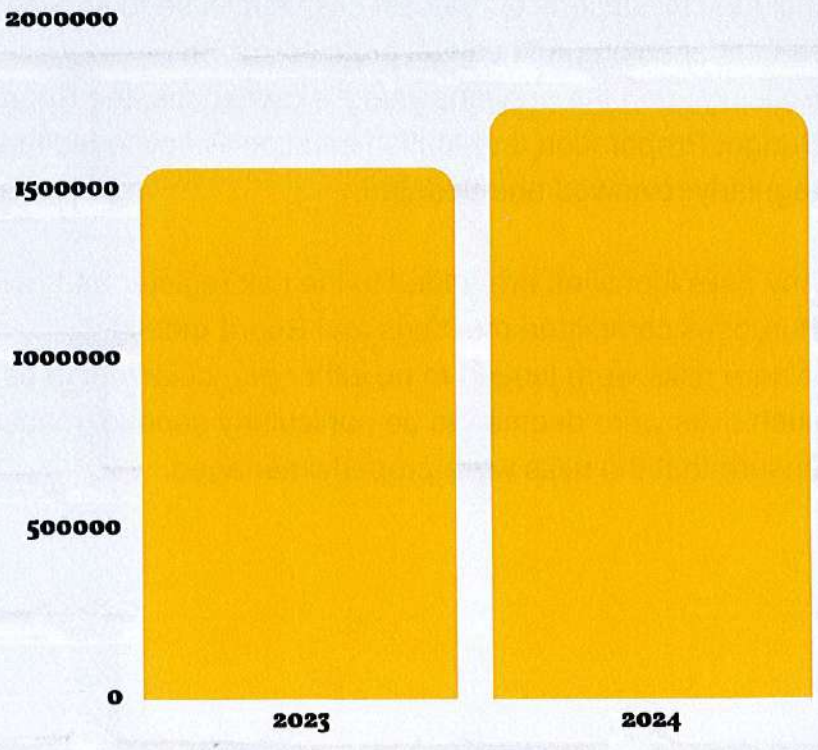
The Charity's trading activities are undertaken by staff, volunteers, and Companions, who are the beneficiaries of the Charity, in the shops and café, as part of the Charity's operations. We generated income of **£912,264** (2023: £916,333) from these activities.

Accommodation Contributions

Companions contribute to the housing costs by paying an accommodation contribution. Those who have insufficient income are eligible to claim Housing Benefit. Accommodation contributions produced an income of **£672,179** (2023: £584,323).

Expenditure

Overall expenditure on continuing operations was **£1,735,978** (2023: £1,562,383. There were capital additions totalling £167,107 (2023: £255,436).



14. FINANCIAL REVIEW

Going concern

After making appropriate inquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Financial risk management objectives and policies

The budget setting process for 2023-24 took into consideration the current economic climate and the impact of the Russia-Ukraine war that had resulted in increased costs and in particular the impact on fuel and utility prices. This situation was still uncertain, and the board approved the budget in full knowledge of this unpredictability and that a flexible approach to risks and variances throughout the year may be required.

The Board reviews three year forward projections of likely budget outcomes. These include calculations of forecast cash available to service debt and engage in essential regular spending and capital projects known.
Building upon the previous years' experiences, the Board has adopted a comprehensive Budget Preparation and Implementation Policy to aid the budget process which is regularly reviewed and updated.

Any risks identified are added to the risk register and reviewed at regular General Purposes committee meetings and Board meetings.
Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed.



15a. STRUCTURE, GOVERNANCE & MANAGEMENT

Constitution

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018. Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Charity and is a full member of both Emmaus UK and Emmaus International. Its registered name is Sussex Emmaus, but it also operates under the name of Emmaus Brighton and Hove, and its main site and residents are commonly referred to as "the Community" or "our Community".

Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and coopted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Policies adopted for the induction and training of Trustees

It is vitally important that new Trustees can take advantage of an appropriate and up-to-date induction programme so they can become aware of all facets of the Community and also visit other Communities and understand the working of Emmaus UK and Emmaus International. The programme continues to be developed in conjunction with guidelines provided by the Emmaus UK Federation officealong with Charity Commission guidelines. Trustees are provided with relevant local information for our Community, whilst being kept informed of the national and international movement through regular updates, newsletters, and Emmaus Net.

15b. STRUCTURE, GOVERNANCE & MANAGEMENT

Reserves policy

The Charity's policy is to maintain a level of reserves (referred to as funds in the accounts) sufficient to enable it to deal with the consequences of unexpected events or contingencies and when required precautionary steps are implemented to ensure that the normal policy level of reserves. Our aim is to achieve a ratio of 1 (equivalent to 4.5 months) so that we are not 'hoarding' money we should be spending on our core purpose.

Likely areas of risk have been identified as unexpected maintenance or health and safety expenditure, difficult or volatile trading conditions, and the risk of sudden reduction of income from accommodation contributions if there were to be further change in the benefits system.

Under the policy in force during the year, reserves are defined as the unrestricted funds' balance, adjusted to exclude fixed assets, without credit for unsecured long-term liabilities owed to charitable institutions.

In 2022-23, following the Covid-19 pandemic, the Board increased the reserves target from 3-4 months to 4-5 months of expenditure, or a ratio where reserves divided by 4.5 months of expenditure equals one. The charity met the new objective at the year-end. Secured long-term liabilities have not been deducted in calculating reserves and they are repayable under the terms of a set repayment schedule. These payments themselves are included in planned expenditure. Under this definition, reserves stood at £921,540 at 31 March 2024 (2023 £709,321) which equates to approximately 4 months. The Board has the policy under regular review.

15c. STRUCTURE, GOVERNANCE & MANAGEMENT

Employment of staff

After a year of holding back on staff recruitment due to the financial climate we were able this year to strengthen our staff team making the following appointments:

- Finance Manager, Kaya;
- Volunteer Co-Ordinator, Nicki;
- Fundraising Manager, Miranda;
- Facilities Manager, Dave;
- Outfit Managers, Emma and Max;
- Van Driver, Francis;
- Project Worker, Joanna.

We said goodbye to Dawn (Finance Manager) and Jane (Retail Manager) and Teresa (Retail Assistant) at Emmaus by the Shop who will all be greatly missed.

The staff team manages the Community home, and trading activities, and maintains the premises. Liaison takes place with Companions through the morning meetings which precede each working day and by means of specially convened gatherings to deal with specific issues.

Working alongside the staff team and Companions is a team of volunteers who work in both business and Community activities. The appointment of a Volunteer Co-ordinator has resulted in an increase in our volunteer team improving our efficiency and productivity.

16a. ORGANISATIONAL STRUCTURE & DECISION MAKING

The Trustees

Rosemary Friggens (Chair)
Pam Mitchell (Vice Chair & Company Secretary)
Fiona Morris (Vice Chair - resigned 18th October 2023)
Philip Daniel (Treasurer – resigned 18th October 2023)
Frank Bucher
Emily Cronin (resigned April 2024) - on temporary leave from the Board
Frances Harrison
Vikki Hayward Cripps (appointed Vice Chair 18th October 2023)
Christopher Wheeler (appointed Treasurer 18th October 2023)
Jacquie Findlay (appointed 18th October 2023)
Mark Richardson (resigned 20th November 2023)
Aidan Berry (appointed Company Secretary 18th October 2023)

The following trustees were co-opted in the year and are expected to be formally appointed in October 2024:

Giles Witcomb
James Cunningham

Since the year end:

Emily Cronin has stood down temporarily from her trustee role to undertake a short term piece of consultancy approved by the board in compliance with the Charity commission advice.

It is stipulated that the number of Trustees shall be no fewer than three but shall not be subject to any maximum. Trustees serve terms of three years after which they may stand for re-election. Trustees are typically expected to serve two three-year terms although they may serve a maximum of three three-year terms. In exceptional circumstances, a Trustee may serve for an additional one-year term beyond that maximum.

None of the Trustees, who are also Directors for Company Law purposes, held any beneficial interest in the Company at any time during the year.

16b. ORGANISATIONAL STRUCTURE & DECISION MAKING

The Board has established a number of committees of which Trustees are members. These include the following:

- General Purposes (covers finance, governance, risk, and site matters)
- Strategy
- Companion Strategy
- Human Resources
- Health & Safety
- Income Generation and Communications

All committees provide feedback and recommendations to the Board.

For some years now, the Board has followed good practice and met annually outside of the normal Board framework to review the past year and its achievement of the Strategic Objectives against the Community's Strategic Plan.

The Board, as in previous years, continues to review its effectiveness, and review the way it operates in order to meet the increasing challenges facing Charities such as ours. This will include adapting, wherever necessary, to the new governance arrangements set out in the Charity Governance Code.

The Board supports and applies the seven principles which make up the Code. We continue to review our processes and procedures against the recommended practices set out in the Code which underpin each of such principles. Save where it is not beneficial or proportionate for us to do so at our stage of development and maturity, we will be looking to adopt during the course of 2024 any of the recommended practices not currently followed.

The Board remains committed to the involvement of Companions in the development and governance of the Community, which is their home.

16c. ORGANISATIONAL STRUCTURE & DECISION MAKING

Membership of the Company

Membership of the Company, of which the Board of Trustees is the governing body, is open to Companions, volunteers, and employees who have served six months with the Community. Trustees are admitted as members on appointment.
At the time of the Annual General Meeting in October 2023, there were 79 members, comprising:

- 23 Companions
- 12 Trustees
- 13 employees
- 10 volunteers
- 21 others including Emmaus UK and former Trustees

Risk management

The Board acknowledges its responsibility to identify, assess and manage risks. During the year, at their normal quarterly meetings, the Trustees reviewed the risks entailed in the management and governance of the Community.
The Charity maintains a risk register and reviews it on a regular basis. Within the register, Trustees identify risks, the severity and likelihood of each, mitigating actions, responsibility for monitoring and action, residual risk after taking mitigation measures, and frequency of review. Trustees group the Charity's risks into the following categories: governance, operational, financial, legal, and external. Among the key risks identified at the year-end are:

- Increase in fuel costs
- Increase in utility costs
- Challenges in recruiting staff
- Maintaining business and fundraising income

Each of these risk areas was under review for the design of mitigation measures by the year-end.

16d. ORGANISATIONAL STRUCTURE & DECISION MAKING

Management

The executive team is accountable to the Board. Under the direction of Chief Executive, Karen Chapman, they are responsible for implementing policy and strategy. Karen is assisted by Karen Gordon, Community Manager, and Joel Lewis, Business Manager, to design, oversee and deliver the Community and business operational plans and to manage risk on a day-to-day basis.

During the year, 20 members of staff were employed, of which 7 were part-time posts.

Plans for future periods and developments

A Blue-sky Thinking Day was held in addition to the annual strategic consultation involving input from the whole community. The outcome identified a desire to work on more Companion learning and development, improving move on support and increasing our positive environmental impact.

Our current focus is on the maintenance of our buildings. We are faced with issues around the condition of our site: our best asset and, at the same time, our largest challenge, which will require money and attention. We are two years into a rolling five-year plan of repairs to the exterior of the site, this work will continue this coming year.In addition, we will continue with other site upgrades including increasing parking facilities, a new Companion kitchen and exploring opportunities to install solar panels.



16e. ORGANISATIONAL STRUCTURE & DECISION MAKING

Statement of responsibility in relation to fundraising

Emmaus takes its duties seriously about fundraising under Data Privacy and Protection regulation and per The Code of Fundraising Practice. The Code of Fundraising Practice outlines the standards expected of all charitable fundraising organisations across the UK. Those standards were developed by the fundraising community through the work of the Chartered Institute of Fundraising (CIoF) and the Fundraising Regulator. Trustees have overall accountability for fundraising standards at Emmaus, with management and the Income Generation and Communications Committee responsible for ensuring that related policies and procedures are followed. Any material issues that arise are reviewed by the Income Generation and Communications Committee in the first instance, before escalation to the Board as appropriate. We rely on fundraising received as Restricted and unrestricted donations from Individuals or Members; Corporate donations; Sponsorship; Legacy or donating in memory; and Trusts and Foundation giving. Our fundraising activities are delivered by our in-house fundraising team, who are obliged to observe our policies and the highest standards in fundraising. We received no complaints about fundraising activities in the 2022/23 financial year. The Income Generation & Communications Committee had no cause to review any non-compliance with any area of fundraising activity. Should we ever suspect that someone we engage with through our fundraising activity is lacking capacity or is in vulnerable circumstances, we will take steps to terminate any contract or commitment in a way that seeks to protect that person and their dignity, having due regard for any desire they have expressed to support Emmaus.

16f. ORGANISATIONAL STRUCTURE & DECISION MAKING

Trustees' responsibilities statement

The Trustees (who are also directors of Sussex Emmaus for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP.
- make judgments and accounting estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

16g. ORGANISATIONAL STRUCTURE & DECISION MAKING

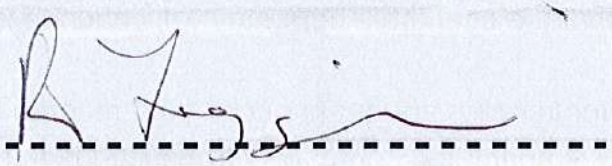
Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Disclosure of information to auditors

The auditors, Kreston Reeves LLP, have indicated their willingness to continue in office. At the Annual General Meeting, Kreston Reeves LLP was reappointed as Auditors. This report was approved by the Trustees, on 23rd October 2024 and signed on their behalf by:



Rosemary Friggens
Chair of Trustees

Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Independent auditors' report to the Members of Sussex Emmaus (continued)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006 and other relevant charity legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated Trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with relevant tax and regulatory authorities; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Use of our report

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

Kreston Reeves LLP

Kreston Reeves LLP
Chartered Accountants
Statutory auditors
Brighton

Date: 6 November 2024

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Sussex Emmaus
(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account)
for the year ended 31 March 2024

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations, legacies and grants	4	**123,772**	**102,073**	**225,845**	226,199
Charitable activities:	5				
Shop income		**-**	**764,159**	**764,159**	806,484
Cafe income		**-**	**148,285**	**148,285**	109,849
Accommodation contributions		**-**	**671,772**	**671,772**	584,343
Investments	7	**-**	**47,852**	**47,852**	54,095
Other income	8	**-**	**30,000**	**30,000**	-
Total income		**123,772**	**1,764,141**	**1,887,913**	1,780,970
Expenditure on:					
Charitable activities	9	**63,786**	**1,672,192**	**1,735,978**	1,562,383
Total expenditure		**63,786**	**1,672,192**	**1,735,978**	1,562,383
Net income		**59,986**	**91,949**	**151,935**	218,587
Transfers between funds	20	**(34,046)**	**34,046**	**-**	-
Net movement in funds / surplus for the year		**25,940**	**125,995**	**151,935**	218,587
Reconciliation of funds:					
Total funds brought forward		**101,951**	**1,909,190**	**2,011,141**	1,792,554
Net movement in funds		**25,940**	**125,995**	**151,935**	218,587
Total funds carried forward		**127,891**	**2,035,185**	**2,163,076**	2,011,141

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

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus

(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2024

	Note		2024 £		2023 £
Fixed assets					
Tangible assets	14		**1,413,511**		1,350,692
			1,413,511		1,350,692
Current assets					
Stocks	15	**7,249**		4,148	
Debtors	16	**173,880**		96,712	
Investments	17	**564,401**		555,961	
Cash at bank and in hand		**460,236**		536,557	
		1,205,766		1,193,378	
Creditors: amounts falling due within one year	18	**(323,227)**		(302,850)	
Net current assets			**882,539**		890,528
Total assets less current liabilities			**2,296,050**		2,241,220
Creditors: amounts falling due after more than one year	19		**(132,974)**		(230,079)
Total net assets			**2,163,076**		2,011,141
Charity funds					
Restricted funds	20		**127,891**		101,951
Unrestricted funds	20		**2,035,185**		1,909,190
Total funds			**2,163,076**		2,011,141

Balance sheet (continued)
as at 31 March 2024

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



.....
Rosemary Friggens
(Chair of Trustees)
Date: 23 October 2024

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows
for the year ended 31 March 2024

	Note	2024 £	2023 £
Cash flows from operating activities			
Net cash used in operating activities	22	**164,716**	229,581
Cash flows from investing activities			
Dividends, interests and rents from investments		**47,852**	54,095
Interest paid		**(21,343)**	-
Purchase of tangible fixed assets		**(167,107)**	(255,436)
Net cash used in investing activities		**(140,598)**	**(201,341)**
Cash flows from financing activities			
Repayments of borrowing		**(92,262)**	(91,683)
Net cash used in financing activities		**(92,262)**	**(91,683)**
Change in cash and cash equivalents in the year		**(68,144)**	**(63,443)**
Cash and cash equivalents at the beginning of the year		**1,092,518**	1,155,961
Cash and cash equivalents at the end of the year	23	**1,024,374**	1,092,518

The notes on pages 44 to 63 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2024

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2. Accounting policies (continued)

2.3 Income (continued)

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Government grants

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2.7 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2. Accounting policies (continued)

2.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property consisting of;	-
	- Freehold property 2.5% straight line
	- Cottage 5% straight line
	- Carpark 10% straight line
	- Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

The Company capitalises tangible fixed asset additions in excess of the value of £750.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.14 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.15 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.17 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Depreciation - The Company has a policy to depreciate fixed assets over their useful economic lives which are listed within accounting policy 2.8. Management deem the associated depreciation rates attached to each fixed asset category to be an accurate reflection of each fixed assets useful economic life.

Prepayments - The Company has a policy to recognise expenditure in the period it relates to.

Notes to the financial statements
for the year ended 31 March 2024

4. Income from donations and legacies

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Donations and gifts	67,716	63,073	**130,789**
Legacies	-	39,000	**39,000**
Grants	56,056	-	**56,056**
	123,772	102,073	**225,845**

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Donations	145,190	42,166	187,356
Legacies	-	5,000	5,000
Grants	30,763	-	30,763
Government grants	3,080	-	3,080
	179,033	47,166	226,199

5. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	1,584,216	**1,584,216**

	Unrestricted funds 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	1,500,676	1,500,676

Notes to the financial statements
for the year ended 31 March 2024

6. Analysis of income from charitable activities by type of income

	Unrestricted funds 2024 £	Total funds 2024 £
Shop income	763,979	**763,979**
Cafe income	148,285	**148,285**
Accommodation contributions	672,179	**672,179**
	1,584,443	**1,584,443**

	Unrestricted funds 2023 £	Total funds 2023 £
Shop income	806,484	806,484
Cafe income	109,849	109,849
Accommodation contributions	584,343	584,343
	1,500,676	1,500,676

7. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Rental income	40,575	**40,575**
Interest receivable	7,277	**7,277**
	47,852	**47,852**

	Unrestricted funds 2023 £	Total funds 2023 £
Rental income	50,450	50,450
Interest receivable	3,645	3,645
	54,095	54,095

8. Other incoming resources

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Other income	30,000	**30,000**	-

9. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £
Shops, Cafe and Accommodation Contributions	63,786	1,672,192	**1,735,978**

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total 2023 £
Shops, Cafe and Accommodation Contributions	79,963	1,482,420	1,562,383

10. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	705,917	1,030,061	**1,735,978**

Notes to the financial statements
for the year ended 31 March 2024

10. Analysis of expenditure by activities (continued)

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	719,915	842,468	1,562,383

Analysis of direct costs

	Shops, Cafe and Companion 2024 £	**Total funds 2024 £**
Staff costs	143,829	**143,829**
Companions expenses	260,879	**260,879**
Cafe & shops	241,542	**241,542**
Other direct costs	14,521	**14,521**
Community expenses	45,146	**45,146**
	705,917	**705,917**

	Shops, Cafe and Companion 2023 £	Total funds 2023 £
Staff costs	164,427	164,427
Companion expenses	196,677	196,677
Cafe & shops	205,157	205,157
Other direct costs	22,009	22,009
Community expenses	131,645	131,645
	719,915	719,915

10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Shops, Cafe and Companion 2024 £	Total funds 2024 £
Staff costs	380,106	**380,106**
Depreciation	104,289	**104,289**
Premises costs	279,587	**279,587**
Management and administration	141,486	**141,486**
Solidarity	56,224	**56,224**
Audit and accountancy fees	14,645	**14,645**
VAT annual adjustment	53,724	**53,724**
	1,030,061	**1,030,061**

	Shops, Cafe and Companion 2023 £	Total funds 2023 £
Staff costs	298,408	298,408
Depreciation	83,858	83,858
Premises costs	243,690	243,690
Management and administration	118,993	118,993
Solidarity	51,371	51,371
Audit and accountancy	7,564	7,564
VAT annual adjustment	38,584	38,584
	842,468	842,468

11. Auditors' remuneration

	2024 £	2023 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**9,000**	7,975

12. Staff costs

	2024 £	2023 £
Wages and salaries	**477,035**	403,682
Social security costs	**31,892**	40,467
Contribution to defined contribution pension schemes	**15,008**	18,686
	523,935	462,835

The average number of persons employed by the Company during the year was as follows:

	2024 No.	2023 No.
Staff	**19**	17

No employee received remuneration amounting to more than £60,000 in either year.

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:
Karen Chapman
Joel Lewis
Dawn Watson-Jones (resigned 15 June 2023)
Karen Gordon
Shameer Maradikkal (appointed 25 April 2023 and resigned 29 September 2023)
Kaya Mesnard (appointed 5 September 2023)

Total remuneration of key management personnel: £202,285 (2023: £144,730).

13. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, there was no Trustee expenses reimbursed (2023 - £158 to 2 Trustees).

14. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost				
At 1 April 2023	**1,921,893**	**113,017**	**395,003**	**2,429,913**
Additions	**77,065**	**37,519**	**52,523**	**167,107**
At 31 March 2024	**1,998,958**	**150,536**	**447,526**	**2,597,020**
Depreciation				
At 1 April 2023	**611,142**	**112,989**	**355,090**	**1,079,221**
Charge for the year	**41,308**	**7,504**	**55,476**	**104,288**
At 31 March 2024	**652,450**	**120,493**	**410,566**	**1,183,509**
Net book value				
At 31 March 2024	**1,346,508**	**30,043**	**36,960**	**1,413,511**
At 31 March 2023	1,310,751	28	39,913	1,350,692

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

The freehold property with the net book value of £1,346,508 (2023: £1,310,751) is provided as security on the loans, please see note 19.

15. Stocks

	2024 £	2023 £
Finished goods and goods for resale	**7,249**	4,148

16. Debtors

	2024 £	2023 £
Due within one year		
Other debtors	**106,616**	44,726
Prepayments and accrued income	**67,264**	51,986
	173,880	96,712

17. Current asset investments

	2024 £	2023 £
Deposit accounts	**564,401**	555,961

18. Creditors: Amounts falling due within one year

	2024 £	2023 £
RRLF loan	**91,797**	86,940
Bank overdrafts	**263**	-
Charity Bank loan	**8,442**	8,456
Trade creditors	**108,967**	76,096
Other taxation and social security	**62,891**	41,765
Other creditors	**41,269**	47,781
Accruals and deferred income	**9,598**	41,812
	323,227	302,850

19. Creditors: Amounts falling due after more than one year

	2024 £	2023 £
Charity Bank loan	**49,270**	54,024
RRLF loan	**83,704**	176,055
	132,974	230,079

Included within the above are amounts falling due as follows:

	2024 £	2023 £
Between one and two years		
Charity Bank loan	**9,172**	8,852
RRLF loan	**83,704**	93,277
Between two and five years		
Charity Bank loan	**27,517**	29,068
RRLF loan	**-**	82,778
Over five years		
Charity Bank loan	**12,581**	16,104

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

In the prior year the charity obtained a loan (Resilience and Recovery Loan Fund) offered by the Social Investment Bank. The loan was designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2024 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,199,519	-	-	(86,224)	1,113,295
C.Mares Fund	350	-	-	-	350
	1,199,869	-	-	(86,224)	1,113,645
General funds					
General Funds	709,321	1,764,141	(1,672,192)	120,270	921,540
Total Unrestricted funds	1,909,190	1,764,141	(1,672,192)	34,046	2,035,185

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds (continued)

Restricted funds					
Companion Kitchen	-	64,905	-	(28,509)	36,396
Sundial fund	100	-	-	-	100
Solitary beds	-	5,000	(5,000)	-	-
18 Drove Road renovations	81,041	-	-	(4,252)	76,789
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	2,940	-	-	(1,285)	1,655
Building project	2,960	5,000	(7,960)	-	-
Food costs	-	17,000	(17,000)	-	-
Support staff	-	18,151	(18,151)	-	-
Counselling	2,410	4,466	(6,876)	-	-
Insulation & fire audit	-	7,250	(7,250)	-	-
Laptops for company	-	2,000	(1,549)	-	451
	101,951	123,772	(63,786)	(34,046)	127,891
Total of funds	2,011,141	1,887,913	(1,735,978)	-	2,163,076

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,028,414	-	-	171,105	1,199,519
Companions (Peter Goldsmith) fund	368	-	-	(368)	-
C.Mares Fund	350	-	-	-	350
	1,029,132	-	-	170,737	1,199,869
General funds					
General Funds	638,665	1,601,937	(1,482,420)	(48,861)	709,321
Total Unrestricted funds	1,667,797	1,601,937	(1,482,420)	121,876	1,909,190
Restricted funds					
Greenhouse fund	1,435	-	(1,435)	-	-
Sundial fund	100	-	-	-	100
Training	-	3,000	(3,000)	-	-
Solitary beds	-	3,500	(3,500)	-	-
Boiler fund	1,045	-	(1,045)	-	-
18 Drove Road renovations	85,293	-	(4,252)	-	81,041
IT upgrade	7,185	-	(7,185)	-	-
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	-	2,940	-	-	2,940
Building project	-	41,302	-	(38,342)	2,960
Food costs	58	3,412	(3,470)	-	-
Commercial composter	5,676	-	(5,676)	-	-
Companion expenses	1,032	26,693	(27,725)	-	-
Internal decoration	4,634	-	(4,634)	-	-
Support staff	-	7,731	(7,731)	-	-
Counselling	3,720	9,000	(10,310)	-	2,410
Insulation & fire audit	2,079	3,080	-	(5,159)	-
Laptops for company	-	78,375	-	(78,375)	-

20. Statement of funds (continued)

Statement of funds - prior year (continued)

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
	124,757	179,033	(79,963)	(121,876)	101,951
Total of funds	1,792,554	1,780,970	(1,562,383)	-	2,011,141

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

18 Drove Road Fund

Funding to renovate and turn the property into an HMO.

Fairmark

Funding towards new permanent car park as part of the arrivals project, pre planning application has been carried out and passed. We are about to apply for full planning.

21. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	**Unrestricted funds 2024 £**	**Total funds 2024 £**
Tangible fixed assets	-	1,413,511	**1,413,511**
Current assets	127,891	1,077,875	**1,205,766**
Creditors due within one year	-	(323,227)	**(323,227)**
Creditors due in more than one year	-	(132,974)	**(132,974)**
Total	127,891	2,035,185	**2,163,076**

21. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Endowment funds 2023 £	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	86,338	1,264,354	1,350,692
Current assets	624	15,613	1,177,141	1,193,378
Creditors due within one year	(624)	-	(302,226)	(302,850)
Creditors due in more than one year	-	-	(230,079)	(230,079)
Total	-	101,951	1,909,190	2,011,141

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

	2024 £	2023 £
Net income for the period (as per Statement of Financial Activities)	**151,935**	218,587
Adjustments for:		
Depreciation charges	**104,288**	78,510
Dividends, interests and rents from investments	**(47,852)**	(54,095)
Interest paid	**21,343**	-
Increase in stocks	**(3,101)**	(2,448)
Increase in debtors	**(27,118)**	(37,465)
Increase/(decrease) in creditors	**(34,779)**	26,492
Net cash provided by operating activities	**164,716**	229,581

23. Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand	**460,236**	536,557
Liquid investments	**564,401**	555,961
Overdraft facility repayable on demand	**(263)**	-
Total cash and cash equivalents	**1,024,374**	1,092,518

24. Analysis of changes in net debt

	At 1 April 2023 £	Cash flows £	Other non-cash changes £	At 31 March 2024 £
Cash at bank and in hand	**536,557**	**(76,321)**	**-**	**460,236**
Bank overdrafts repayable on demand	**-**	**(263)**	**-**	**(263)**
Debt due within 1 year	**(95,396)**	**95,396**	**(100,239)**	**(100,239)**
Debt due after 1 year	**(230,079)**	**-**	**97,105**	**(132,974)**
Liquid investments	**555,961**	**8,440**	**-**	**564,401**
	767,043	**27,252**	**(3,134)**	**791,161**

25. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £1,410 (2023: £1,351). Total contributions payable by the charity for the year totalled £15,008 (2023: £18,686).

26. Operating lease commitments

At 31 March 2024 the Company had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Not later than 1 year	**13,089**	-
Later than 1 year and not later than 5 years	**79,103**	-
	92,192	-

The following lease payments have been recognised as an expense in the Statement of financial activities:

	2024 £	2023 £
Operating lease rentals	**9,337**	-

27. Related party transactions

There were no related party transactions during the year.

28. Controlling party

The charity is controlled by its Trustees.

Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Independent auditors' report to the Members of Sussex Emmaus (continued)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006 and other relevant charity legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated Trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with relevant tax and regulatory authorities; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Use of our report

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

Kreston Reeves LLP

Kreston Reeves LLP
Chartered Accountants
Statutory auditors
Brighton

Date: 6 November 2024

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Sussex Emmaus
(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account)
for the year ended 31 March 2024

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Donations, legacies and grants	4	**123,772**	**102,073**	**225,845**	226,199
Charitable activities:	5				
Shop income		**-**	**764,159**	**764,159**	806,484
Cafe income		**-**	**148,285**	**148,285**	109,849
Accommodation contributions		**-**	**671,772**	**671,772**	584,343
Investments	7	**-**	**47,852**	**47,852**	54,095
Other income	8	**-**	**30,000**	**30,000**	-
Total income		**123,772**	**1,764,141**	**1,887,913**	1,780,970
Expenditure on:					
Charitable activities	9	**63,786**	**1,672,192**	**1,735,978**	1,562,383
Total expenditure		**63,786**	**1,672,192**	**1,735,978**	1,562,383
Net income		**59,986**	**91,949**	**151,935**	218,587
Transfers between funds	20	**(34,046)**	**34,046**	**-**	-
Net movement in funds / surplus for the year		**25,940**	**125,995**	**151,935**	218,587
Reconciliation of funds:					
Total funds brought forward		**101,951**	**1,909,190**	**2,011,141**	1,792,554
Net movement in funds		**25,940**	**125,995**	**151,935**	218,587
Total funds carried forward		**127,891**	**2,035,185**	**2,163,076**	2,011,141

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

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus

(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2024

	Note		2024 £		2023 £
Fixed assets					
Tangible assets	14		**1,413,511**		1,350,692
			1,413,511		1,350,692
Current assets					
Stocks	15	**7,249**		4,148	
Debtors	16	**173,880**		96,712	
Investments	17	**564,401**		555,961	
Cash at bank and in hand		**460,236**		536,557	
		1,205,766		1,193,378	
Creditors: amounts falling due within one year	18	**(323,227)**		(302,850)	
Net current assets			**882,539**		890,528
Total assets less current liabilities			**2,296,050**		2,241,220
Creditors: amounts falling due after more than one year	19		**(132,974)**		(230,079)
Total net assets			**2,163,076**		2,011,141
Charity funds					
Restricted funds	20		**127,891**		101,951
Unrestricted funds	20		**2,035,185**		1,909,190
Total funds			**2,163,076**		2,011,141

Balance sheet (continued)
as at 31 March 2024

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



.....
Rosemary Friggens
(Chair of Trustees)
Date: 23 October 2024

The notes on pages 44 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows
for the year ended 31 March 2024

	Note	2024 £	2023 £
Cash flows from operating activities			
Net cash used in operating activities	22	**164,716**	229,581
Cash flows from investing activities			
Dividends, interests and rents from investments		**47,852**	54,095
Interest paid		**(21,343)**	-
Purchase of tangible fixed assets		**(167,107)**	(255,436)
Net cash used in investing activities		**(140,598)**	**(201,341)**
Cash flows from financing activities			
Repayments of borrowing		**(92,262)**	(91,683)
Net cash used in financing activities		**(92,262)**	**(91,683)**
Change in cash and cash equivalents in the year		**(68,144)**	**(63,443)**
Cash and cash equivalents at the beginning of the year		**1,092,518**	1,155,961
Cash and cash equivalents at the end of the year	23	**1,024,374**	1,092,518

The notes on pages 44 to 63 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2024

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2. Accounting policies (continued)

2.3 Income (continued)

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Government grants

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2.7 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2. Accounting policies (continued)

2.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property consisting of;	-
	- Freehold property 2.5% straight line
	- Cottage 5% straight line
	- Carpark 10% straight line
	- Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

The Company capitalises tangible fixed asset additions in excess of the value of £750.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.14 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.15 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.17 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Depreciation - The Company has a policy to depreciate fixed assets over their useful economic lives which are listed within accounting policy 2.8. Management deem the associated depreciation rates attached to each fixed asset category to be an accurate reflection of each fixed assets useful economic life.

Prepayments - The Company has a policy to recognise expenditure in the period it relates to.

Notes to the financial statements
for the year ended 31 March 2024

4. Income from donations and legacies

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Donations and gifts	67,716	63,073	**130,789**
Legacies	-	39,000	**39,000**
Grants	56,056	-	**56,056**
	123,772	102,073	**225,845**

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Donations	145,190	42,166	187,356
Legacies	-	5,000	5,000
Grants	30,763	-	30,763
Government grants	3,080	-	3,080
	179,033	47,166	226,199

5. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	1,584,216	**1,584,216**

	Unrestricted funds 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	1,500,676	1,500,676

Notes to the financial statements
for the year ended 31 March 2024

6. Analysis of income from charitable activities by type of income

	Unrestricted funds 2024 £	Total funds 2024 £
Shop income	763,979	**763,979**
Cafe income	148,285	**148,285**
Accommodation contributions	672,179	**672,179**
	1,584,443	**1,584,443**

	Unrestricted funds 2023 £	Total funds 2023 £
Shop income	806,484	806,484
Cafe income	109,849	109,849
Accommodation contributions	584,343	584,343
	1,500,676	1,500,676

7. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £
Rental income	40,575	**40,575**
Interest receivable	7,277	**7,277**
	47,852	**47,852**

	Unrestricted funds 2023 £	Total funds 2023 £
Rental income	50,450	50,450
Interest receivable	3,645	3,645
	54,095	54,095

8. Other incoming resources

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Other income	30,000	**30,000**	-

9. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £
Shops, Cafe and Accommodation Contributions	63,786	1,672,192	**1,735,978**

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total 2023 £
Shops, Cafe and Accommodation Contributions	79,963	1,482,420	1,562,383

10. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Shops, Cafe and Accommodation Contributions	705,917	1,030,061	**1,735,978**

Notes to the financial statements
for the year ended 31 March 2024

10. Analysis of expenditure by activities (continued)

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	719,915	842,468	1,562,383

Analysis of direct costs

	Shops, Cafe and Companion 2024 £	**Total funds 2024 £**
Staff costs	143,829	**143,829**
Companions expenses	260,879	**260,879**
Cafe & shops	241,542	**241,542**
Other direct costs	14,521	**14,521**
Community expenses	45,146	**45,146**
	705,917	**705,917**

	Shops, Cafe and Companion 2023 £	Total funds 2023 £
Staff costs	164,427	164,427
Companion expenses	196,677	196,677
Cafe & shops	205,157	205,157
Other direct costs	22,009	22,009
Community expenses	131,645	131,645
	719,915	719,915

10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Shops, Cafe and Companion 2024 £	Total funds 2024 £
Staff costs	380,106	**380,106**
Depreciation	104,289	**104,289**
Premises costs	279,587	**279,587**
Management and administration	141,486	**141,486**
Solidarity	56,224	**56,224**
Audit and accountancy fees	14,645	**14,645**
VAT annual adjustment	53,724	**53,724**
	1,030,061	**1,030,061**

	Shops, Cafe and Companion 2023 £	Total funds 2023 £
Staff costs	298,408	298,408
Depreciation	83,858	83,858
Premises costs	243,690	243,690
Management and administration	118,993	118,993
Solidarity	51,371	51,371
Audit and accountancy	7,564	7,564
VAT annual adjustment	38,584	38,584
	842,468	842,468

11. Auditors' remuneration

	2024 £	2023 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**9,000**	7,975

12. Staff costs

	2024 £	2023 £
Wages and salaries	**477,035**	403,682
Social security costs	**31,892**	40,467
Contribution to defined contribution pension schemes	**15,008**	18,686
	523,935	462,835

The average number of persons employed by the Company during the year was as follows:

	2024 No.	2023 No.
Staff	**19**	17

No employee received remuneration amounting to more than £60,000 in either year.

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:
Karen Chapman
Joel Lewis
Dawn Watson-Jones (resigned 15 June 2023)
Karen Gordon
Shameer Maradikkal (appointed 25 April 2023 and resigned 29 September 2023)
Kaya Mesnard (appointed 5 September 2023)

Total remuneration of key management personnel: £202,285 (2023: £144,730).

13. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 March 2024, there was no Trustee expenses reimbursed (2023 - £158 to 2 Trustees).

14. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost				
At 1 April 2023	**1,921,893**	**113,017**	**395,003**	**2,429,913**
Additions	**77,065**	**37,519**	**52,523**	**167,107**
At 31 March 2024	**1,998,958**	**150,536**	**447,526**	**2,597,020**
Depreciation				
At 1 April 2023	**611,142**	**112,989**	**355,090**	**1,079,221**
Charge for the year	**41,308**	**7,504**	**55,476**	**104,288**
At 31 March 2024	**652,450**	**120,493**	**410,566**	**1,183,509**
Net book value				
At 31 March 2024	**1,346,508**	**30,043**	**36,960**	**1,413,511**
At 31 March 2023	1,310,751	28	39,913	1,350,692

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

The freehold property with the net book value of £1,346,508 (2023: £1,310,751) is provided as security on the loans, please see note 19.

15. Stocks

	2024 £	2023 £
Finished goods and goods for resale	**7,249**	4,148

16. Debtors

	2024 £	2023 £
Due within one year		
Other debtors	**106,616**	44,726
Prepayments and accrued income	**67,264**	51,986
	173,880	96,712

17. Current asset investments

	2024 £	2023 £
Deposit accounts	**564,401**	555,961

18. Creditors: Amounts falling due within one year

	2024 £	2023 £
RRLF loan	**91,797**	86,940
Bank overdrafts	**263**	-
Charity Bank loan	**8,442**	8,456
Trade creditors	**108,967**	76,096
Other taxation and social security	**62,891**	41,765
Other creditors	**41,269**	47,781
Accruals and deferred income	**9,598**	41,812
	323,227	302,850

19. Creditors: Amounts falling due after more than one year

	2024 £	2023 £
Charity Bank loan	**49,270**	54,024
RRLF loan	**83,704**	176,055
	132,974	230,079

Included within the above are amounts falling due as follows:

	2024 £	2023 £
Between one and two years		
Charity Bank loan	**9,172**	8,852
RRLF loan	**83,704**	93,277
Between two and five years		
Charity Bank loan	**27,517**	29,068
RRLF loan	**-**	82,778
Over five years		
Charity Bank loan	**12,581**	16,104

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

In the prior year the charity obtained a loan (Resilience and Recovery Loan Fund) offered by the Social Investment Bank. The loan was designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2024 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,199,519	-	-	(86,224)	1,113,295
C.Mares Fund	350	-	-	-	350
	1,199,869	-	-	(86,224)	1,113,645
General funds					
General Funds	709,321	1,764,141	(1,672,192)	120,270	921,540
Total Unrestricted funds	1,909,190	1,764,141	(1,672,192)	34,046	2,035,185

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds (continued)

Restricted funds					
Companion Kitchen	-	64,905	-	(28,509)	36,396
Sundial fund	100	-	-	-	100
Solitary beds	-	5,000	(5,000)	-	-
18 Drove Road renovations	81,041	-	-	(4,252)	76,789
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	2,940	-	-	(1,285)	1,655
Building project	2,960	5,000	(7,960)	-	-
Food costs	-	17,000	(17,000)	-	-
Support staff	-	18,151	(18,151)	-	-
Counselling	2,410	4,466	(6,876)	-	-
Insulation & fire audit	-	7,250	(7,250)	-	-
Laptops for company	-	2,000	(1,549)	-	451
	101,951	123,772	(63,786)	(34,046)	127,891
Total of funds	2,011,141	1,887,913	(1,735,978)	-	2,163,076

Notes to the financial statements
for the year ended 31 March 2024

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,028,414	-	-	171,105	1,199,519
Companions (Peter Goldsmith) fund	368	-	-	(368)	-
C.Mares Fund	350	-	-	-	350
	1,029,132	-	-	170,737	1,199,869
General funds					
General Funds	638,665	1,601,937	(1,482,420)	(48,861)	709,321
Total Unrestricted funds	1,667,797	1,601,937	(1,482,420)	121,876	1,909,190
Restricted funds					
Greenhouse fund	1,435	-	(1,435)	-	-
Sundial fund	100	-	-	-	100
Training	-	3,000	(3,000)	-	-
Solitary beds	-	3,500	(3,500)	-	-
Boiler fund	1,045	-	(1,045)	-	-
18 Drove Road renovations	85,293	-	(4,252)	-	81,041
IT upgrade	7,185	-	(7,185)	-	-
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	-	2,940	-	-	2,940
Building project	-	41,302	-	(38,342)	2,960
Food costs	58	3,412	(3,470)	-	-
Commercial composter	5,676	-	(5,676)	-	-
Companion expenses	1,032	26,693	(27,725)	-	-
Internal decoration	4,634	-	(4,634)	-	-
Support staff	-	7,731	(7,731)	-	-
Counselling	3,720	9,000	(10,310)	-	2,410
Insulation & fire audit	2,079	3,080	-	(5,159)	-
Laptops for company	-	78,375	-	(78,375)	-

20. Statement of funds (continued)

Statement of funds - prior year (continued)

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
	124,757	179,033	(79,963)	(121,876)	101,951
Total of funds	1,792,554	1,780,970	(1,562,383)	-	2,011,141

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

18 Drove Road Fund

Funding to renovate and turn the property into an HMO.

Fairmark

Funding towards new permanent car park as part of the arrivals project, pre planning application has been carried out and passed. We are about to apply for full planning.

21. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	**Unrestricted funds 2024 £**	**Total funds 2024 £**
Tangible fixed assets	-	1,413,511	**1,413,511**
Current assets	127,891	1,077,875	**1,205,766**
Creditors due within one year	-	(323,227)	**(323,227)**
Creditors due in more than one year	-	(132,974)	**(132,974)**
Total	127,891	2,035,185	**2,163,076**

21. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	Endowment funds 2023 £	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	86,338	1,264,354	1,350,692
Current assets	624	15,613	1,177,141	1,193,378
Creditors due within one year	(624)	-	(302,226)	(302,850)
Creditors due in more than one year	-	-	(230,079)	(230,079)
Total	-	101,951	1,909,190	2,011,141

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

	2024 £	2023 £
Net income for the period (as per Statement of Financial Activities)	**151,935**	218,587
Adjustments for:		
Depreciation charges	**104,288**	78,510
Dividends, interests and rents from investments	**(47,852)**	(54,095)
Interest paid	**21,343**	-
Increase in stocks	**(3,101)**	(2,448)
Increase in debtors	**(27,118)**	(37,465)
Increase/(decrease) in creditors	**(34,779)**	26,492
Net cash provided by operating activities	**164,716**	229,581

23. Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand	**460,236**	536,557
Liquid investments	**564,401**	555,961
Overdraft facility repayable on demand	**(263)**	-
Total cash and cash equivalents	**1,024,374**	1,092,518

24. Analysis of changes in net debt

	At 1 April 2023 £	Cash flows £	Other non-cash changes £	At 31 March 2024 £
Cash at bank and in hand	**536,557**	**(76,321)**	**-**	**460,236**
Bank overdrafts repayable on demand	**-**	**(263)**	**-**	**(263)**
Debt due within 1 year	**(95,396)**	**95,396**	**(100,239)**	**(100,239)**
Debt due after 1 year	**(230,079)**	**-**	**97,105**	**(132,974)**
Liquid investments	**555,961**	**8,440**	**-**	**564,401**
	767,043	**27,252**	**(3,134)**	**791,161**

25. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £1,410 (2023: £1,351). Total contributions payable by the charity for the year totalled £15,008 (2023: £18,686).

26. Operating lease commitments

At 31 March 2024 the Company had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Not later than 1 year	**13,089**	-
Later than 1 year and not later than 5 years	**79,103**	-
	92,192	-

The following lease payments have been recognised as an expense in the Statement of financial activities:

	2024 £	2023 £
Operating lease rentals	**9,337**	-

27. Related party transactions

There were no related party transactions during the year.

28. Controlling party

The charity is controlled by its Trustees.

SUSSEX EMMAUS

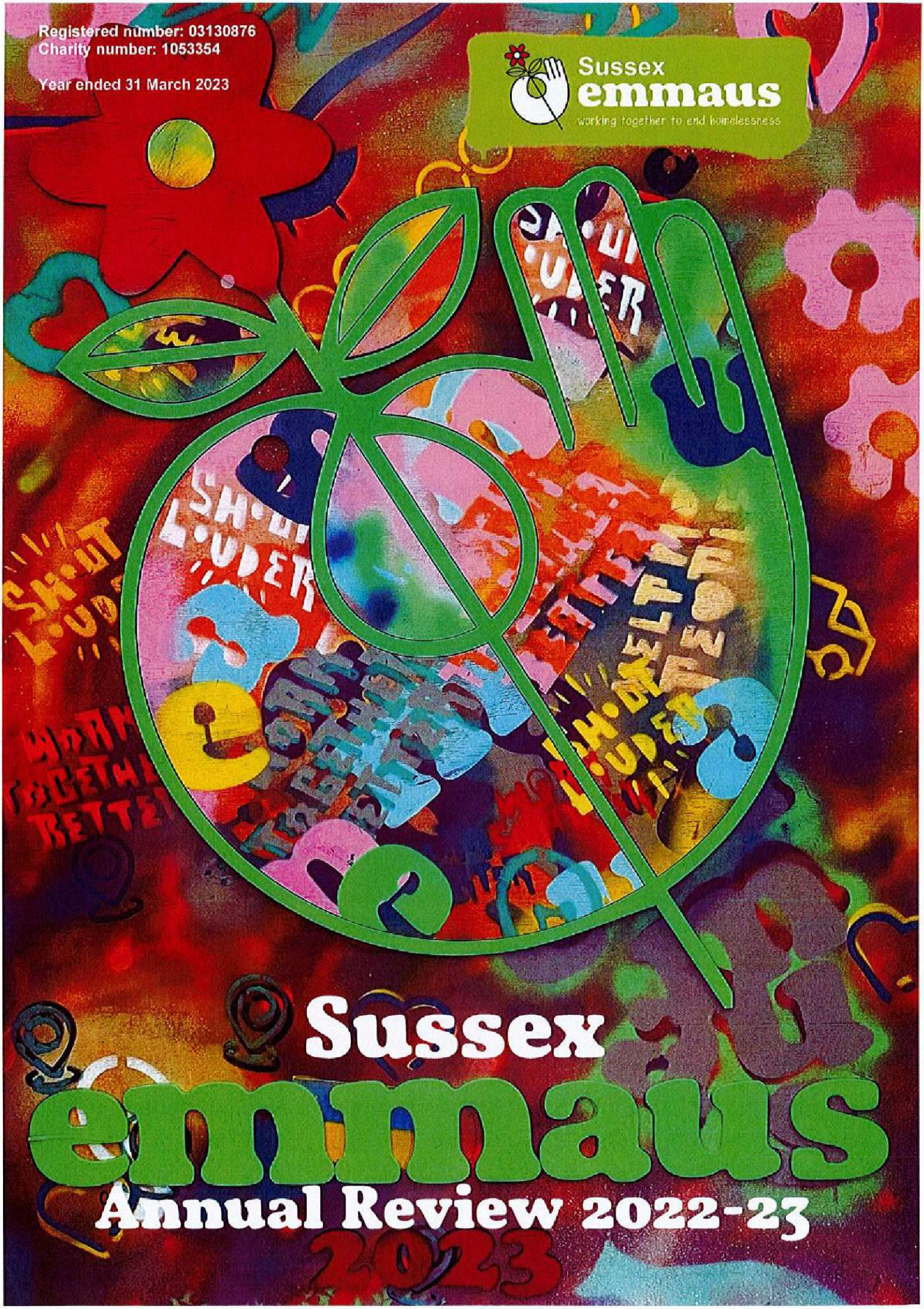
England & Wales - Charity number 1053354

Accounts

Registered number: 03130876
Charity number: 1053354

Year ended 31 March 2023

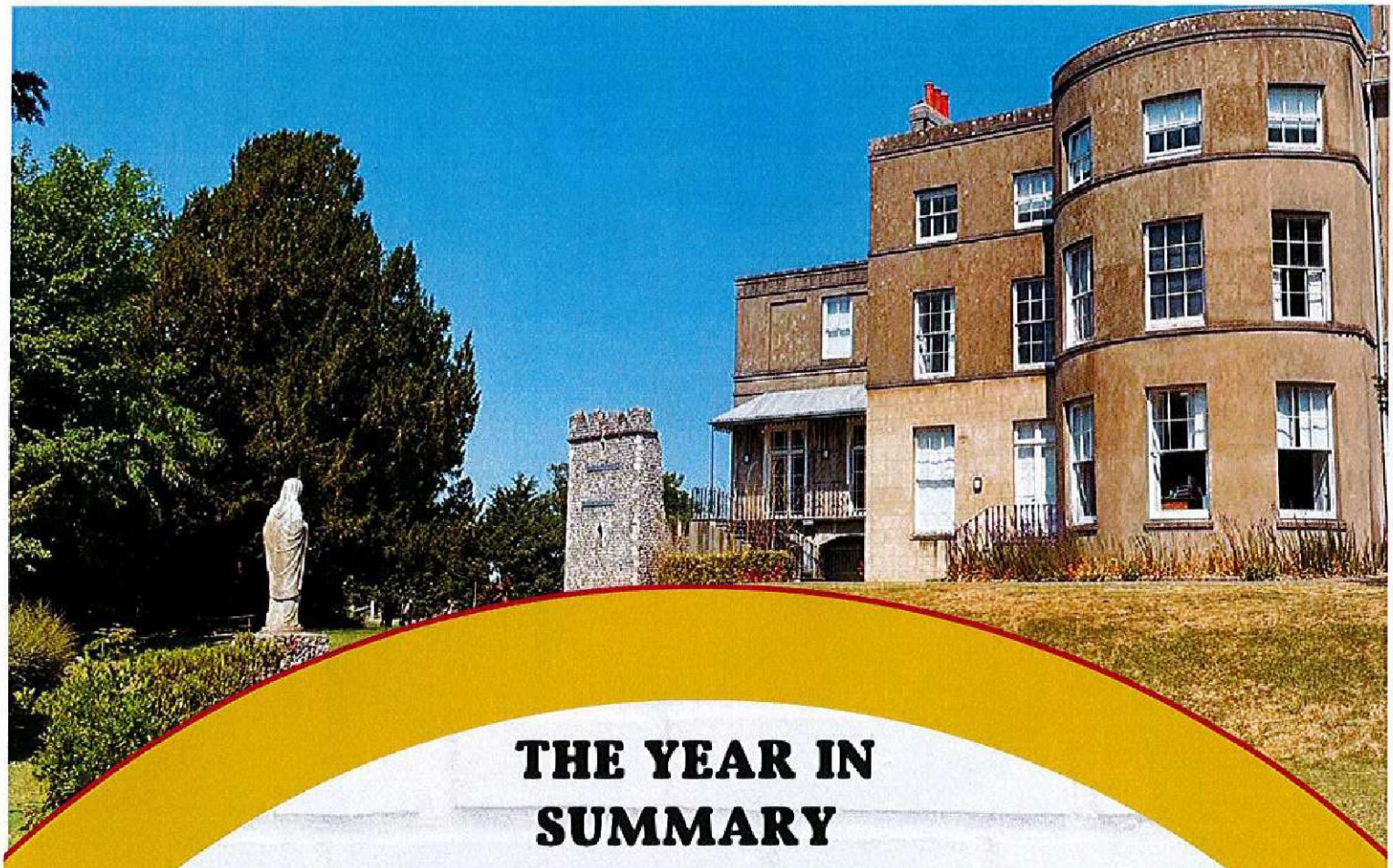
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Sussex emmaus

Annual Review 2022-23

2023



THE YEAR IN SUMMARY

Forwarded by our CEO *Karen Chapman - Chief Executive*

The past year has seen the community return to normality. It has been a delight to re-introduce our social events that showcases the community at its best.

We have continued the Companion Core Offer work that started in 2021. This is really starting to embed in our culture with Companions participating in board committees and task groups to share their thoughts and recommendations for improvement in our service.

So much work goes on behind the scenes to develop and progress the community and I would like to thank everyone that plays a part in that, the Companions, staff, volunteers, trustees and supporters. Everyone is valued for their efforts.

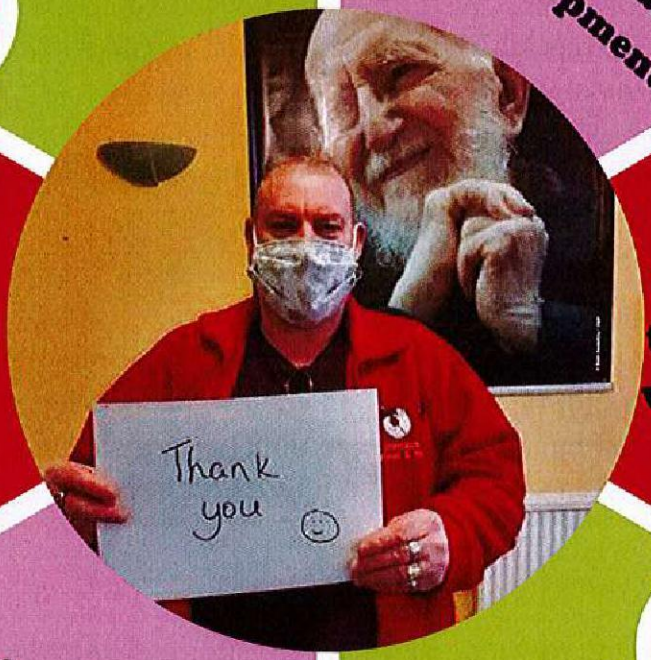
The cost of living crisis and increase in utilities has been particularly challenging and caused us to put a hold on capital projects and staffing resources but we have weathered the storm and as a result of our prudence are now in a strong position to move forward. That doesn't mean that there won't be more challenges ahead but by working together we can continue to make a difference to the lives of people experiencing homelessness.

Our Social Impact

59 training courses were attended by Companions

19 Companions have received funding for training and development

We welcomed 25 new Companions to our Community



We have saved 232 tonnes of furniture waste from going to landfill

59 families helped with furniture and essential goods

Companions have received 294 hours of counselling

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Highlights of the year

1. First year of maintenance plan

We started the first year of a 5 year exterior maintenance plan replacing and repairing windows in Companion rooms. Being high up on the hill overlooking the coast they have been exposed to the elements and had taken a battering. They are now draught-proof and provide warm and cosy rooms over the winter period.

2. Queen's Tree of Trees



We were honoured to be the recipients of one of the Queen's Tree of Trees. This formed part of the sculpture designed by Thomas Heatherwick that stood outside Buckingham Palace and was the centrepiece of the Queen's Platinum Jubilee weekend celebrations. The Lord Lieutenant of East Sussex, Andrew Blackman, joined by the Vice Lieutenant and the High Sheriff, planted the tree in our beautiful grounds.

3. Summer Fair

Our Summer Fair was back with music, talks and tours, and stalls from other local not-for-profit organisations and was well supported by our customers and the local community. The record stall generated a huge amount of interest on social media and was the first port of call as soon as the doors opened.

4. Rewire

We completed the re-wiring of our entire site, this has been a mammoth task, but brings us all peace of mind for the foreseeable future.

And so many more...









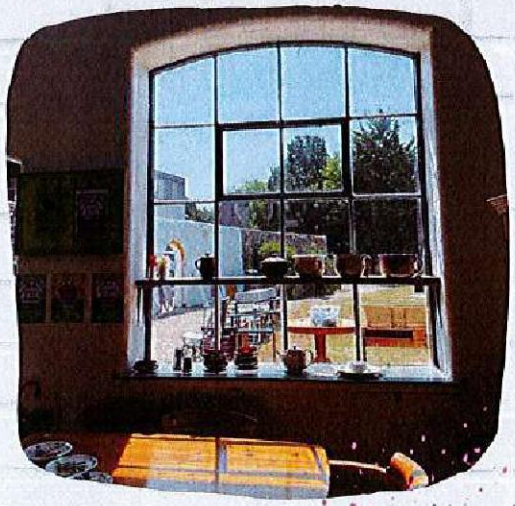


How we tackle homelessness



Sussex Emmaus provides accommodation for up to 57 people with lived experience of homelessness and social isolation. We are different from other homeless organisations in that we provide a home for as long as someone needs it, along with meaningful work in our Community social enterprises.

This stable environment is often just the support Companions need to rebuild their lives. Through structure and learning new skills to help regain confidence, and by addressing any issues that may have led to them becoming homeless, they can find a long-term way to overcome homelessness. For many, the opportunity of a home and meaningful work are life savers. A warm and dry place where they can feel safe and secure and will no longer have to worry about where they are going to sleep each night. Living within a community of peers provides friendship and support, helping to reduce loneliness and social isolation.



We support the single homeless, who are often more at risk of remaining so for longer, as they are not always seen as a priority for social, emergency, or temporary housing. This offer is extremely valuable to those who take it, especially for older individuals, as there can be fewer options for them.

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I get so much support here and the support I've had has been absolutely fantastic. Ren got me into counselling because I had some quite serious issues that needed to be re-addressed. I now go to counselling once a week which helps a great deal. We have new companions that come in, and whether they've been made homeless or have come in off the street, they have that support here. Emmaus organise everything from dentist to doctors, and then the other kinds of support that you might need especially if you have any substance dependencies like alcohol or drugs, they can help arrange the support you require. I've been at Emmaus Brighton & Hove since January 2022. I've been given some really fantastic opportunities since I've been here, such as going to college where I've studied computing and also a course in floristry. - Companion

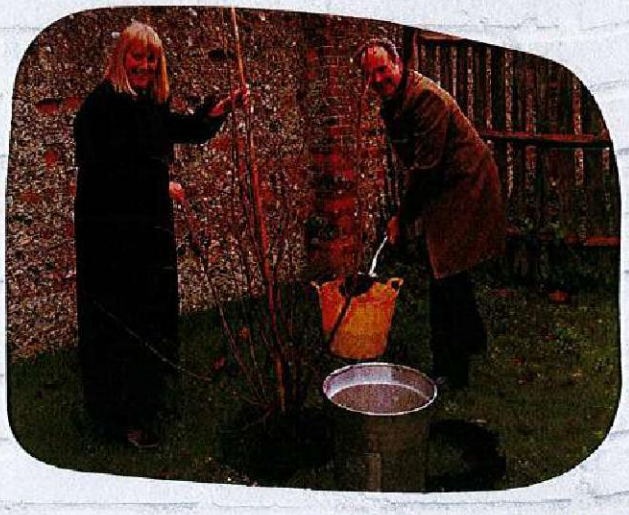


"I don't need as much support as some people in the community, but they've been there to help me and guide me. I'll have been here twelve months next week, I transferred from Burnley. I came here for holiday for four days and when I got here I loved it. The companions made me feel so welcome, so I transferred down here. I've been with Emmaus for five years this year, so quite a while. Emmaus has been absolutely amazing to me, it actually saved my life. I'd be dead without Emmaus. I knew nothing about Emmaus, when I went to speak to my local council they told me about it and I've never looked back since. I appreciate it for what it is, it's been brilliant. It's what I needed at the time. The support from the team and the comments that you get are really good. I definitely feel part of a community here and it works for me. It's taken the pressure away from me, I don't have to manage bills or anything like that. Plus, getting up for work every morning is what I need – I need to be doing something, I need to keep busy, and it just really works for me. Before I came to Emmaus I'd never worked in a shop or anything, it's not something I'd ever thought about doing. At first I was a bit nervous, and didn't want to use the till but it didn't take me long to pick it up, and after a month they gave me the keys to the shop and said I was opening up! Sometimes in life you need that push, and I've had that push a times in Emmaus. When you think you can't do something they give you a push – they're quite clever how they do it! They encourage you in the right way." - Companion

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External activities and promotion

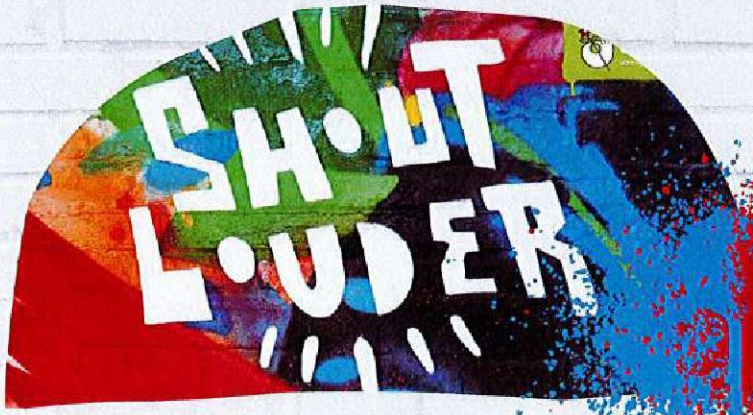
Sussex Emmaus is one of 30 communities in the UK supporting 850 people who have experienced homelessness. Each community is independent but is part of a federation.



Companions, trustees, and staff have attended and hosted peer group meetings with colleagues across the Federation throughout the year, sharing knowledge and experiences, but also offering support.

Building strong relations with both local and national stakeholders is very important to us so that we can learn and guide improvement in our services. It has been lovely to welcome our colleagues across the sector to our community.

Our social media platforms: Instagram, eBay, Twitter, Pinterest, and our Facebook page enabled us to connect with those supporters who have not been able to visit us to keep them updated on everything that is happening here.



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Social Enterprises

We operate seven social enterprises: the Secondhand Superstore, Emporium, Greenhouse, Outfit@Emmaus, the Bedroom Store, Revive@Emmaus). Our satellite shop, EBTS, in Southwick is closing in June and will be replaced by a new shop, Outfit London Road, at the end of the Summer. Our shops and café don't just provide an opportunity for Companions to gain training and experience in transport, retailing, catering and customer service, they also help restore their self-esteem. In addition, they provide the resources we need to run our Community. All the income generated from our social enterprises benefits the Companions and the work we do here, so your donation of goods and purchases is key to our existence. Not only that but it is also good for the environment as it supports sustainable retail. Companions say the routine of working is one of the most valuable aspects of being at Emmaus.



"It's been a month and a week since I joined Emmaus Brighton and Hove. I'd never heard about the organisation until the beginning of this year. Within two weeks of everything hitting the fan I found out about Emmaus and was referred by my Mum – she shops here and knows everybody already. I'm local to the area and so staying in Brighton specifically was a goal, because I know people in the area and my family is down the road. So I was able to come from a chaotic life in Brighton to being able to see my family and have safety, security and a lot of support here.

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Today is my first day working in Outfit, and I've just learned how to use the till. Usually I've been working on the cleaning team, I've done some work in the kitchen which I really like, and the past two weeks I've been in the superstore. I really like the café because it's familiar to me as I've worked in catering in the past, and I'm enjoying working in Outfit for the first time today, I like fashion and dressing well, so I really like that side of it. The Superstore is great as well, it's in the middle of everything so you're socialising with customers, and wherever you are basically you're learning a lot about how the business runs, so depending on the sort of things you're interested in you're gaining transferable skills.

I'm currently studying NVQs in Warehouse and Customer Service, which is amazing. Viktor is brilliant, he'll come in and tell you about where he's been recently, all the different Emmaus communities around the country. It's brilliant to get people like him who have so much enthusiasm for Emmaus coming to work with you.

What I like about being here is it's really good being able to socialise again, properly enjoy a bit of banter, and being able to organise things on the weekend. Homelessness can be very isolating, so it's good to come into a community where everyone understands, relates to each other a little bit, there's a lot of conversation that goes on. Also the security. It's one thing that can be taken for granted, but within a month of being here, knowing that I can close the door and that's it – that is so healthy for your mind, I can't really describe how much that's changed my perspective on everything. And I know if I have any issues all I have to do is go downstairs and talk to the team.

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While I'm here I'd like to do a computer course, which they have said they can help me access. That's as far ahead as I've thought at the moment. I had a good few years of utter chaos so I am really enjoying just being here at the moment and feeling settled.

If you're experiencing homelessness I really recommend giving Emmaus a try. It really helps, it's much better than I think emergency accommodation is, for example, which has less structure. It's a wonderful place for customers to visit too, so I encourage you to come and have a picnic and a browse around the shops!" - Companion





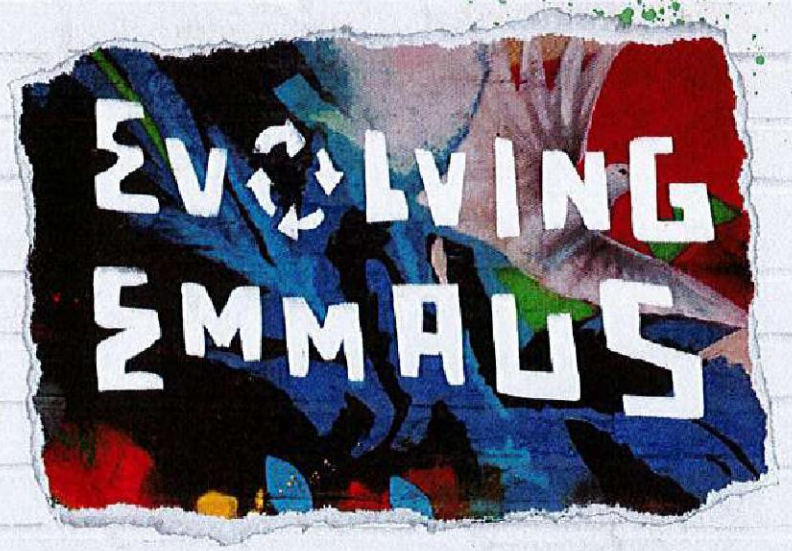


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Continual growth and improvement

In the last 12 months, we have continued our review of our policies and procedures to ensure we were able to support and develop our Companions to enable them to achieve their full potential. This included having a Safeguarding Review conducted by an external agency, the report was very positive about our processes but also recommended areas to enhance our practices that we have since implemented.

We are continually striving to improve our ways of working using best practice to provide support to Companions. Over the last 12 months the new Community Manager has reviewed and implemented new procedures that benefit their wellbeing. We are continually learning how we can work better using input and feedback to make changes where possible. We use a number of ways to achieve this, Companions attend Board meetings, sub-committee meetings, Task Groups and monthly forums, and complete surveys.



A new and enhanced programme of training for all staff has been created. By investing in their growth we can increase employee engagement and improve efficiencies within the organisation

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Our Offer

Companion wellbeing is a core component of our offer to Companions, we do this in a variety of ways, tailored to individual goals and ambitions. This can be done by offering unlimited on-site counselling, assisting Companions to reconnect with their families, working with our Project Workers, through peer support, or signposting to other dedicated agencies.

"The counselling has helped me become more confident. I was able to discuss problems I had and felt some sense of psychological improvement in mood and wellbeing."



In addition to the In-reach nursing team that was introduced last year we have added regular visits from Podiatrists, an Oral Health Nurse and a Hairdresser.

"The nurses quickly arranged call backs from my Doctors surgery". "They have given me excellent advice." "A breath of fresh air they have improved my health."



"I have had severe dental anxiety for my entire life but after seeing Lucy, the Dental Hygienist and being referred to Morley Street that has changed.They are the best dentists I have had and I am currently on a treatment plan for the next couple of months."

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Working with the University of Brighton enabled us to have a Social Worker Placement for 6 months. Companions also received support from Lawstop and debt advice from CAP.

They made two offers on my behalf and helped me set up an affordable payment plan. I'm kept updated regularly. It has made an enormous difference to my life – eased my worries. They were brilliant."

Weekly visits by MCKS to provide pranic healing and New Note Orchestra that teach Companions to play guitar help to relieve the stresses and strains of everyday life.

"Pranic healing is a very relaxing half hour each week. They are lovely people and it's a regular time to dip out of the stresses of the working week".

"New Note Orchestra has helped me big time. They are patient and their service worked for me. They are great."

We were also incredibly grateful to have a visit from Dentaid bus. Their wonderful dentist and nurses provided much needed dental treatment to 12 Companions.

"I had 5 missing fillings and it had been hurting for 2 years. They filled them for me. They provide a valuable service that would be impossible to secure otherwise."

"I last saw a dentist 20 years ago. They cleaned and filled my teeth. I will brush them more regularly now."

17 Companions received funding and support to get passports and birth certificates, this is key ID required to open a bank account and prepare to move on.

Gaining knowledge and skills brings real benefits to Companions, improving not only their self-esteem and confidence but also their opportunities to gain future employment. Over the past 12 months Companions have received NVQ's and certification in Customer Service, Fire Marshall, COSHH, Health & Safety, Manual Handling, Warehousing, PAT testing, Pedestrian Mowing, Floristry, numeracy and literacy skills, First Aid training and much more. Assistance with CV writing and job searching is also on hand. In addition to this, Companions receive 'on the job' practical experience and training whilst working in our social enterprises.

Well-being is a vital part of a Companion's journey. We encourage Companions to get out into the fresh air and make the most of our surroundings. A leisure group, run by Companions, planned trips to London, hiking on the Downs, fishing and a visit to the theatre.

Infrastructure

This year saw the completion of the upgrade to our broadband that enabled Companions to connect with family and attend training courses and meetings remotely. To assist with this, we invested in new laptops for Companion's as we recognise the importance of IT skills.

The electrical re-wiring was completed not only did we replace all wiring but we also upgraded to LED lighting making us more energy efficient.

We are embarking on a re-decoration programme in the Companion accommodation following the re-wiring project to provide a welcoming homely space.

Solidarity

Solidarity is at the heart of Emmaus - 'Serve first those that suffer most'.

"Ever since I first came here we've been doing a soup run down in Brighton, and although that has sadly stopped now since the pandemic, we still do some bits and pieces of solidarity like that." - Companion



Emmaus is a worldwide movement and last year one of the Companions visited a community in Germany to experience how they help those less fortunate than them.

"Visiting Emmaus Krefeld was absolutely fantastic. I didn't stay in the community due to the fact that it's only very small and they didn't have any spare rooms, so the community manager arranged for me to stay with a local couple who are keen cyclists, and they offered me a bed while I stayed there. I was made to feel so welcome, they do an amazing job. They have a community kitchen, which is on a permanent site. They open up in the morning and people who are homeless can come in and get second breakfast, what we call elevenses, a freshly prepared hot meal at lunch time, and then they serve tea and coffee in the afternoon. To be given the opportunity to visit was amazing, I can't really put into words what it was like. They are really really hot on the solidarity - if it's not international then it's local. One of their main solidarity pieces is their soup kitchen. While I was out there they were celebrating their 30th anniversary and I had a really fun day. They had different stalls from different Emmaus's across Europe. And they had a food stall, which is very much like our Fairshare. They share all the surplus food they have which is delivered to their warehouse. In total, I was there for 14 days. It was the first time I have ever flown on my own. To actually go through each of those steps you have to go through for my first time, was a little daunting." – Companion

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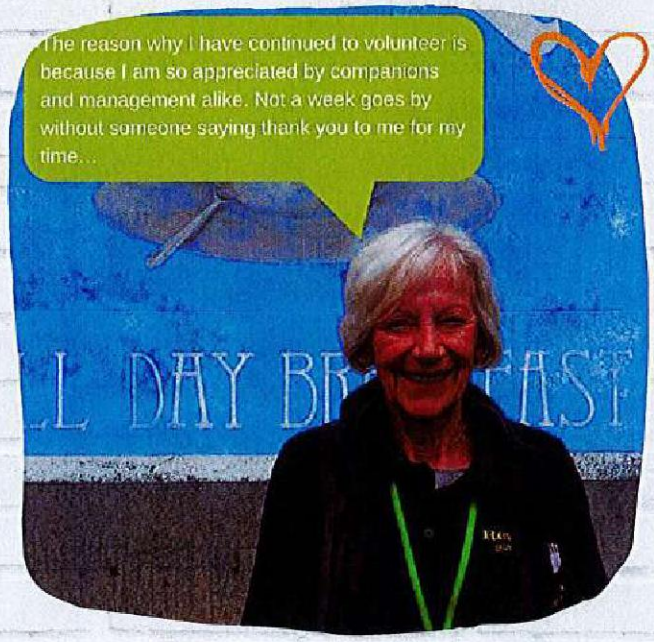
Fundraising

Like most charities, we are reliant on supporters to enable us to fulfil our objectives. We are incredibly grateful to everyone that has supported us this year from the regular donors, church collections to the trusts and foundations.



In addition to receiving funding towards the rewiring and external maintenance, we also received grants and donations for counselling, decorating, cooking classes and a fire strategy.

Our website has details on making donations, regular giving, how to leave a gift in your will and signing up to gift aid and newsletters. Volunteering is another way that you can support us – details are on our website. We are always indebted to our volunteers for the work that they do and would be lost without them. Thank you.



Thank you to:
National Lottery, Enjoolata, AECOM, Dulux, Beatrice Laing, Ernest Kleinwort, Bernard Sunley, Emmaus UK, Dr. Bronner, The Alfred Charitable Trust, Queen Mothers Clothing Guild, CRASH, Emmaus UK, Cadent, Evri, Tilia Homes, Bunzl, The Barratt Foundation, The Dulverton Trust, Triple T Trust, Hobson Trust, Transpetrol, Lawson Trust, Chalk Cliff Trust, Homity Trust, Blatchington Mill School and many more.

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Strategic Plans

Every year The Board revisit our strategic document, Direction 2030, by conducting a consultation with Companions, staff, volunteers and trustees to keep it up to date.

Our commitments

We will equip Companions with
- comfortable accommodation
- support
- work training and personal development

Improve our environmental footprint by
- respecting wildlife and nature on our site
- supporting Emmaus's position on Environmental Justice
- saving tons from landfill

Make the best use of our unique site to
- house our social enterprises
- become a hub for the local community
- attract more customers

Maintain our assets by
- developing our staff
- maintaining our building
- ensuring our IT infrastructure is fit for purpose
- Foster relationships with linked organisation

Become financially resilient by
- seeking additional premises
- grow our social enterprises

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Our strategic priorities

Companion experience

The provision for Companions to have the best experience we can offer is central to our core purpose and existence. Their journey begins with a warm welcome into our Community and a home that is safe, provides comfortable living conditions, and offers the opportunity to grow through work, personal development, and support. Our role is to help people to help themselves and support Companions to build their confidence, skills, and ability to live independently, achieve their potential, and prosper.

Our core offer to them is a home and work activities for as long as they need it along with support to 'move on' when they are ready. They contribute fully to the success of our Community and will be widely consulted as we move towards 'co-production' in running our Community.

We aim to use best practice development techniques and thinking, using an evidence-based approach decision making process.

Business growth

We will increase and optimise revenues, based on a 3-year business plan, and forecast, to provide the maximum possible opportunities to deliver on our charitable objectives. We need to provide the best donor and customer experience we can, along with value for money products, sold through innovative and popular channels. There will be a continued focus on publicising our USP through social media and our website, alongside more traditional methods.

Companions are indispensable to the running of our social enterprises. These roles help equip them to grow, prosper, and upskill. It is, therefore, essential to balance business growth with maximising our Companion experience ethos. To underpin this, we will develop the skills and expertise of our staff. The use of volunteers will also be key to providing the help and support we need and supplying sufficient workforce numbers. Staff and volunteers are also critical to our success and their contributions are valued immensely.

Financial resilience

We aim to be able to provide services to Companions in the long term and so demonstrate financial resilience, agility, compliance, and best practice, now and in the future. We will continue to seek funding from the government, regular fundraising activities, and other sources, whilst progressively maximising the independent generation of our running costs from our social enterprises.

Funds will be earned or raised to invest in projects and supporting work, provided these are aligned to our strategy, have been agreed via our budgeting process, and are backed by solid business cases.

The current economic environment (following on from the restrictions of Covid) is 'harder' than ever, with inflation and utility costs growing. This requires increased vigilance and rigour in our approaches. However, we will not lose sight of our aim to expand and develop our Community as a whole and the quality of Companion Experience we wish to provide.

Infrastructure management

Our aim is Resilience, Reliability, and Agility. We must maintain all areas of our infrastructure in good order so that the community can operate well and to ensure we are not building up costly problems for the future. These must be treated with equal priority to other short, medium, and long term priorities.

Assets cover our Portslade site, together with any subsidiary places. After providing and maintaining the best facilities we can for Companions to call home, this means utilising the remaining space efficiently, for the running of our social enterprises. Those who know and love Emmaus think it is a special place. A unique Community, not just an organisation.

Resources need to be well cared for and managed. Our staff, volunteers, workforce, IT infrastructure, policies and procedures, compliance, and financial operations are critical to delivery of our charitable objectives. Our staffing structure will be affordable and fit for purpose. However, staff recruitment is challenging, as it is across the nation at the moment. We will need to be flexible, creative and supportive to give us the best chance of building and retaining our team.

Effective External Relationships

We continue to develop effective stakeholder and supporter relationships, both locally and nationally. We aim to foster understanding of our mission much more broadly and involve a wider group of people and organisations. These include the local Portslade community, financial, public, private, and third sector bodies, donors, customers, and volunteers. Current marketing, website, and social medial channels are being developed and enhanced to assist.

As well as guarding our reputation and good name, one of the reasons for this is to expand our 'referral' network (so we reach people we can help effectively) and review our services so they adapt to the changing face of homelessness.

Being more of a 'community hub' will attract new visitors to our site, be it through events, activities, work, acts of Solidarity, partnerships, collaborations, education, entertainment, or inspiration. We can build on that, expanding the number and diversity of people who participate in, value, and benefit from our Community, auditing to our Companion experience ethos.

We also take our role in the wider Emmaus movement very seriously, both nationally with Emmaus UK (EUK) and internationally. Solidarity remains a core part of what we do, especially as it is largely Companion led. There are opportunities to expand these activities after the limitations of the last few years.

Environmental Impact

We are improving our own environmental footprint resulting from daily operations, honouring our role with the Emmaus Movement's position on Environmental Justice, and using our land mindfully to respect nature, ecological diversity, and wildlife. A Green policy and strategy will be pulled together (building on current activities) and form the basis of current and future plans to reduce our carbon footprint.

We will continue to develop, recognise, evaluate and publicise the benefits from our social enterprises, which come from recycling and reuse of donated goods. It is a great example of the 'circular economy'.

Main activities undertaken to further the Charity's purposes for the public benefit

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commissions' general guidance on public benefit. The following are noted:

The Charity provides a home, shelter, and meaningful work for Companions. Companions come to Emmaus as a result of homelessness, social exclusion and poverty-related issues.

The site provides a 'community hub' – a place in which members from the local community – residents, schools, businesses, Charities, and volunteers, can find a sense of belonging, make new connections and build new relationships, through work, collaborations, partnerships, events or inspiration.

The environmental benefits to the public are that Emmaus Communities encourage reuse and recycling and save many hundreds of tons of waste from landfill each year.

Solidarity projects undertaken and supported which benefit the wider community. All Trustees give their time voluntarily and receive no financial benefit from the Charity. Any expenses reclaimed from the Charity by Trustees are set out in Note 9 to the Financial Statements.

Achievements and performance

Review of activities

The surplus for the year is £216,082. After deducting capital expenditure and loan and mortgage capital repayments the surplus is £7,227.

2023 Income	Amount	%
Donations and gifts	£192,356	11%
Shop Income	£806,484	45%
Café income	£109,849	6%
Accommodation contributions	£584,343	33%
Interest Receivable	£3,645	0%
Rental income	£50,450	3%
Government grants	£33,843	2%
Total	£1,780,970	100%

Income and resources from generating funds

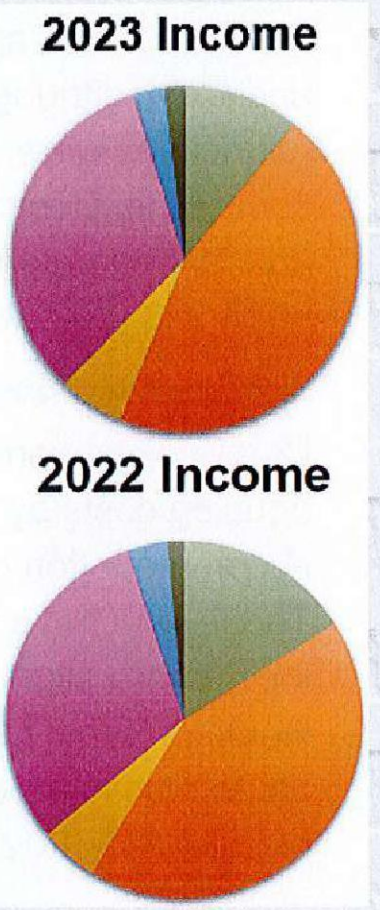
The overall income for the year was £1,780,970 (2022: £1,614,311).

Voluntary Income

The Charity received grants and donations totalling £226,199 during the period (2022: £281.533) of which £179,033 was restricted (2022: £186,169). Included in the restricted funds is £33,843 (2022: £23,995) from Government grants.

Investment Income

The Charity benefited from investment income totalling £54,095 (2022: £60,265). This came from commercial rents from those parts of its property that it is unable to use for its charitable mission, the whole of the Manor is let out as offices. Because interest rates remained very low throughout the year the Charity received only minor amounts in interest on deposits.



2022 Income	Amount	%
Donations and gifts	£257,598	16%
Shop Income	£691,373	43%
Café income	£84,124	5%
Accommodation contributions	£497,016	31%
Interest receivable	£3,681	0%
Rental income	£56,584	4%
Government grants	£23,935	1%
Total	£1,614,311	100%

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working together to end homelessness

Trading Activities

The Charity's trading activities are undertaken by staff, volunteers, and Companions, who are the beneficiaries of the Charity, in the shops, café, and garden, as part of the Charity's operations. As we eased out of the pandemic, we were able to re-open the shops and Cafe, although some restrictions were still in place for some time. Despite this, we were able to generate an income of £916,333 (2022:£775,497)

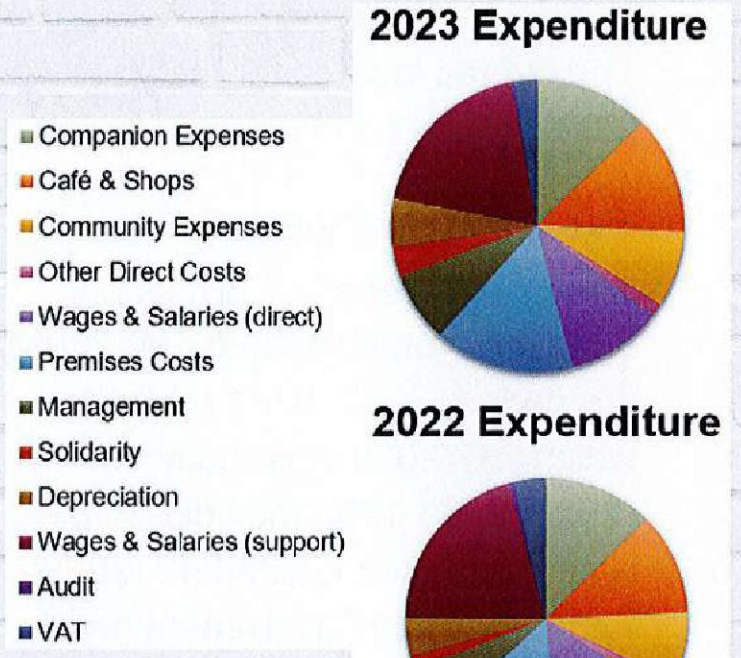
Accommodation Contributions

Companions contribute to the housing costs by paying an accommodation contribution. Those who have insufficient income are eligible to claim Housing Benefit. Accommodation contributions produced an income of £584,343 (2022: £497,016)

Expenditure

Overall expenditure on continuing operations was £1,562,383 (2021: £1,320,021). There were capital additions totalling £255,436 (2022: £347,384).

2023 Expenditure	Amount	%
Companion Expenses	£196,677.00	13.0%
Café & Shops	£205,157.00	13.0%
Community Expenses	£131,645.00	8.0%
Other Direct Costs	£19,504.00	1.5%
Wages & Salaries (direct)	£164,427.00	11.0%
Premises Costs	£243,690.00	16.0%
Management	£121,498.00	8.0%
Solidarity	£51,371.00	3.0%
Depreciation	£83,858.00	5.0%
Wages & Salaries (support)	£298,408.00	19.0%
Audit	£7,564.00	0.5%
VAT	£38,584.00	2.0%
Total	**£1,562,383.00**	**100.0%**





2022 Expenditure	Amount	%
Companion Expenses	£164,902.00	12%
Café & Shops	£155,863.00	11%
Community Expenses	£105,224.00	8%
Other Direct Costs	£24,998.00	2%
Wages & Salaries (direct)	£186,217.00	14%
Premises Costs	£196,217.00	15%
Management	£78,991.00	6%
Solidarity	£21,339.00	2%
Depreciation	£58,222.00	4%
Wages & Salaries (support)	£270,864.00	21%
Audit	£9,408.00	1%
VAT	£47,776.00	4%
Total	**£1,320,021.00**	**100%**

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Financial review

Going concern

After making appropriate inquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Financial risk management objectives and policies

During the year, at their normal Board meetings, the Trustees review the risks entailed in the management and governance of the Community. These reviews were carried out using a risk register. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious measures were put in place to ensure that the risks were properly managed.

The budget setting process for 2022/23 was largely built around recovering from the Covid-19 pandemic and trying to stabilise the financial position. This was difficult to predict and the board approved the budget in full knowledge that there would have to be a flexible approach to risks and variances throughout the year as and when they were identified.

As part of the in year monitoring of the financial position, a highlighted risk was identified that the increase in the cost of utilities was likely to cause a financial risk to the charity. As a result, decisions to delay recruitment for some vacant roles, changes in internal approaches and policies around costs and substantial cost efficiencies were identified and agreed by management and the Board in order to mitigate this risk and eventually resulted in a positive financial outcome.

The Board continues to review three and five-year forward projections of likely budget outcomes. These include calculations of forecast cash available to service debt and engage in essential regular spending and capital projects, known. Building upon the previous experience of the last few financial years, the Board adopted a new and comprehensive policy on budget preparation and implementation in time for the 2021/22 financial year budget process and continues to review and update its policies regularly.

Structure, governance, and management

Constitution

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018.

Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Charity and is a full member of both Emmaus UK and Emmaus International. Its registered name is Sussex Emmaus, but it also operates under the name of Emmaus Brighton and Hove, and its main site and residents are commonly referred to as "the Community" or "our Community".

Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and coopted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Policies adopted for the induction and training of Trustees

It is vitally important that new Trustees can take advantage of an appropriate and up-to-date induction programme so they can become aware of all facets of the Community and also visit other Communities and understand the working of Emmaus UK and Emmaus International. The programme continues to be developed in conjunction with guidelines provided by the Emmaus UK Federation office along with Charity Commission guidelines. Trustees are provided with relevant local information for our Community, whilst being kept informed of the national and international movement through regular updates, newsletters, and Emmaus Net.

Reserves policy

The Charity's policy is to maintain a level of reserves (referred to as funds in the accounts) sufficient to enable it to deal with the consequences of unexpected events or contingencies. In the year under review, actual and potential lockdowns caused by Covid-19 required precautionary steps to ensure that the normal policy level of reserves was not only maintained but, where possible, exceeded.

Beyond the Covid-19 pandemic, likely continuing areas of risk have been identified as unexpected maintenance or health and safety expenditure, difficult or volatile trading conditions, and the risk of sudden reduction of income from accommodation contributions if there were to be further change in the benefits system.
Under the policy in force during the year, reserves are defined as the unrestricted funds' balance, adjusted to exclude fixed assets, without credit for unsecured long-term liabilities owed to charitable institutions.

For most of the year (2021-22), the target for such reserves was in a range between the equivalent of 3 months and 4 months of expenditure from unrestricted funds, as set out in the budget. At the time of the 2022-23 Board budget meeting, the target was changed to 4-5 months of expenditure, or a ratio where reserves divided by 4.5 months of expenditure equals one. The charity met the new objective at the year-end. Secured long-term liabilities have not been deducted in calculating reserves and they are repayable under the terms of a set repayment schedule. These payments themselves are included in planned expenditure. Under this definition, reserves stood at £725,321 at 31 March 2023 (2022 £638,665) which equates to approximately 4 months. The Board has the policy under regular review.

Employment of staff

Our staff team has undergone some changes over the last year with the appointment of a new Project Worker and a Deputy Retail Operations Manager. We said goodbye to 5 members of staff who will all be greatly missed.

The staff team manages the Community home, and trading activities, and maintains the premises. Liaison takes place with Companions through the morning meetings which precede each working day and by means of specially convened gatherings to deal with specific issues.



David



Ian



Joel



Ren



Karen



Jez



Dawn



Steve



Julika



David



Andy



Jo

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working together to end homelessness

Organisational structure and decision making

The Trustees

Rosemary Friggens (Chair)
Pam Mitchell (Vice Chair & Company Secretary)
Fiona Morris (Vice Chair)
Philip Daniel (Treasurer)
Frank Bucher
Frances Harrison
Vikki Hayward Cripps
Christopher Wheeler (appointed 19th October 2022)
Mark Richardson (appointed 19th October 2022)
Emily Cronin (appointed 19th October 2022)

It is stipulated that the number of Trustees shall be no fewer than five but shall not be subject to any maximum. Trustees serve terms of three years after which they may stand for re-election. Trustees are typically expected to serve two three-year terms although they may serve a maximum of three three-year terms. In exceptional circumstances, a Trustee may serve for an additional one-year term beyond that maximum.

None of the Trustees, who are also Directors for Company Law purposes, held any beneficial interest in the Company at any time during the year.

The Board has established a number of committees of which Trustees are members. These include the following:

- General Purposes (covers finance, governance, risk, and site matters)
- Strategy
- Companion Strategy
- Human Resources
- Health & Safety
- Income Generation and Communications

All committees provide feedback and recommendations to the Board.

For some years now, the Board has followed good practice and met annually outside of the normal Board framework to review the past year and its achievement of the Strategic Objectives against the Community's Strategic Plan.

The Board, as in previous years, continues to review its effectiveness, and review the way it operates in order to meet the increasing challenges facing Charities such as ours. This will include adapting, wherever necessary, to the new governance arrangements set out in the Charity Governance Code.

The Board supports and applies the seven principles which make up the Code. We continue to review our processes and procedures against the recommended practices set out in the Code which underpin each of such principles. Save where it is not beneficial or proportionate for us to do so at our stage of development and maturity, we will be looking to adopt during the course of 2023 any of the recommended practices not currently followed.

The Board remains committed to the involvement of Companions in the development and governance of the Community, which is their home.

Membership of the Company

Membership of the Company, of which the Board of Trustees is the governing body, is open to Companions, volunteers, and employees who have served six months with the Community. Trustees are admitted as members on appointment.

At the time of the Annual General Meeting on 19th November 2022, there were 74 members, comprising:

- 24 Companions
- 9 Trustees
- 11 employees
- 12 volunteers
- 18 others including Emmaus UK and former Trustees

Risk management

The Board acknowledges its responsibility to identify, assess and manage risks. During the year, at their normal quarterly meetings, the Trustees reviewed the risks entailed in the management and governance of the Community. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed. The Charity maintains a risk register that is reviewed on a regular basis by the General Purposes Community.

Within the register, Trustees identify risks, the severity and likelihood of each, mitigating actions, responsibility for monitoring and action, residual risk after taking mitigation measures, and frequency of review. Trustees group the Charity's risks into the following categories: governance, operational, financial, legal, and external. Among the key risks identified by the year-end are:

- Increase in fuel costs
- Increase in utility costs
- Challenges in recruiting staff

Each of these risk areas was under review for the design of mitigation measures by the year-end.

Management

The executive team is accountable to the Board. Under the direction of Chief Executive, Karen Chapman, they are responsible for implementing policy and strategy. Karen is assisted by Karen Gordon, Community Manager, and Joel Lewis, Business Manager, to design, oversee and deliver the Community and business operational plans and to manage risk on a day-to-day basis.

During the year, 17 members of staff were employed, all but 4 being to a full-time post.

We received no complaints about fundraising activities in the 2022/23 financial year. The Income Generation and Communications had no cause to review any non-compliance with any area of fundraising activity. Should we ever suspect that someone we engage with through our fundraising activity is lacking capacity or is in vulnerable circumstances, we will take steps to terminate any contract or commitment in a way that seeks to protect that person and their dignity, having due regard for any desire they have expressed to support Emmaus.

Trustees' responsibilities statement

The Trustees (who are also directors of Sussex Emmaus for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP.
- make judgments and accounting estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

Plans for future periods and developments

Our current focus is on the maintenance of our buildings. We are faced with issues around the condition of our site: our best asset and, at the same time, our largest challenge, which will require money and attention. A five-year plan of repairs to the exterior of the site has been produced and work has commenced with the completion of the first year. Another area of focus is the opening of a new shop in the centre of Brighton as we prepare for the end of our lease for the satellite shop in Southwick in June 2023.

Statement of responsibility in relation to fundraising

Emmaus takes its duties seriously about fundraising under Data Privacy and Protection regulation and per The Code of Fundraising Practice. The Code of Fundraising Practice outlines the standards expected of all charitable fundraising organisations across the UK. Those standards were developed by the fundraising community through the work of the Chartered Institute of Fundraising (CIoF) and the Fundraising Regulator. Trustees have overall accountability for fundraising standards at Emmaus, with management and the Income Generation and Communications Committee responsible for ensuring that related policies and procedures are followed. Any material issues that arise are reviewed by the Income Generation and Communications Committee in the first instance, before escalation to the Board as appropriate. We rely on fundraising received as Restricted and unrestricted donations from Individuals or Members; Corporate donations; Sponsorship; Legacy or donating in memory; and Trusts and Foundation giving. Our fundraising activities are delivered by our in-house fundraising team, who are obliged to observe our policies and the highest standards in fundraising.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

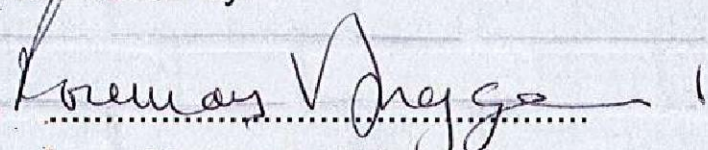
Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Auditors

The auditors, Kreston Reeves LLP, have indicated their willingness to continue in office. At the Annual General Meeting, Kreston Reeves LLP was reappointed as Auditors.

This report was approved by the Trustees, on 18th October 2023 and signed on their behalf by:



Rosemary Friggens
Chair of Trustees

Sussex Emmaus
(A Company limited by guarantee)

Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Independent auditors' report to the Members of Sussex Emmaus (continued)

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006 and other relevant charity legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated Trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with relevant tax and regulatory authorities; and
- Review of internal controls and physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Use of our report

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

Kreston Reeves LLP

Kreston Reeves LLP
Chartered Accountants
Statutory auditors
Plus X Innovation Hub
Lewes Road
Brighton
East Sussex
BN2 4GL

Date: 13 December 2023

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Sussex Emmaus
(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account) for the year ended 31 March 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Donations, legacies and grants	4	**179,033**	**47,166**	**226,199**	281,533
Charitable activities:	5				
Shop income		**-**	**806,484**	**806,484**	691,373
Cafe income		**-**	**109,849**	**109,849**	84,124
Accomodation contributions		**-**	**584,343**	**584,343**	497,016
Investments	7	**-**	**54,095**	**54,095**	60,265
Total income		**179,033**	**1,601,937**	**1,780,970**	1,614,311
Expenditure on:					
Charitable activities: shops, café and accommodation contributions	8	**79,963**	**1,482,420**	**1,562,383**	1,320,021
Total expenditure		**79,963**	**1,482,420**	**1,562,383**	1,320,021
Net income		**99,070**	**119,517**	**218,587**	294,290
Transfers between funds	19	**(121,876)**	**121,876**	**-**	-
Net movement in funds / surplus for the year		**(22,806)**	**241,393**	**218,587**	294,290
Reconciliation of funds:					
Total funds brought forward		**124,757**	**1,667,797**	**1,792,554**	1,498,264
Net movement in funds		**(22,806)**	**241,393**	**218,587**	294,290
Total funds carried forward		**101,951**	**1,909,190**	**2,011,141**	1,792,554

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

The notes on pages 45 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2023

	Note		2023 £		2022 £
Fixed assets					
Tangible assets	13		**1,350,692**		1,173,766
			1,350,692		1,173,766
Current assets					
Stocks	14	**4,148**		1,700	
Debtors	15	**96,088**		58,623	
Investments	16	**555,961**		555,930	
Cash at bank and in hand		**536,557**		600,031	
		1,192,754		1,216,284	
Creditors: amounts falling due within one year	17	**(302,226)**		(269,095)	
Net current assets			**890,528**		947,189
Total assets less current liabilities			**2,241,220**		2,120,955
Creditors: amounts falling due after more than one year	18		**(230,079)**		(328,401)
Net assets excluding pension asset			**2,011,141**		1,792,554
Total net assets			**2,011,141**		1,792,554
Charity funds					
Restricted funds	19		**101,951**		124,757
Unrestricted funds	19		**1,909,190**		1,667,797
Total funds			**2,011,141**		1,792,554

Balance sheet (continued)
as at 31 March 2023

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....

Rosemary Friggens
(Chair of Trustees)
Date:

The notes on pages 45 to 63 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows
for the year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net cash used in operating activities	**229,581**	380,677
Cash flows from investing activities		
Dividends, interests and rents from investments	**54,095**	60,265
Purchase of tangible fixed assets	**(255,436)**	(347,384)
Net cash used in investing activities	**(201,341)**	**(287,119)**
Cash flows from financing activities		
Repayments of borrowing	**(91,683)**	(24,969)
Net cash used in financing activities	**(91,683)**	**(24,969)**
Change in cash and cash equivalents in the year	**(63,443)**	**68,589**
Cash and cash equivalents at the beginning of the year	**1,155,961**	1,087,372
Cash and cash equivalents at the end of the year	**1,092,518**	1,155,961

The notes on pages 45 to 63 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2023

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2. Accounting policies (continued)

2.3 Income (continued)

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Government grants

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure. During the year the company received assistance from the coronavirus job retention scheme.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2.7 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2. Accounting policies (continued)

2.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- Consisting of; - Freehold property 2.5% straight line - Cottage 5% straight line - Carpark 10% straight line - Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

The Company capitalises tangible fixed asset additions in excess of the value of £750.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.14 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.15 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.17 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Depreciation - The Company has a policy to depreciate fixed assets over their useful economic lives which are listed within accounting policy 2.8. Management deem the associated depreciation rates attached to each fixed asset category to be an accurate reflection of each fixed assets useful economic life.

Prepayments - The Company has a policy to recognise expenditure in the period it relates to.

Notes to the financial statements
for the year ended 31 March 2023

4. Income from donations and legacies

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Donations and gifts	145,190	42,166	**187,356**
Legacies	-	5,000	**5,000**
Government grants	33,843	-	**33,843**
	179,033	47,166	**226,199**

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Donations	186,169	50,889	237,058
Legacies	-	20,540	20,540
Government grants	-	23,935	23,935
	186,169	95,364	281,533

5. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	1,500,676	**1,500,676**

	Unrestricted funds 2022 £	Total funds 2022 £
Shops, Cafe and Accommodation Contributions	1,272,513	1,272,513

6. Analysis of income from charitable activities by type of income

	Unrestricted funds 2023 £	Total funds 2023 £
Shop income	806,484	**806,484**
Cafe income	109,849	**109,849**
Accommodation contributions	584,343	**584,343**
	1,500,676	**1,500,676**

	Unrestricted funds 2022 £	Total funds 2022 £
Shop income	691,373	691,373
Cafe income	84,124	84,124
Accommodation contributions	497,016	497,016
	1,272,513	1,272,513

7. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Rental income	50,450	**50,450**
Interest receivable	3,645	**3,645**
	54,095	**54,095**

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income	56,584	56,584
Interest receivable	3,681	3,681
	60,265	60,265

Notes to the financial statements
for the year ended 31 March 2023

8. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total 2023 £
Shops, Cafe and Accommodation Contributions	79,963	1,482,420	**1,562,383**

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total 2022 £
Shops, Cafe and Accommodation Contributions	43,589	1,276,432	1,320,021

9. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Shops, Cafe and Accommodation Contributions	719,915	842,468	**1,562,383**

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Shops, Cafe and Accommodation Contributions	637,204	682,817	1,320,021

9. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Shops, Cafe and Companion 2023 £	Total funds 2023 £	Total funds 2022 £
Staff costs	164,427	**164,427**	186,217
Companions expenses	196,677	**196,677**	164,902
Cafe & shops	205,157	**205,157**	155,863
Other direct costs	22,009	**22,009**	24,998
Community expenses	131,645	**131,645**	105,224
	719,915	**719,915**	637,204

Analysis of support costs

	Shops, Cafe and Companion 2023 £	Total funds 2023 £	Total funds 2022 £
Staff costs	298,408	**298,408**	270,864
Depreciation	83,858	**83,858**	58,222
Premises costs	243,690	**243,690**	196,217
Management and administration	118,993	**118,993**	78,991
Solidarity	51,371	**51,371**	21,339
Audit and accountancy fees	7,564	**7,564**	9,408
VAT annual adjustment	38,584	**38,584**	47,776
	842,468	**842,468**	682,817

10. Auditors' remuneration

	2023 £	2022 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**7,975**	6,800
Fees payable to the Company's auditor in respect of:		
All non-audit services not included above	**-**	2,608

11. Staff costs

	2023 £	2022 £
Wages and salaries	**403,682**	407,429
Social security costs	**40,467**	32,091
Contribution to defined contribution pension schemes	**18,686**	17,561
	462,835	457,081

The average number of persons employed by the Company during the year was as follows:

	2023 No.	2022 No.
Staff	**17**	17

No employee received remuneration amounting to more than £60,000 in either year.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 March 2023, expenses totalling £158 were reimbursed to 2 Trustees (2022 - £60 to 1 Trustee).

Notes to the financial statements
for the year ended 31 March 2023

13. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2022	**1,674,427**	**113,017**	**387,033**	**2,174,477**
Additions	**247,466**	**-**	**7,970**	**255,436**
At 31 March 2023	**1,921,893**	**113,017**	**395,003**	**2,429,913**
Depreciation				
At 1 April 2022	**569,834**	**112,989**	**317,888**	**1,000,711**
Charge for the year	**41,308**	**-**	**37,202**	**78,510**
At 31 March 2023	**611,142**	**112,989**	**355,090**	**1,079,221**
Net book value				
At 31 March 2023	**1,310,751**	**28**	**39,913**	**1,350,692**
At 31 March 2022	1,104,593	28	69,145	1,173,766

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

14. Stocks

	2023 £	2022 £
Finished goods and goods for resale	**4,148**	1,700

15. Debtors

	2023 £	2022 £
Due within one year		
Trade debtors	**6,634**	1,552
Other debtors	**44,102**	27,235
Prepayments and accrued income	**45,352**	29,836
	96,088	58,623

16. Current asset investments

	2023 £	2022 £
Deposit accounts	**555,961**	555,930

17. Creditors: Amounts falling due within one year

	2023 £	2022 £
RRLF loan	**86,940**	81,105
Charity Bank loan	**8,456**	7,652
Trade creditors	**76,096**	99,988
Other taxation and social security	**41,765**	11,923
Other creditors	**47,157**	32,451
Accruals and deferred income	**41,812**	35,976
	302,226	269,095

18. Creditors: Amounts falling due after more than one year

	2023 £	2022 £
Charity Bank loan	**54,024**	62,480
RRLF loan	**176,055**	265,921
	230,079	328,401

Included within the above are amounts falling due as follows:

	2023 £	2022 £
Between one and two years		
Charity Bank loan	**8,852**	8,456
RRLF loan	**93,277**	86,940
Between two and five years		
Charity Bank loan	**29,068**	27,793
RRLF loan	**82,778**	178,981
Over five years		
Charity Bank loan	**16,104**	26,231

The aggregate amount of liabilities payable or repayable wholly or in part more than five years after the reporting date is:

	2023 £	2022 £
Payable or repayable by instalments	**-**	26,231
	-	26,231

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

In the prior year the charity obtained a loan (Resilience and Recovery Loan Fund) offered by Social Investment Bank. The loan was designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2023

19. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
Unrestricted funds					
Designated funds					
Fixed asset fund	1,028,414	-	-	171,105	1,199,519
Companions (Peter Goldsmith) fund	368	-	-	(368)	-
C.Mares Fund	350	-	-	-	350
	1,029,132	-	-	170,737	1,199,869
General funds					
General Funds	638,665	1,601,937	(1,482,420)	(48,861)	709,321
Total Unrestricted funds	1,667,797	1,601,937	(1,482,420)	121,876	1,909,190

Notes to the financial statements
for the year ended 31 March 2023

19. Statement of funds (continued)

Restricted funds					
Greenhouse fund	1,435	-	(1,435)	-	-
Sundial fund	100	-	-	-	100
Training	-	3,000	(3,000)	-	-
Solitary beds	-	3,500	(3,500)	-	-
Boiler fund	1,045	-	(1,045)	-	-
18 Drove Road renovations	85,293	-	(4,252)	-	81,041
IT upgrade	7,185	-	(7,185)	-	-
Fairmark - new entrance	12,500	-	-	-	12,500
Fridge/Freezer	-	2,940	-	-	2,940
Building project	-	41,302	-	(38,342)	2,960
ICT	58	3,412	(3,470)	-	-
Commercial composter	5,676	-	(5,676)	-	-
Companion expenses	1,032	26,693	(27,725)	-	-
Internal decoration	4,634	-	(4,634)	-	-
Support staff	-	7,731	(7,731)	-	-
Counselling	3,720	9,000	(10,310)	-	2,410
Cafe equipment	2,079	3,080	-	(5,159)	-
Electrical works	-	78,375	-	(78,375)	-
	124,757	179,033	(79,963)	(121,876)	101,951
Total of funds	1,792,554	1,780,970	(1,562,383)	-	2,011,141

All restricted and designated monies were spent on the electrical works during the year. A transfer has been completed within the reserves above to move the electrical works to within the fixed asset designated fund.

Notes to the financial statements
for the year ended 31 March 2023

19. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2022 £
Unrestricted funds					
Designated funds					
Fixed asset fund	779,964	-	-	248,450	1,028,414
Companions (Peter Goldsmith fund)	1,500	-	(1,132)	-	368
C. Mares Fund	350	-	-	-	350
Electrical work	4,527	10,000	-	(14,527)	-
	786,341	10,000	(1,132)	233,923	1,029,132
General funds					
	441,946	1,418,142	(1,275,300)	53,877	638,665
Total Unrestricted funds	1,228,287	1,428,142	(1,276,432)	287,800	1,667,797
Restricted funds					
Greenhouse fund	5,194	-	(3,759)	-	1,435
Sundial fund	100	-	-	-	100
Boiler fund	6,762	-	(5,717)	-	1,045
18 Drove Road renovations	89,545	-	(4,252)	-	85,293
IT upgrade	7,185	-	-	-	7,185
Fairmark - new entrance	12,500	-	-	-	12,500
Defibrilator	300	-	(300)	-	-
ICT	1,871	5,304	(7,117)	-	58
Commercial composter	-	5,676	-	-	5,676
Companion expenses	-	19,160	(18,128)	-	1,032
Internal decoration	-	4,950	(316)	-	4,634
Utilities	-	4,000	(4,000)	-	-
Counselling	3,720	-	-	-	3,720
Cafe equipment	-	2,079	-	-	2,079
Electrical works	142,800	145,000	-	(287,800)	-
	269,977	186,169	(43,589)	(287,800)	124,757

19. Statement of funds (continued)

Total of funds	1,498,264	1,614,311	(1,320,021)	-	1,792,554

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

20. Summary of funds

Summary of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
Designated funds	**1,029,132**	**-**	**-**	**170,737**	**1,199,869**
General funds	**638,665**	**1,601,937**	**(1,482,420)**	**(48,861)**	**709,321**
Restricted funds	**124,757**	**179,033**	**(79,963)**	**(121,876)**	**101,951**
	1,792,554	**1,780,970**	**(1,562,383)**	**-**	**2,011,141**

Summary of funds - prior year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2022 £
Designated funds	786,341	10,000	(1,132)	233,923	1,029,132
General funds	441,946	1,418,142	(1,275,300)	53,877	638,665
Restricted funds	269,977	186,169	(43,589)	(287,800)	124,757
	1,498,264	1,614,311	(1,320,021)	-	1,792,554

Notes to the financial statements
for the year ended 31 March 2023

21. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	86,338	1,264,354	**1,350,692**
Current assets	15,613	1,177,141	**1,192,754**
Creditors due within one year	-	(302,226)	**(302,226)**
Creditors due in more than one year	-	(230,079)	**(230,079)**
Total	101,951	1,909,190	**2,011,141**

Analysis of net assets between funds - prior year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	86,339	1,087,427	1,173,766
Current assets	38,418	1,177,866	1,216,284
Creditors due within one year	-	(269,095)	(269,095)
Creditors due in more than one year	-	(328,401)	(328,401)
Total	124,757	1,667,797	1,792,554

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

	2023 £	2022 £
Net income for the year (as per Statement of Financial Activities)	**218,587**	294,290
Adjustments for:		
Depreciation charges	**78,510**	58,221
Dividends, interests and rents from investments	**(54,095)**	(60,265)
Increase in stocks	**(2,448)**	(526)
Decrease/(increase) in debtors	**(37,465)**	39,896
Increase in creditors	**26,492**	49,061
Net cash provided by operating activities	**229,581**	380,677

23. Analysis of cash and cash equivalents

	2023	2022
	£	£
Cash in hand	**1,092,518**	1,155,961
Total cash and cash equivalents	**1,092,518**	1,155,961

24. Analysis of changes in net debt

	At 1 April 2022	Cash flows	At 31 March 2023
	£	£	£
Cash at bank and in hand	**600,031**	**(63,474)**	**536,557**
Debt due within 1 year	**(88,757)**	**(25,364)**	**(114,121)**
Debt due after 1 year	**(328,401)**	**114,542**	**(213,859)**
Liquid investments	**555,930**	**31**	**555,961**
	738,803	**25,735**	**764,538**

25. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £1,351 (2022: £1,201). Total contributions payable by the charity for the year totalled £18,686 (2022: £17,561).

26. Operating lease commitments

The Company had no commitments under non-cancellable operating leases at 31 March 2023.

27. Related party transactions

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:
Karen Chapman
Joel Lewis
Dawn Watson-Jones
Ren Gordon

Total remuneration of key management personnel: £144,730 (2022: £153,840).

There were no other related party transactions during the year.

28. Controlling party

The charity is controlled by its Trustees.

SUSSEX EMMAUS

England & Wales - Charity number 1053354

Accounts

Registered number: 03130876
Charity number: 1053354

Sussex Emmaus

(A Company limited by guarantee)

Trustees' report and financial statements

for the year ended 31 March 2022

Sussex Emmaus
(A Company limited by guarantee)

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The Trustees present its report and audited financial statements for the year ended 31 March 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 2 in the accounts and comply with the governing document, the Charities Act 2011, Companies Act 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Sussex Emmaus
(A Company limited by guarantee)

Reference and administrative details of the Company, its Trustees and advisers for the year ended 31 March 2022

Trustees

Rosemary Friggens, Chair
Pamela Mitchell, Secretary
Philip Daniel, Treasurer
Vikki Hayward-Cripps
Frances Harrison
Fiona Morris
John McLean (resigned 7 October 2021)
Frank Bucher
Francesca Purcell (resigned 21 April 2022)
Catherine McCoy (appointed 30 April 2020)
Rhian McNally (appointed 7 October 2021)

Company registered number

03130876

Charity registered number

1053354

Registered office

Emmaus, Drove Road, Portslade, East Sussex, BN41 2PA

Company secretary

Pamela Mitchell (appointed 8 June 2020)

Chief executive officer

Karen Chapman

Independent auditors

Kreston Reeves LLP, Plus X Innovation Hub, Lewes Road, Brighton, East Sussex, BN2 4GL

Bankers

Lloyds Banking Group plc, PO BOX 2898, East Sussex, BN1 1PX

CAF Bank Ltd, Kings Hill, West Malling, Kent, ME19 4TA

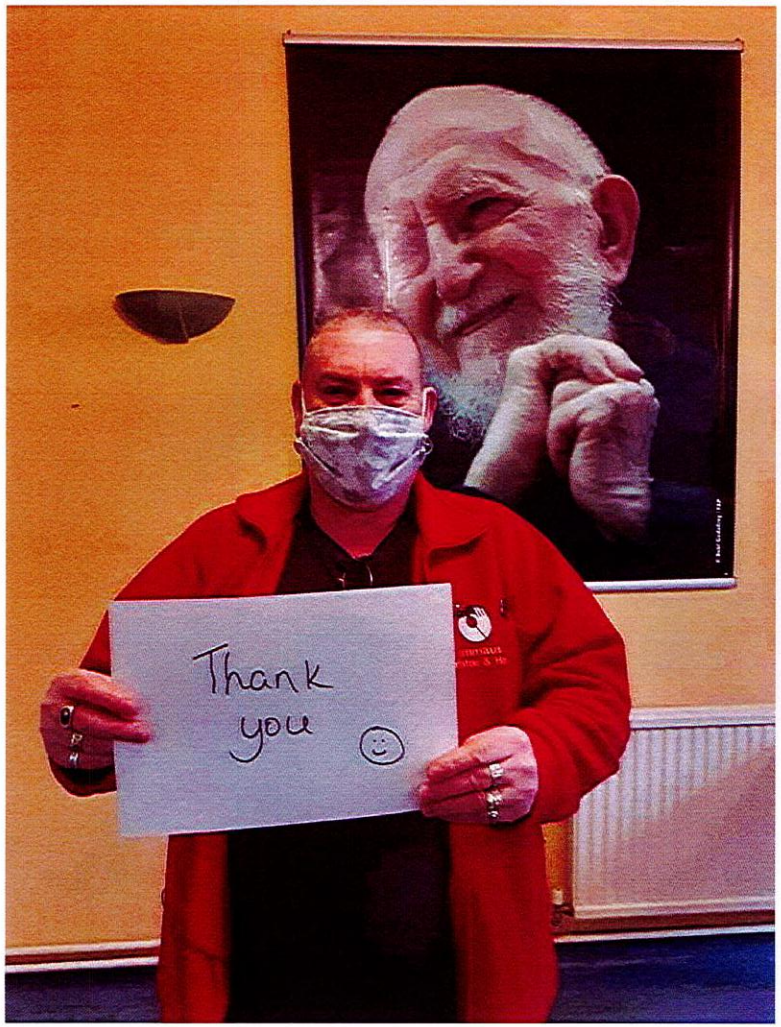
Annual Review 2021-22

Sussex emmaus
working together to end homelessness

Emmaus *(pronounced Em-may-us)*

Sussex Emmaus, Drove Road, Portslade, Brighton, BN41 2PA Charity number 1053354

The year in summary



Again, we started the year with uncertainty, about to come out of another lockdown, and no idea if this would be the last one. We prepared for the worst-case scenario but we were so fortunate – only a handful of isolated Covid cases and our retail outlets performing far better than our predictions.

However, we were still operating under some restrictions and we were not able to provide all our services in the usual way. Despite all the limitations, we had become quite adept at making the best of things, so meetings, training, and networking continued on Zoom. We learned how to hold hybrid meetings, with limited success (though we are improving this function for the future).

Supporting our Companions remained the focus and we made many changes to how we engage with them, so they feel valued and empowered. We have set up task groups with Companions, staff, and trustees, all on a level playing field. Only by working with them can we make a real difference to their lives.

Our resilience has been tested, but we have successfully made it through another year of Covid, let's hope it's the last.

Karen Chapman, CEO

Our Social Impact

28 Companions have received funding for training and development

21 Companions attended training courses provided by Emmaus

Companions have received 282 hours of counselling

We welcomed 24 new Companions to our Community

We have saved 188 tonnes of furniture waste from going to landfill

51 families helped with furniture and essential goods

Highlights of the Year

- We started the year by reopening our shops and Café (again), our customers returned in droves to support us – they never let us down.

- February marked our 25th Anniversary and the community celebrated with a take-away meal and a cake baked by one of our Companions. The cake was cut by our longest resident who gave a lovely speech recalling his early memories of the community.

- We held our first fair in two years. Our Christmas fair was enjoyed by our lovely regular customers as well as scores of new visitors who took advantage of our bargains and superb Christmas trees.

- We started the re-wiring of our entire site, a huge project that will take over a year to complete. It will ensure that not only will we be able to retain our HMO (house of multiple occupancy) but also remain safe and secure for many years to come.











How we tackle homelessness









Sussex Emmaus provides accommodation for up to 57 people with lived experience of homelessness and social isolation. We are different from other homeless organisations in that we provide a home for as long as someone needs it, along with meaningful work in our Community social enterprises.

This stable environment is often just the support Companions need to rebuild their lives. Through structure and learning new skills to help regain confidence, and by addressing any issues that may have led to them becoming homeless, they can find a long-term way to overcome homelessness. For many, the opportunity of a home and meaningful work are life savers. A warm and dry place where they can feel safe and secure and will no longer have to worry about where they are going to sleep each night. Living within a community of peers provides friendship and support, helping to reduce loneliness and social isolation.

We support the single homeless, who are often more at risk of remaining so for longer, as they are not always seen as a priority for social, emergency, or temporary housing. This offer is extremely valuable to those who take it, especially for older individuals, as there can be fewer options for them.

Helen's Story

Helen arrived at Emmaus in January 2022 from Horsham after a period of homelessness. After settling in, Helen started working in the Cafe, initially as Kitchen Porter, and then when the hot chef moved on, Helen took over.

Helen hates waste and loves making cakes, so noticing the ends of loaves that weren't being used for sandwiches she asked if she could use them. Taking the surplus brown and white bread and adding a few ingredients Helen was able to turn what would have been thrown away into delicious Bread Pudding. It has been a huge success both in the cafe and at the Spring Fair. Helen doesn't just make Bread Pudding - her Pear and Cinnamon Upside-down cake sold out in an hour.

If you would like to try Helen's Bread Pudding, here is the recipe.

Helen's Bread Pudding Recipe



Ingredients:

500g White/Wholemeal Bread
500g Dried Fruit
85g Mixed Peel
1.5 tsp Mixed Spice
100g butter (melted)
600 ml Milk
140g Light Muscovado Sugar
Zest of 1 lemon
2 large eggs (beaten)
2 tbsp Demerara Sugar

1. Tear bread into a large mixing bowl, add dried fruit, mixed peel & mixed spice
2. Add milk & scrunch with your hands until all ingredients are mixed
3. Add eggs, Muscovado Sugar & lemon zest. Mix then set aside for 15 mins.
4. Heat oven to 350F/180C Gas Mark 4. Butter & line a square tin
5. Stir butter into pudding mix, pour into the tin, and spread the mixture evenly
6. Scatter with Demerara Sugar and bake for 1.5 hours until golden brown.

External activities and promotion

Emmaus is one of 30 communities in the UK supporting 850 people who have experienced homelessness. Each community is independent but is part of a federation.

Companions, trustees, and staff have attended peer group meetings with colleagues across the Federation throughout the year, again offering knowledge and experiences, but also support.

We have developed and maintained strong relations with local and national stakeholders, which has proved essential during the pandemic, to share knowledge, information, and best practice. Although we have not been able to welcome visitors to site, we have connected online.

Internal communication is vital when we are not able to meet face-to-face. We held weekly on-line meetings with furloughed staff, allowing everyone to stay connected and informed.

Our social media platforms: Facebook, Instagram, Depop, Twitter, Pinterest, and our Facebook page enabled us to connect with our customers, supporters, and the wider Community and provide them with continuous updates.





emmaus
INTERNATIONAL
ACTIVISTS FOR CHANGE

Social Enterprises

We operate seven social enterprises: the Secondhand Superstore, Emporium, Greenhouse, Outfit@Emmaus, the Bedroom Store, Revive@Emmaus, and Emmaus by the Sea (our satellite shop in nearby Southwick). Our shops and café don't just provide an opportunity for Companions to gain training and experience in transport, retailing, catering and customer service, they also help restore their self-esteem. In addition, they provide the resources we need to run our Community. All the income generated from our social enterprises benefits the Companions and the work we do here, so your donation of goods and purchases is key to our existence. Not only that but it is also good for the environment as it supports sustainable retail. Companions say the routine of working is one of the most valuable aspects of being at Emmaus. When our shops re-opened in April 2021 it not only brought back valuable income for the Community but also the routine and sense of purpose for the Companions. It was a delight to welcome back old friends again.







Strengths-based practice in action

A strengths-based approach is a way of working that focuses on people's strengths, interests, and goals and views them as equal partners in their own support.

Andy's Story

Andy has a passion for metal recycling. From a young age, he collected scrap metal and sold it to the rag and bone man. As he got older, he turned to jewellery. Andy would scour car boot sales looking for bargains. He read books to learn the hallmarks and found that just by handling something he could feel the quality. When metal prices were high, he would sell. This helped to supplement his bricky's labourer income and was much easier than hodding bricks.

Since joining Emmaus, Andy has used his skill and knowledge to pick out the good jewellery that is donated to Emmaus. He keeps an eye on the prices of gold and silver and alerts us when they are good so that we can generate the maximum income. Andy also does the same with any scrap metal.

When we started on the rewiring of the community, Andy asked if we could buy him a cable stripping machine. He now happily whiles away the hours stripping all the old wiring that is being removed from the building ready for the metal to be weighed in.



Continual growth and improvement

In 2021, we had a review of our policies and procedures to ensure we were able to support and develop our Companions to enable them to achieve their full potential.

We identified areas for improvement that are now being implemented, including incorporating Strengths-Based Techniques and Co-production principles (where Companions and Emmaus work together to reach collective outcomes) into our daily practices, setting a minimum standard of accommodation for our Companions as well as investing in our staff training and wellbeing.

A task group has been set up to look at the accommodation we offer. Whilst our accommodation is considered to be of a good standard, we want the Community to feel like a home. Companion involvement is core to achieving this. Improvements are already underway and further projects have been identified. Companions are also involved in other task groups looking at communications and Companion budget, whilst two Companions attend Board meetings.

Reflective practice has been introduced and a programme of training for all staff, not just front facing, to support and develop our team. This allows them to reflect on situations and their actions to engage in a process of continuous learning. The pandemic has seen a change in how many people now work and flexible working is now the norm for many, so we offer this, where possible, to improve the work/life balance of our staff team.



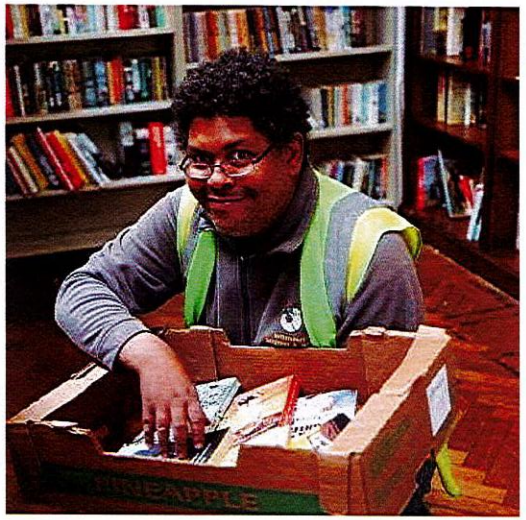
Our offer

We support Companions in a number of ways, tailored to individual needs. This can be by offering unlimited on-site counselling, assisting Companions to reconnect with their families, working with our Project Workers, through peer support, or signposting to other dedicated agencies. We have a team of nurses from the In-reach team that visit fortnightly to provide physical health support to the Companions. This includes health checks and directly linking in with GPs, hospitals, and other specialised services, like occupational therapy and physiotherapy.

12 Companions received funding and support to get passports and birth certificates, this is key ID required to open a bank account and prepare to move on.

This year, we have been able to resume some face-to-face training for Companions, including Customer Service NVQs, numeracy and literacy skills, and First Aid training. Several Companions are also enrolled on long-term courses that will lead to full-time work opportunities. Assistance with CV writing and job searching is also on hand. In addition to this, Companions receive 'on the job' experience and training whilst working in our social enterprises. These skills build their confidence and self-esteem.

Well-being is a vital part of a Companion's journey. We encourage Companions to get out into the fresh air and make the most of our surroundings. This could be using the bank of bicycles that we have available on-site, learning to paddle board, joining planned hikes on the Downs, growing produce on one of our allotments, or just simply enjoying our beautiful green and historic grounds. One of the highlights of the year was a day with local charity Making It Out, who support people to get their life back on track in a creative making environment. Companions worked with them to create a bespoke series of bird boxes, working with iron and wood, with a nod to our 25th anniversary.





Infrastructure

This year saw the completion of the upgrade to our broadband that enabled Companions to connect with family, receive counselling remotely and attend training courses and meetings. To assist with this, we invested in new laptops for Companion's as we recognise the importance of IT skills.

The electrical re-wiring of Companion accommodation was completed at the end of 2021, and we are now underway on the remainder of the building, which is due for completion in the Summer of 2022.

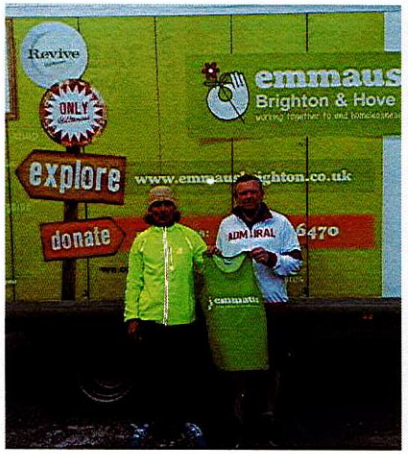
We are embarking on a re-decoration programme in the Companion accommodation following the re-wiring project to provide a welcoming homely space.

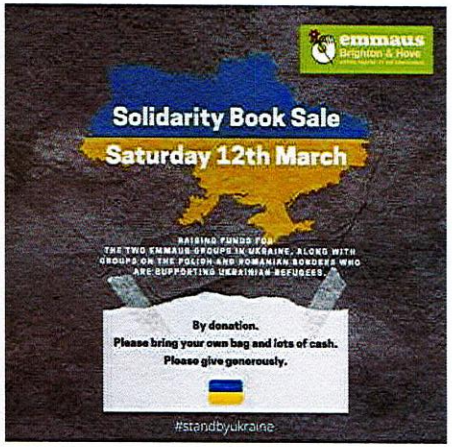
Solidarity

Solidarity is at the heart of Emmaus - '*Serve first those that suffer most*'.

We do this by providing furniture for those that have nothing, holding Solidarity sales for other local charities and community groups, and further afield. Our book sale for Ukraine was particularly popular.

One Companion completed the Brighton half marathon, raising funds for Emmaus communities in Ukraine, who are supporting those affected by the war, and SAAFA.





Fundraising

Like most charities, we are reliant on supporters to enable us to fulfil our objectives. We are incredibly grateful to everyone that has supported us this year from the regular donors, church collections to the trusts and foundations. Earlier in the year, we received funding to provide sports equipment including a bank of bicycles for Companions' well-being and fitness. More recently we received funding for a food composter that will enable us to turn our food waste into compost that we can use on our Companion allotments, grounds, and in the polytunnel. We received funding to purchase laptops for Companions so that they could undertake online training and attend meetings virtually. And of course, we would not have been able to complete our re-wiring project without the generosity of several trusts and foundations.

Our website has details on making donations, regular giving, and signing up to gift aid and newsletters. Volunteering is another way that you can support us – details are on our website. Many of our volunteers returned to us this year, we are always indebted to them for the work that they do and would be lost without them. Thank you.



Thank you to:

National Lottery Awards for All, Enjoolata, Sussex Active, Beatrice Laing, Clothworkers Trust, B&Q, The Pebble Trust, Ernest Kleinwort, Edward Gosling, Church of the Good Shepherd, Waitrose, 29th May 1961 Charitable Trust, MCSK, Asda, Bernard Sunley, Emmaus UK, Harriets of Hove, St Nicholas PCC, Royal Brunswick, Dr. Bronner, Arnold Clark Automotors, The Alfred Charitable Trust, Foresters Friendly Society, KLA Foundation, Queen Mothers Clothing Guild, St Nicolas Church

Strategic Plans

In 2019 the Board revisited the strategic priorities and ambitions of the charity updating the Direction 2020 document in light of the pandemic and providing the focus for the next decade. A new framework for implementing the strategic projects and the associated supportive work that would be needed to deliver our vision. The onset of the COVID-19 pandemic meant that the implementation of projects within this strategic ambition was delayed from that point.

The Board revised the Strategic Plan recently, now Direction 2030, to bring it up to date.

Our commitments

We will equip Companions with
- comfortable accommodation
- support
- work training and personal development

Make the best use of our unique site to
- house our social enterprises
- become a hub for the local community
- attract more customers

Become financially resilient by
- seeking additional premises
- growing our social enterprises

Improve our environmental footprint by
- respecting wildlife and nature on our site
- supporting Emmaus's position on Environmental Justice
- saving tons of material from landfill

Maintain our assets by
- developing our staff
- maintaining our building
- ensuring our IT infrastructure is fit for purpose
- fostering relationships with linked organisations

Our strategic priorities

Companion experience

The provision for Companions to have the best experience we can offer is core to our purpose and existence. Their journey begins with a warm welcome into our Community and a home that is safe, provides comfortable living conditions, and offers the opportunity to grow through work, personal development, and support. Our role is to help people to help themselves and support Companions to build their confidence, skills, and ability to live independently, achieve their potential, and prosper.

Our core offer to them is a home for as long as they need it along with support to 'move on' when they are ready. They contribute fully to the success of our Community and will be widely consulted as we move towards 'co-production' in running our Community.

In 2021, we commissioned a review by Emmaus UK to look at the services we provide for Companions. We aim to implement its findings in both the short and medium terms, using best practice techniques and thinking.

Business growth

We will increase and optimise revenues, based on a 3-year business plan, and forecast, to provide the maximum possible opportunities to deliver on our charitable objectives. We need to provide the best donor and customer experience we can, along with value for money products, sold through innovative and popular channels. There will be a continued focus on publicising our USP through social media and our website, as well as by more traditional methods.

Companions are indispensable to the running of our social enterprises. These roles help equip them to grow, prosper, and upskill. It is, therefore, essential to balance business growth with maximising our Companion experience ethos. To underpin this, we will develop the skills and expertise of our staff. The use of volunteers will also be key to providing the help and support we need and supplying sufficient workforce numbers.

Financial resilience

We aim to be able to provide services to Companions in the long term and so demonstrate financial resilience, agility, compliance, and best practice, now and in the future. We will continue to seek funding from the government, regular fundraising activities, and other sources, whilst progressively maximising the independent generation of our running costs from our social enterprises.

Funds will be earned or raised to invest in projects and supporting work, provided these are aligned with our strategy, have been agreed upon via our budgeting process, and are backed by solid business cases.

We aim to this to expand and develop our Community as a whole and the quality of Companion experience we wish to provide.

Infrastructure management

Our aim is Resilience, Reliability, and Agility. We must maintain all areas of our infrastructure in good order so that the community can operate well and to ensure we are not building up costing problems for the future. These must be treated with equal priority to other short, medium, and long term priorities.

Assets cover our Portslade site, together with any subsidiary places. After providing and maintaining the best facilities we can for Companions to call home, this means utilising the remaining space efficiently, for the running of our social enterprises. Those who know and love Emmaus think it is a special place. A unique Community, not just an organisation.

Resources need to be well cared for and managed. Our staff, volunteers, workforce, IT infrastructure, policies and procedures, compliance, and financial operations are critical to delivery of our charitable objectives.

Effective External Relationships

We continue to develop effective stakeholder and supporter relationships, both locally and nationally. We aim to foster understanding of our mission much more broadly and involve a wider group of people and organisations. These include the local Portslade community, financial, public, private, and third sector bodies, donors, customers, and volunteers. Current marketing, website, and social medial channels will be developed to assist.

We also take our role in the wider Emmaus movement very seriously, both nationally with Emmaus UK (EUK) and internationally.
As well as guarding our reputation and good name, one of the reasons for this is to expand our 'referral' network (so we reach people we can help effectively) and review our services so they adapt to the changing face of homelessness.

Being more of a 'community hub' will attract new visitors to our site be it through events, activities, work, acts of Solidarity, partnerships, collaborations, education, entertainment, or inspiration. We can build on that, expanding the number and diversity of people who participate in, value, and benefit from our Community, adding to our Companion experience ethos.

Environmental Impact

We are improving our environmental footprint resulting from daily operations, honouring our role with the Emmaus Movement's position on Environmental Justice, and using our land mindfully to respect nature, ecological diversity, and wildlife. A Green policy and strategy will be pulled together (building on current activities) and will form the basis of plans to reduce our carbon footprint.

We will continue to develop, recognise, evaluate and publicise the benefits from our social enterprises, which come from recycling and reuse of donated goods. It is a great example of the 'circular economy'.

Main activities undertaken to further the Charity's purposes for the public benefit

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2006 to have due regard to the Charity Commissions' general guidance on public benefit. The following are noted:

The Charity provides a home, shelter, and meaningful work for Companions. Companions come to Emmaus as a result of homelessness, social exclusion and poverty-related issues.

The site provides a 'community hub' – a place in which members from the local community – residents, schools, businesses, Charities, and volunteers, can find a sense of belonging, make new connections and build new relationships, through work, collaborations, partnerships, events or inspiration.
The environmental benefits to the public are that Emmaus Communities encourage reuse and recycling and save many hundreds of tons of waste from landfill each year.

Solidarity projects undertaken and supported benefit the wider community. All Trustees give their time voluntarily and receive no financial benefit from the Charity. Any expenses reclaimed from the Charity by Trustees are set out in Note 9 to the Financial Statements.

Achievements and performance

Review of activities

The surplus for the year is £294,290 of which £151,710 is unrestricted (2021: £247,958 of which £73,924 is unrestricted).

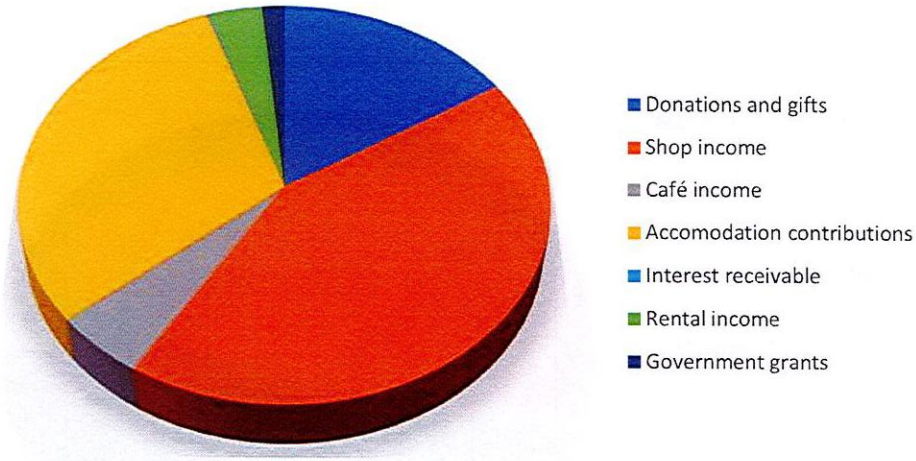
Income

Income and resources from generating funds

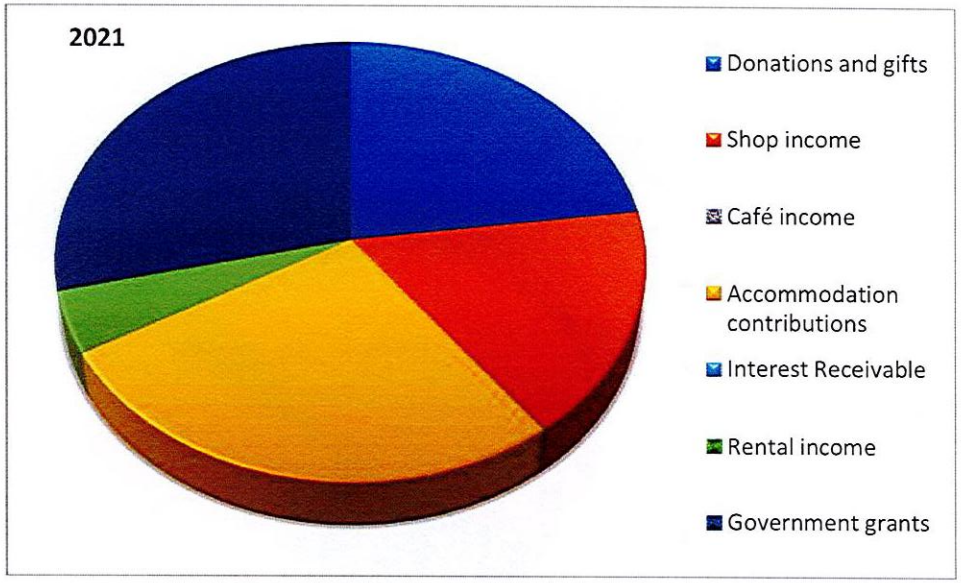
The overall income for the year was £1,614,311 (2021: £1,348,075).

Donations and gifts	257,598.00	16%
Shop income	691,373.00	43%
Café income	84,124.00	5%
Accommodation contributions	497,016.00	31%
Interest receivable	3,681.00	0%
Rental income	56,584.00	4%
Government grants	23,935.00	1%
	1,614,311.00	

2022



2021		
Donations and gifts	£307,440	23%
Shop income	£225,270	17%
Café income	£2,361	0%
Accommodation contributions	£364,615	27%
Interest Receivable	£716	0%
Rental income	£60,167	4%
Government grants	£387,506	29%
	£1,348,075	100%



Voluntary Income

The Charity received grants and donations totalling £281,533 during the period (2021: £694,946) of which £1042 (2021: £2839) was Gift Aid and £186,169 was restricted (2021: £339,788). Included in the restricted funds is £0 (2021: £180,899) from Government grants.

Investment Income

The Charity benefited from investment income totalling £60,265 (2021: £60,883). This came from commercial rents from those parts of its property that it is unable to use for its charitable mission, the whole of the Manor is let out as offices. Because interest rates remained very low throughout the year the Charity received only minor amounts in interest on deposits.

Trading Activities

The Charity's trading activities are undertaken by staff, volunteers, and Companions, who are the beneficiaries of the Charity, in the shops, café, and garden, as part of the Charity's operations. As we eased out of the pandemic, we were able to re-open the shops and Cafe,

although some restrictions were still in place for some time. Despite this, we were able to generate an income of £775,497 (2021:£227,631)

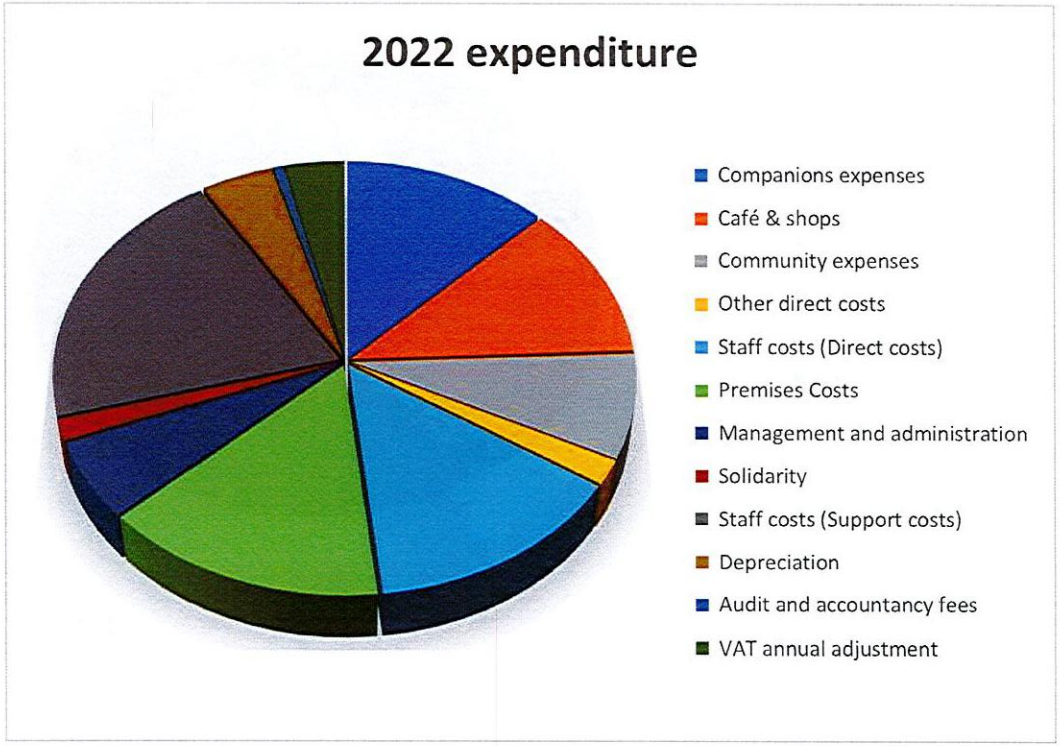
Accommodation Contributions

Companions contribute to the housing costs by paying an accommodation contribution. Those who have insufficient income are eligible to claim Housing Benefit. Accommodation contributions produced an income of £497,016 (2021: £364,615)

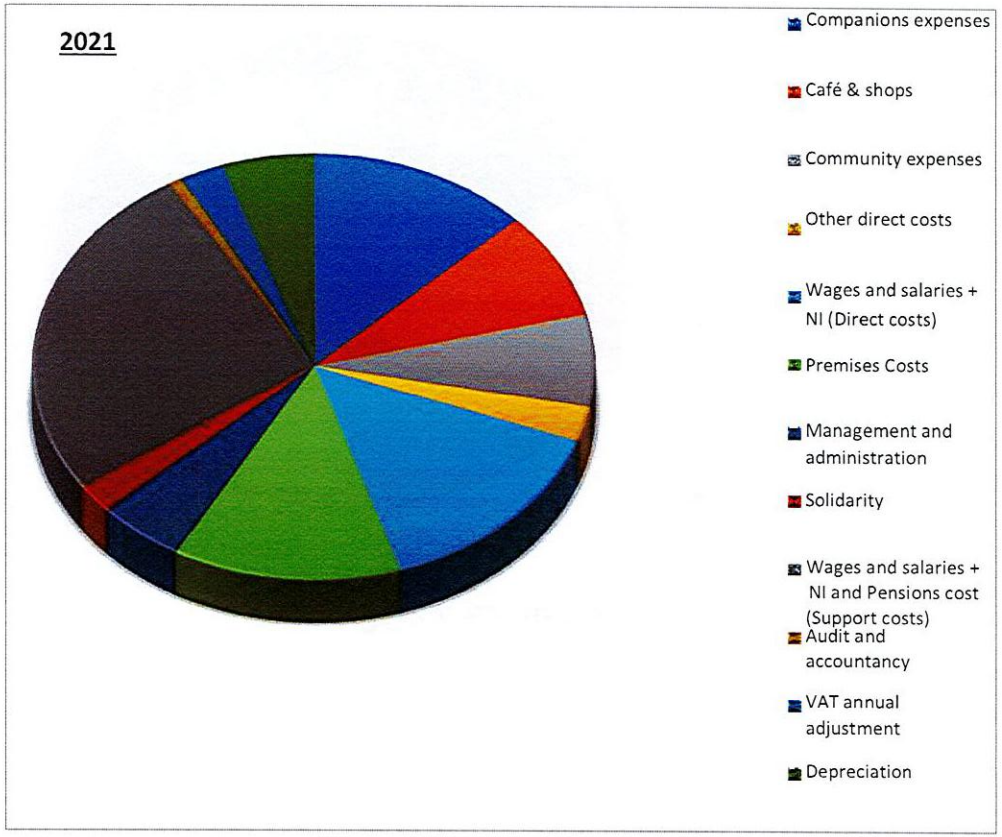
Expenditure

Overall expenditure on continuing operations was £1,320,021 (2021: £1,100,118). There were capital additions totalling £347,384 (2021: £5,484).

Companions expenses	£164,902	12%
Café & shops	£155,863	12%
Community expenses	£105,224	8%
Other direct costs	£24,998	2%
Staff costs (Direct costs)	£186,217	14%
Premises Costs	£196,217	15%
Management and administration	£78,991	6%
Solidarity	£21,339	2%
Staff costs (Support costs)	£270,864	21%
Depreciation	£58,222	4%
Audit and accountancy fees	£9,408	1%
VAT annual adjustment	£47,776	4%
	£ 1,320,021	



Companions expenses	£141,326	13%
Café & shops	£89,119	8%
Community expenses	£78,094	7%
Other direct costs	£28,601	3%
Wages and salaries + NI (Direct costs)	£159,013	14%
Premises Costs	£143,105	13%
Management and administration	£54,741	5%
Solidarity	£24,169	2%
Wages and salaries + NI and Pensions cost (Support costs)	£287,588	26%
Audit and accountancy	£7,720	1%
VAT annual adjustment	£28,419	3%
Depreciation	£58,223	5%
	£1,100,118	



Financial review

Going concern

After making appropriate inquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Financial risk management objectives and policies

During the year, at their normal Board meetings, the Trustees review the risks entailed in the management and governance of the Community. These reviews were carried out using a risk register. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious measures were put in place to ensure that the risks were properly managed.

The lockdown for Covid-19 enforced in March 2020 made the budget for 2021/22 difficult to predict as the pandemic continued. The Board proposed a budget that was cautious whilst agile enough to adapt to changing circumstances to anchor the Charity's finances through the pandemic and beyond. The Board reviews three and five-year forward projections of likely budget outcomes. These include calculations of forecast cash available to service debt and engage in essential regular spending and capital projects, known.

Building upon the previous year's experience, the Board adopted a new and comprehensive policy on budget preparation and implementation in time for the 2021/22 financial year budget process.

Structure, governance, and management

Articles of Association

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018.

The Company is governed by its Articles of Association and is limited by guarantee. Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Company is a registered Charity and is a full member of both Emmaus UK and Emmaus International. Its registered name is Sussex Emmaus, but it also operates under the name of Emmaus Brighton and Hove, and its main site and residents are commonly referred to as "the Community" or "our Community".

Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and coopted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Policies adopted for the induction and training of Trustees

It is vitally important that new Trustees can take advantage of an appropriate and up-to-date induction programme so they can become aware of all facets of the Community and also visit other Communities and understand the working of Emmaus UK and Emmaus International. The programme continues to be developed in conjunction with guidelines provided by the Emmaus UK Federation office along with Charity Commission guidelines. Trustees are provided with relevant local information for our

Community, whilst being kept informed of the national and international movement through regular updates, newsletters, and Emmaus Net.

Reserves policy

The Charity's policy is to maintain a level of reserves (referred to as funds in the accounts) sufficient to enable it to deal with the consequences of unexpected events or contingencies. In the year under review, actual and potential lockdowns caused by Covid-19 required precautionary steps to ensure that the normal policy level of reserves was not only maintained but, where possible, exceeded.

Beyond the Covid-19 pandemic, likely continuing areas of risk have been identified as unexpected maintenance or health and safety expenditure, difficult or volatile trading conditions, and the risk of sudden reduction of income from accommodation contributions if there were to be further change in the benefits system.

Under the policy in force during the year, reserves are defined as the unrestricted funds' balance, adjusted to exclude fixed assets, without credit for unsecured long-term liabilities owed to charitable institutions.

For most of the year (2021-22), the target for such reserves was in a range between the equivalent of 3 months and 4 months of expenditure from unrestricted funds, as set out in the budget. At the time of the 2022-23 Board budget meeting, the target was changed to 4-5 months of expenditure, or a ratio where reserves divided by 4.5 months of expenditure equals one. The charity met the new objective at the year-end. Secured long-term liabilities have not been deducted in calculating reserves and they are repayable under the terms of a set repayment schedule. These payments themselves are included in planned expenditure. Under this definition, reserves stood at £638,665 at 31 March 2022 (2021 £441,915) which equates to approximately 4 months. The Board has the policy under regular review.

At the close of FY2022, the money under the RRLF loan and grant facilities (£357,200 and £142,800) have been received but not fully expended. These funds are committed and have not been treated as part of reserves.

Structure, governance, and management Constitution

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018.

The Company is governed by its Articles of Association and is limited by guarantee. Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Company is a registered Charity and is a full member of both Emmaus UK and Emmaus International. Its registered name is Sussex Emmaus but also operates under the name of Emmaus Brighton and Hove and its main site and residents are commonly referred to as "the Community" or "our Community".

Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Trustees do not receive any remuneration for their services.

Employment of staff

Our senior staff team has undergone some changes over the last year. In July Karen Chapman was appointed as Chief Executive and Dawn Watson-Jones was appointed as Finance Manager. Nick Eaton resigned as Community Manager and was replaced in November by Karen Gordon.

The staff team manages the Community home, and trading activities, and maintains the premises. Liaison takes place with Companions through the morning meetings which precede each working day and by means of specially convened gatherings to deal with specific issues. A team of 5 Companions assist the management team and provide peer support with out-of-hours and emergency cover.

Working alongside the staff team and Companions is a team of volunteers who work in both business and Community activities. Our volunteers have returned since Covid restrictions have been reduced and we have welcomed many new volunteers with specialist skills to enhance our retail offering.



Organisational structure and decision making

The Trustees

Rosemary Friggens (Chair)
Pam Mitchell (Vice Chair & Company Secretary)
Fiona Morris (Vice Chair)
Philip Daniel (Treasurer)
Frank Bucher
Frances Harrison
Vikki Hayward Cripps
Kate McCoy
John McLean (resigned October 2021)
Francesca Purcell (resigned May 2022)
Rhian McNally (appointed October 2021)

It is stipulated that the number of Trustees shall be no fewer than three but shall not be subject to any maximum. Trustees serve terms of three years after which they may stand for re-election. Trustees are typically expected to serve two three-year terms although they may serve a maximum of three three-year terms. In exceptional circumstances, a Trustee may serve for an additional one-year term beyond that maximum.

None of the Trustees, who are also Directors for Company Law purposes, held any beneficial interest in the Company at any time during the year.

The Board has established a number of committees of which Trustees are members. These include the following:

- General Purposes (covers finance, governance, risk, and site matters)
- Strategy
- Companion Strategy
- Human Resources
- Health & Safety
- Fundraising & Marketing

All committees provide feedback and recommendations to the Board.

For some years now, the Board has followed good practice and met annually outside of the normal Board framework to review the past year and its achievement of the Strategic Objectives against the Community's Strategic Plan.

The Board, as in previous years, continues to review its effectiveness, and review the way it operates in order to meet the increasing challenges facing Charities such as ours. This will include adapting, wherever necessary, to the new governance arrangements set out in the Charity Governance Code.

The Board supports and applies the seven principles which make up the Code. We continue to review our processes and procedures against the recommended practices set out in the Code which underpin each of such principles. Save where it is not beneficial or proportionate for us to do so at our stage of development and maturity, we will be looking to adopt during the course of 2021 any of the recommended practices not currently followed.

The Board remains committed to the involvement of Companions in the development and governance of the Community, which is their home.

Membership of the Company

Membership of the Company, of which the Board of Trustees is the governing body, is open to Companions, volunteers, and employees who have served six months with the Community. Trustees are admitted as members on appointment.

At the time of the Annual General Meeting in November 2021, there were 71 members, comprising:

- 17 Companions
- 11 Trustees
- 12 employees
- 10 volunteers
- 21 others including Emmaus UK and former Trustees

Risk management

The Board acknowledges its responsibility to identify, assess and manage risks. During the year, at their normal quarterly meetings, the Trustees reviewed the risks entailed in the management and governance of the Community. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed.

The Charity maintains a risk register and reviews it on a regular basis. Within the register, Trustees identify risks, the severity and likelihood of each, mitigating actions, responsibility for monitoring and action, residual risk after taking mitigation measures, and frequency of review. Trustees group the Charity's risks into the following categories: governance, operational, financial, legal, and external. Among the key risks identified by the year-end are:

- Increase in fuel costs
- Increase in utility costs
- Challenges in recruiting staff

Each of these risk areas was under review for the design of mitigation measures by the year-end.

Management

The executive team is accountable to the Board. Under the direction of Chief Executive, Karen Chapman, they are responsible for implementing policy and strategy. Karen is assisted by Karen Gordon, Community Manager, and Joel Lewis, Business Manager, to design, oversee and deliver the Community and business operational plans and to manage risk on a day-to-day basis.

During the year, 16 members of staff were employed, all but 5 being to a full-time post.

Plans for future periods and developments

Our current focus remains on the recovery of our businesses following the pandemic and the completion of the re-wiring of our buildings. We also face issues around the condition of our site: our best asset and, at the same time, our largest challenge, which will require money and attention. A five-year plan of repairs to the exterior of the site has been produced and work will start on this in 2022. Another area of focus is to identify additional retail and storage/warehouse space as we prepare for the end of our lease for the satellite shop in Southwick in June 2023.

Statement of responsibility in relation to fundraising

Emmaus takes its duties seriously about fundraising under Data Privacy and Protection regulation and per The Code of Fundraising Practice. The Code of Fundraising Practice outlines the standards expected of all charitable fundraising organisations across the UK. Those standards were developed by the fundraising community through the work of the Chartered Institute of Fundraising (CIoF) and the Fundraising Regulator. Trustees have overall accountability for fundraising standards at Emmaus, with management and the Fundraising and Marketing Committee responsible for ensuring that related policies and procedures are followed. Any material issues that arise are reviewed by the Fundraising & Marketing Committee in the first instance, before escalation to the Board as appropriate. We rely on fundraising received as Restricted and unrestricted donations from Individuals or Members; Corporate donations; Sponsorship; Legacy or donating in memory; and Trusts and Foundation giving. Our fundraising activities are delivered by our in-house fundraising team, who are obliged to observe our policies and the highest standards in fundraising. We received no complaints about fundraising activities in the 2020/21 financial year. The Fundraising & Marketing Committee had no cause to review any non-compliance with any area of fundraising activity. Should we ever suspect that someone we engage with through our fundraising activity is lacking capacity or is in vulnerable circumstances, we will take steps to terminate any contract or commitment in a way that seeks to protect that person and their dignity, having due regard for any desire they have expressed to support Emmaus.

Trustees' responsibilities statement

The Trustees (who are also directors of Sussex Emmaus for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP.
- make judgments and accounting estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

• so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and

• that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Auditors

The auditors, Kreston Reeves LLP, have indicated their willingness to continue in office. At the Annual General Meeting, Kreston Reeves LLP was reappointed as Auditors.

This report was approved by the Trustees, on 21 September 2022 and signed on their behalf by:

.....

Rosemary Friggens

Chair of Trustees 21/09/22

Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance or conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' report.

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

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

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

Independent auditors' report to the Members of Sussex Emmaus (continued)

Auditors' responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006 and other relevant charity legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated Trustees' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and
- Assessment of identified fraud risk factors; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with relevant tax and regulatory authorities; and
- Review of internal controls and physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Kreston Reeves LLP

Susan Robinson BA FCA MCMI FCIE DChA (Senior statutory auditor)
for and on behalf of
Kreston Reeves LLP
Chartered Accountants
Statutory auditors
Plus X Innovation Hub
Lewes Road
Brighton
East Sussex
BN2 4GL

Date: 27 September 2022

Sussex Emmaus

(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account) for the year ended 31 March 2022

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations, legacies and grants	4	**186,169**	**95,364**	**281,533**	694,946
Charitable activities:	5				
Shop income		**-**	**691,373**	**691,373**	225,270
Cafe income		**-**	**84,124**	**84,124**	2,361
Accomodation contributions		**-**	**497,016**	**497,016**	364,615
Investments	7	**-**	**60,265**	**60,265**	60,883
Total income		**186,169**	**1,428,142**	**1,614,311**	1,348,075
Expenditure on:					
Charitable activities: shops, café and accommodation contributions	8	**43,589**	**1,276,432**	**1,320,021**	1,100,117
Total expenditure		**43,589**	**1,276,432**	**1,320,021**	1,100,117
Net income		**142,580**	**151,710**	**294,290**	247,958
Transfers between funds	18	**(287,800)**	**287,800**	**-**	-
Net movement in funds / surplus for the year		**(145,220)**	**439,510**	**294,290**	247,958
Reconciliation of funds:					
Total funds brought forward		**269,977**	**1,228,287**	**1,498,264**	1,250,306
Net movement in funds		**(145,220)**	**439,510**	**294,290**	247,958
Total funds carried forward		**124,757**	**1,667,797**	**1,792,554**	1,498,264

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

The notes on pages 42 to 60 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2022

	Note		2022 £		2021 £
Fixed assets					
Tangible assets	13		**1,173,766**		884,753
			1,173,766		884,753
Current assets					
Stocks	14	**1,700**		1,174	
Debtors	15	**58,623**		98,519	
Cash at bank and in hand		**1,155,961**		1,087,372	
		1,216,284		1,187,065	
Creditors: amounts falling due within one year	16	**(269,095)**		(155,475)	
Net current assets			**947,189**		1,031,590
Total assets less current liabilities			**2,120,955**		1,916,343
Creditors: amounts falling due after more than one year	17		**(328,401)**		(418,079)
Net assets excluding pension asset			**1,792,554**		1,498,264
Total net assets			**1,792,554**		1,498,264
Charity funds					
Restricted funds	18		**124,757**		269,977
Unrestricted funds	18		**1,667,797**		1,228,287
Total funds			**1,792,554**		1,498,264

Balance sheet (continued)
as at 31 March 2022

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....

Rosemary Friggens
(Chair of Trustees)
Date: 21/09/22

The notes on pages 42 to 60 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows for the year ended 31 March 2022

	2022 £	2021 £
Cash flows from operating activities		
Net cash used in operating activities	**380,677**	201,554
Cash flows from investing activities		
Dividends, interests and rents from investments	**60,265**	60,883
Purchase of tangible fixed assets	**(347,384)**	(5,484)
Net cash (used in)/provided by investing activities	**(287,119)**	**55,399**
Cash flows from financing activities		
Cash inflows from new borrowing	**-**	357,200
Repayments of borrowing	**(24,969)**	(4,262)
Net cash (used in)/provided by financing activities	**(24,969)**	**352,938**
Change in cash and cash equivalents in the year	**68,589**	**609,891**
Cash and cash equivalents at the beginning of the year	**1,087,372**	477,481
Cash and cash equivalents at the end of the year	**1,155,961**	1,087,372

The notes on pages 42 to 60 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2022

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

Whilst the impact of the COVID-19 pandemic and subsequent economic enviroment has been assessed by the Trustees, so far as is reasonably possible, due to its unprecedented impact on the worldwide economy it is difficult to evaluate with any certainty the potential outcomes on the Charity's future activities. However, taking into consideration the Charity's level of reserves, the Trustees believe that the Charity will be able to continue in operational existence for the foreseeable future.

2. Accounting policies (continued)

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Government grants

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure. During the year the company received assistance from the coronavirus job retention scheme.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2. Accounting policies (continued)

2.7 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- Consisting of; - Freehold property 2.5% straight line - Cottage 5% straight line - Carpark 10% straight line - Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

The Company capitalises tangible fixed asset additions in excess of the value of £750.

2.9 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2. Accounting policies (continued)

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.15 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.17 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

Notes to the financial statements
for the year ended 31 March 2022

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Depreciation - The Company has a policy to depreciate fixed assets over their useful economic lives which are listed within accounting policy 2.8. Management deem the associated depreciation rates attached to each fixed asset category to be an accurate reflection of each fixed assets useful economic life.

Prepayments - The Company has a policy to recognise expenditure in the period it relates to.

4. Income from donations and legacies

	Restricted funds 2022 £	**Unrestricted funds 2022 £**	**Total funds 2022 £**
Donations and gifts	186,169	50,889	**237,058**
Legacies	-	20,540	**20,540**
Government grants	-	23,935	**23,935**
	186,169	95,364	**281,533**

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Donations	158,889	116,703	275,592
Legacies	-	31,848	31,848
Government grants	180,899	206,607	387,506
	339,788	355,158	694,946

5. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £
Shops, Cafe and Accommodation Contributions	1,272,513	**1,272,513**

	Unrestricted funds 2021 £	Total funds 2021 £
Shops, Cafe and Accommodation Contributions	592,246	592,246

6. Analysis of income from charitable activities by type of income

	Unrestricted funds 2022 £	Total funds 2022 £
Shop income	691,373	**691,373**
Cafe income	84,124	**84,124**
Accommodation contributions	497,016	**497,016**
	1,272,513	**1,272,513**

	Unrestricted funds 2021 £	Total funds 2021 £
Shop income	225,270	225,270
Cafe income	2,361	2,361
Accommodation contributions	364,615	364,615
	592,246	592,246

Notes to the financial statements
for the year ended 31 March 2022

7. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Rental income	56,584	**56,584**
Interest receivable	3,681	**3,681**
	60,265	**60,265**

	Unrestricted funds 2021 £	Total funds 2021 £
Rental income	60,167	60,167
Interest receivable	716	716
	60,883	60,883

8. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Shops, Cafe and Accommodation Contributions	43,589	1,276,432	**1,320,021**

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Shops, Cafe and Accommodation Contributions	165,754	934,363	1,100,117

Notes to the financial statements
for the year ended 31 March 2022

9. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £
Shops, Cafe and Accommodation Contributions	637,204	682,817	**1,320,021**

	Activities undertaken directly 2021 £	Support costs 2021 £	Tota funds 2021 £
Shops, Cafe and Accommodation Contributions	496,153	603,965	1,100,118

Analysis of direct costs

	Shops, Cafe and Companion 2022 £	Total funds 2022 £
Staff costs	186,217	**186,217**
Companions expenses	164,902	**164,902**
Cafe & shops	155,863	**155,863**
Other direct costs	24,998	**24,998**
Community expenses	105,224	**105,224**
	637,204	**637,204**

Notes to the financial statements
for the year ended 31 March 2022

9. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	Shops, Cafe and Companion 2021 £	Total funds 2021 £
Staff costs	159,013	159,013
Companion expenses	141,326	141,326
Cafe & shops	89,119	89,119
Other direct costs	28,601	28,601
Community expenses	78,094	78,094
	496,153	496,153

Analysis of support costs

	Shops, Cafe and Companion 2022 £	**Total funds 2022 £**
Staff costs	270,864	**270,864**
Depreciation	58,222	**58,222**
Premises costs	196,217	**196,217**
Management and administration	78,991	**78,991**
Solidarity	21,339	**21,339**
Audit and accountancy fees	9,408	**9,408**
VAT annual adjustment	47,776	**47,776**
	682,817	**682,817**

9. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	Shops, Cafe and Companion 2021 £	Total funds 2021 £
Staff costs	287,588	287,588
Depreciation	58,223	58,223
Premises costs	143,105	143,105
Management and administration	54,741	54,741
Solidarity	24,169	24,169
Audit and accountancy	7,720	7,720
VAT annual adjustment	28,419	28,419
	603,965	603,965

10. Auditors' remuneration

	2022 £	2021 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**6,800**	6,400
Fees payable to the Company's auditor in respect of:		
All non-audit services not included above	**2,608**	1,320

11. Staff costs

	2022 £	2021 £
Wages and salaries	**407,429**	405,573
Social security costs	**32,091**	23,009
Contribution to defined contribution pension schemes	**17,561**	18,019
	457,081	446,601

The average number of persons employed by the Company during the year was as follows:

	2022 No.	2021 No.
Staff	**17**	17

11. Staff costs (continued)

No employee received remuneration amounting to more than £60,000 in either year.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 March 2022, expenses totalling £60 were reimbursed to 1 Trustee (2021 - £NIL to no Trustees).

13. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2021	**1,341,492**	**113,167**	**372,584**	**1,827,243**
Additions	**332,935**	**-**	**14,449**	**347,384**
Disposals	**-**	**(150)**	**-**	**(150)**
At 31 March 2022	**1,674,427**	**113,017**	**387,033**	**2,174,477**
Depreciation				
At 1 April 2021	**531,131**	**107,760**	**303,599**	**942,490**
Charge for the year	**38,703**	**5,229**	**14,289**	**58,221**
At 31 March 2022	**569,834**	**112,989**	**317,888**	**1,000,711**
Net book value				
At 31 March 2022	**1,104,593**	**28**	**69,145**	**1,173,766**
At 31 March 2021	810,361	5,407	68,985	884,753

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

14. Stocks

	2022 £	2021 £
Finished goods and goods for resale	**1,700**	1,174

15. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	**1,552**	12,204
Other debtors	**27,235**	12,065
Prepayments and accrued income	**29,836**	74,250
	58,623	98,519

16. Creditors: Amounts falling due within one year

	2022 £	2021 £
RRLF loan	**81,105**	13,100
Charity Bank loan	**7,652**	7,736
Other loans	**-**	3,212
Trade creditors	**99,988**	42,347
Other taxation and social security	**11,923**	20,387
Other creditors	**32,451**	39,720
Accruals and deferred income	**35,976**	28,973
	269,095	155,475

17. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Charity Bank loan	**62,480**	73,979
RRLF loan	**265,921**	344,100
	328,401	418,079

Included within the above are amounts falling due as follows:

	2022 £	2021 £
Between one and two years		
Charity Bank loan	**8,456**	8,091
RRLF loan	**86,940**	81,105
Between two and five years		
Charity Bank loan	**27,793**	26,566
RRLF loan	**178,981**	262,995
Over five years		
Charity Bank loan	**26,231**	39,322

The aggregate amount of liabilities payable or repayable wholly or in part more than five years after the reporting date is:

	2022 £	2021 £
Payable or repayable by instalments	**26,231**	39,322
	26,231	39,322

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

Within other loans is £nil (2021: £3,212) in relation to a loan from The Quaker Housing Trust. The purpose of the loan was to assist with the costs of refurbishing the cottages. The loan wass interest free, unsecured and repayable over 10 years.

During the prior year the charity obtained a loan (Resilience and Recovery Loan Fund) offered by Social Investment Bank. The loan was designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2022

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2022 £
Unrestricted funds					
Designated funds					
Fixed asset fund	779,964	-	-	248,450	1,028,414
Companions (Peter Goldsmith) fund	1,500	-	(1,132)	-	368
C.Mares Fund	350	-	-	-	350
Electrical work	4,527	10,000	-	(14,527)	-
	786,341	10,000	(1,132)	233,923	1,029,132
General funds					
General Funds - all funds	441,946	1,418,142	(1,275,300)	53,877	638,665
Total Unrestricted funds	1,228,287	1,428,142	(1,276,432)	287,800	1,667,797
Restricted funds					
Greenhouse fund	5,194	-	(3,759)	-	1,435
Sundial fund	100	-	-	-	100
Boiler fund	6,762	-	(5,717)	-	1,045
18 Drove Road renovations	89,545	-	(4,252)	-	85,293
IT upgrade	7,185	-	-	-	7,185
Fairmark - new entrance	12,500	-	-	-	12,500
Defibrillator	300	-	(300)	-	-
ICT	1,871	5,304	(7,117)	-	58
Commercial composter	-	5,676	-	-	5,676
Companion expenses	-	19,160	(18,128)	-	1,032
Internal decoration	-	4,950	(316)	-	4,634
Utilities	-	4,000	(4,000)	-	-
Counselling	3,720	-	-	-	3,720
Cafe equipment	-	2,079	-	-	2,079
Electrical works	142,800	145,000	-	(287,800)	-
	269,977	186,169	(43,589)	(287,800)	124,757

18. Statement of funds (continued)

Total of funds	**1,498,264**	**1,614,311**	**(1,320,021)**	**-**	**1,792,554**

All restricted and designated monies were spent on the electrical works during the year. A transfer has been completed within the reserves above to move the electrical works to within the fixed asset designated fund.

Notes to the financial statements
for the year ended 31 March 2022

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Unrestricted funds					
Designated funds					
Fixed asset fund	779,964	-	-	-	779,964
Companions (Peter Goldsmith) fund	1,500	-	-	-	1,500
C.Mares Fund	350	-	-	-	350
Electrical work	-	5,000	(473)	-	4,527
	781,814	5,000	(473)	-	786,341
General funds					
General Funds - all funds	372,517	1,003,287	(933,890)	32	441,946
Total Unrestricted funds	1,154,331	1,008,287	(934,363)	32	1,228,287
Restricted funds					
Flint wall fund	333	-	(333)	-	-
Greenhouse fund	5,194	-	-	-	5,194
Sundial fund	100	-	-	-	100
Van livery fund	32	-	-	(32)	-
Manor cottage fund	300	-	(300)	-	-
Boiler fund	12,283	-	(5,521)	-	6,762
18 Drove Road renovations	59,948	38,919	(9,322)	-	89,545
IT upgrade	7,185	-	-	-	7,185
Fairmark - new entrance	10,000	2,500	-	-	12,500
Defibrillator	600	-	(300)	-	300
Companion food	-	27,969	(27,969)	-	-
Utilities	-	2,500	(2,500)	-	-
ICT	-	3,536	(1,665)	-	1,871
PPE	-	1,719	(1,719)	-	-
Companion expenses	-	2,306	(2,306)	-	-
Electrical work	-	10,000	(10,000)	-	-
Core costs	-	97,539	(97,539)	-	-
Counselling	-	5,000	(1,280)	-	3,720

18. Statement of funds (continued)

Statement of funds - prior year (continued)

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Support costs	-	5,000	(5,000)	-	-
Electrical works	-	142,800	-	-	142,800
	95,975	339,788	(165,754)	(32)	269,977
Total of funds	1,250,306	1,348,075	(1,100,117)	-	1,498,264

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	**Income £**	**Expenditure £**	**Transfers in/out £**	**Balance at 31 March 2022 £**
Designated funds	**786,341**	**10,000**	**(1,132)**	**233,923**	**1,029,132**
General funds	**441,946**	**1,418,142**	**(1,275,300)**	**53,877**	**638,665**
Restricted funds	**269,977**	**186,169**	**(43,589)**	**(287,800)**	**124,757**
	1,498,264	**1,614,311**	**(1,320,021)**	**-**	**1,792,554**

19. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Designated funds	781,814	5,000	(473)	-	786,341
General funds	372,517	1,003,287	(933,890)	32	441,946
Restricted funds	95,975	339,788	(165,754)	(32)	269,977
	1,250,306	1,348,075	(1,100,117)	-	1,498,264

20. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	**Unrestricted funds 2022 £**	**Total funds 2022 £**
Tangible fixed assets	86,339	1,087,427	**1,173,766**
Current assets	38,418	1,177,866	**1,216,284**
Creditors due within one year	-	(269,095)	**(269,095)**
Creditors due in more than one year	-	(328,401)	**(328,401)**
Total	124,757	1,667,797	**1,792,554**

Analysis of net assets between funds - prior year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	96,607	788,146	884,753
Current assets	173,370	1,013,695	1,187,065
Creditors due within one year	-	(155,475)	(155,475)
Creditors due in more than one year	-	(418,079)	(418,079)
Total	269,977	1,228,287	1,498,264

21. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held

21. Pension commitments (continued)

separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £1,201 (2021: £1,355). Total contributions payable by the charity for the year totalled £17,561 (2021: £18,019).

22. Operating lease commitments

The Company had no commitments under non-cancellable operating leases at 31 March 2022.

23. Related party transactions

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:
Karen Chapman
Joel Lewis
Nick Eaton (left August 2021)
Dawn Watson-Jones
Ren Gordon (joined November 2021)

Total remuneration of key management personnel: £153,840 (2021: £135,276).

There were no other related party transactions during the year.

24. Controlling party

The charity is controlled by its Trustees.

SUSSEX EMMAUS

England & Wales - Charity number 1053354

Accounts

Registered number: 03130876
Charity number: 1053354

Sussex Emmaus

(A Company limited by guarantee)

Trustees' report and financial statements

for the year ended 31 March 2021

Sussex Emmaus
(A Company limited by guarantee)

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Sussex Emmaus
(A Company limited by guarantee)

Reference and administrative details of the Company, its Trustees and advisers for the year ended 31 March 2021

Trustees

Rosemary Friggens, Chair
Pamela Mitchell, Secretary
Philip Daniel, Treasurer
Vikki Hayward-Cripps
Frances Harrison
Fiona Morris
John McLean
Frank Bucher
Francesca Purcell
Catherine McCoy (appointed 30 April 2020)

Company registered number

03130876

Charity registered number

1053354

Registered office

Emmaus, Drove Road, Portslade, East Sussex, BN41 2PA

Company secretary

Pamela Mitchell (appointed 8 June 2020)

Chief executive officer

Karen Chapman

Independent auditors

Kreston Reeves LLP, Plus X Innovation Hub, Lewes Road, Brighton, East Sussex, BN2 4GL

Bankers

Lloyds Banking Group plc, PO BOX 2898, East Sussex, BN1 1PX

CAF Bank Ltd, Kings Hill, West Malling, Kent, ME19 4TA

Sussex emmaus

working together to end homelessness

Trustee Report 2020-21





This last year has not been normal for any of us, and we at Sussex Emmaus have been no different. We started the year in the first of three lockdowns, our strategic plans on hold and no idea how long this was going to last. Not only had our social enterprises had to close but we had the added challenge of keeping Companions safe - this was our number one priority.

But we adapted to the challenge, providing support for Companions remotely initially, keeping them active by painting buildings and tending to the grounds, and of course well-fed, after all an army marches on its stomach!



Throughout the year, our amazing Companions, supporters and staff have shown the same incredible dedication as they have done in previous years. We haven't been able to operate how we would like, but we have been able to welcome new Companions, by using stand-alone accommodation for quarantining, and when our shops have opened, our customers have returned in their droves.

We have continued to offer support to others in greater need, by providing furniture, sleeping bags or care packages.

Our annual report and accounts tell the story of the past year - all the highs and lows of a year which ended far more positively than we could have dared to dream.

The Highs ☺

Companions and staff all remained safe; we had no incidents of Covid-19. All Companions stayed with us throughout. We established a Coronavirus health & safety committee in response to the pandemic. Its remit was to ensure the health and well being of Companions, employees, customers and volunteers. Our priority was to ensure that we could continue to deliver essential services to Companions in the safest way possible. Support from our HR and IT functions enabled us to facilitate home working for some staff, while we navigated the challenges of unknown infection rates and regular Government announcements. We wrote policies on how to operate in a safe environment. Some of Companions and staff had a chat with HRH Duchess of Cornwall via Zoom after her visit had to be cancelled due to another lockdown. The Companions were thrilled and are hoping to meet her in person in the near future. We ramped up our fundraising, utilised our social media and were overwhelmed by the support from our donors. We discovered how resilient and adaptable we were.

"My time at Emmaus was a life changer for me in those 2 years I was there, I turned my whole life around and finally became a person I am proud of."

The Lows ☹

There were many challenges this year, from how to keep Companions safe and well, both physically and mentally, to how to replace the lost income from our shops having to close. In total, we furloughed 11 employees who were unable to work; most were in our shops which had to close. Companions missed the interaction with customers and the everyday buzz around the Community. The uncertainty of the pandemic affected everyone's

wellbeing, but we maintained a staff presence on site to support the Companions and continued offering counselling, albeit remotely.

What next?

These are uncertain times and we are not out of the woods yet, so for now our business operations have had to scale down. However, we will be needed more than ever. At least 130,000 households in England were made homeless during the first year of the pandemic, despite the Government's ban on evictions, which has now come to an end.

Fundraising will be more challenging Across the sector, charities are projecting significant falls in income, so we will work closely with our generous donors and funders. Together we will be there to help those affected.

Social Impact - why we are still needed

2,688 people estimated to be sleeping rough on a single night in November

57 rooms provided for Companions

18,980 days of accommodation

11 new Companions welcomed

34 Companions have been with us for more than six months

2 Companions moved into paid work

192 counselling sessions provided (the majority remotely)

7 Companions received £1,432 for personal development from EUK

This year, we saw fewer referrals as the Government adopted its 'Everyone In' policy. We didn't take any referrals during the first lockdown, whilst we waited for guidelines and to keep our community safe. There was a lack of paid work for Companions to move into due to successive lockdowns and society's uncertainty.

What if we weren't here?

There was a time in April 2020 when Companions were asking "Will we have to close?", "What will happen to me if we have to close?". Being homeless is a lonely, isolating place, secluded from society with no known direction. The constant stress of where you are going to sleep at night, a risk of being attacked or abused. Many of Companions have experienced this situation and feared they would have to go back to that. What better drive for us to ensure that never happens to them again. Our purpose at Emmaus is to generate sufficient income to provide the security Companions deserve.

Objectives and Activities

Our values

- Value and respect every person, opposing injustice
- Be transparent and honest in all our dealings
- Demonstrate solidarity and support for those in need
- Create an environment of empowerment
- Share and exchange resources, skills and learning
- Support and foster interdependence and independence
- Work to live and give



Our Work - our core purpose

Emmaus provides a home, support, training, and development to formerly homeless men and women for as long as a Companion needs it. No end date, no ticking clock, a home until they are ready to move on. This stability provides a Companion with the time and space to learn about themselves, find any support they might need and take the journey out of homelessness for good.



What is home?

We provide accommodation in our historic listed building for up to 57 Companions. Each room provides a safe, secure space, a TV, access to wifi and a place to call home and an opportunity to become part of a community. Our beautiful, expansive grounds are the best back garden you can have. You can even have an allotment!



What is support?

Having the support of fellow Companions who have experienced the same issues and understand what you are going through is invaluable. This is reinforced with on-site counselling, signposting to dedicated agencies, help re-connecting with family and a friendly face to talk to.



What is training?

Whilst at Emmaus, Companions are encouraged to use this opportunity to gain new skills from Food & Hygiene to Warehouse Training to Customer Service NVQs. Life skills are also available to help CV writing and job searching. In addition, through working in the social enterprises they learn 'on the job'. These skills build confidence and self-respect and enable Companions to look for work when they are ready to move on



What is Development?

We provide funding to enable Companions to develop themselves, whether it is gym membership, driving lessons or numeracy and literary skills. An opportunity for each Companion to grow and achieve their potential.

How we achieve this

We own a beautiful, historic site that is warm, welcoming and interesting. We have Listed buildings, trees and green spaces, a folly, views of a neighbouring medieval church and manor house, lots of sky and a glimpse of the sea. It is a very special place to have as a home and a workplace.

The principal activity of the Trustees remains the formulation of policy and the oversight and support of the management team in their task of giving leadership, support and training to Companions, staff and volunteers.

Policies are required to regulate the running of the life and work of the Community and are regularly reviewed.

Whilst our shops were closed, we took the opportunity to smarten up our site, painted Companion bedrooms and corridors, and began work on replacing the old shop doors that will enhance our arrival area.



The electrical re-wiring was the focus of our maintenance work. This will see a complete re-wiring of our accommodation block. Work commenced in June and is due to be completed by the end of November 2021.

The Health and Safety Committee has met regularly and given attention to potential and perceived risks. A report upon its work is made to every Board meeting and action is taken as necessary.

The Board and Senior Management Team continued to focus on the support offer provided to Companions. They commissioned a review by Emmaus UK that will form the framework to fulfil this key strategic priority.

Covid-19 tested our IT infrastructure; counselling, training and meetings were all held on-line, Companions used the internet to stay connected with family and friends. It became evident that we needed to improve this, and we are in the process of upgrading our wifi connectivity and installing a broadband leased line to support our needs.

Fundraising has been more critical than ever in achieving financial recovery, providing vital funds for our projects and ensuring long-term sustainability.
The work undertaken by the team of volunteers is greatly appreciated and essential to the daily operations of the Community. A strategic focus for the Board is to increase the number of volunteers, target volunteer deployment to support business growth, whilst developing and exploring new roles, diversity, best practice and monitoring. This has been halted due to the pandemic but will be pursued in the coming year when volunteers can return again.

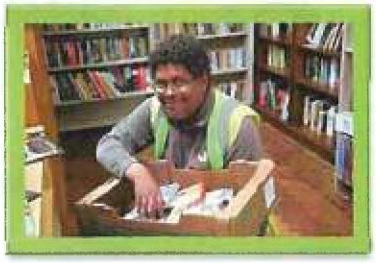
Social Enterprises

We operate seven social enterprises: the Secondhand Superstore, Emporium, Greenhouse, Outfit@Emmaus, the Bedroom Store, Revive@Emmaus and Emmaus by the Sea (our satellite shop in nearby Southwick).

Our shops and café don't just provide an opportunity for Companions to gain training and experience in transport, retailing, catering and customer service, they also help restore their self-esteem. In addition, they provide the resources we need to run our Community. Companions say the routine of working is one of the most valuable aspects of being at Emmaus. When our shops were forced to close in March, we kept busy by sorting donations, cleaning the shop and preparing for re-opening under the new restrictions. We also took the opportunity to start on-line sales as an additional source of income.







External activities and promotion

We have developed and maintained strong relations with local and national stakeholders, which has provided essential during the pandemic to share knowledge, information and best practice. Although we have not been able to welcome visitors to site, we have connected online.

Companions, trustees and staff have attended peer group meetings with colleagues across the Federation throughout the year, again offering knowledge and experiences, but also support.

Internal communication is vital whilst we are not able to meet face-to-face. We held weekly on-line meetings with furloughed staff, allowing everyone to stay connected and informed.

Our social media platforms: Facebook, Instagram, Depop, Twitter, Pinterest and our Facebook page enabled us to connect with our customers, supporters and the wider Community and provide them with the continuous updates.



Solidarity - how we help others

One of the most important parts of Emmaus's ethos is Solidarity, and this year was no different from any other. Despite this year seeing the end of our regular Soup Run in the City due to the pandemic, we still found other ways to help those less fortunate than ourselves. We provided furniture for those that had nothing, care packages for those fleeing domestic violence and backpacks and sleeping bags for those still on the streets. We paid our subscriptions to Emmaus Europe, Emmaus International and Emmaus UK to enable them to help others.

"Serve first those who suffer most"
Abbé Pierre, Founder

"I want to say thank you so so much for everything you did at Christmas, and with such short notice. I can't begin to explain how bad I felt that my son was going to have such a rubbish Christmas with no presents and being away from his home, but when you turned up with a whole boot full of stuff, I cried with happiness! Between you all, you made a little boy wake up so happy on Xmas Day and I will forever be grateful for that."

Strategy

Strategic Plans

A document approved by the board in November 2019, Direction 2020, prior to the Covid-19 closure of business, set out the long-term strategic ambition for our Community, created a framework for implementing the strategic projects and the associated supportive work that would be needed to deliver our vision. The onset of the Covid 19 pandemic meant that implementation of projects within this strategic ambition was delayed from that point. The Board revised the Strategic Plan recently, now Direction 2030, to bring it up to date.

Our commitments

We will equip Companions with:

- comfortable accommodation
- support
- work training and personal development

Make the best use of our unique site to

- grow our social enterprises
- become a hub for the local community
- attract more customers

Improve our environmental footprint by

- respecting wildlife and nature on our site
- supporting Emmaus's position on Environmental Justice
- saving tons from landfill

Maintain financial sustainability by

- seeking additional premises
- using our site to grow our social enterprises

Maintain our assets by

- developing our staff
- maintaining our building
- ensuring our IT infrastructure is fit for purpose



Our 6 strategic priorities

1. Companion experience

Home. Support. Opportunity.

The provision for Companions to have the best experience we can offer is core to our purpose and existence. The Companion journey begins with a warm welcome into our Community and a home that is safe, provides comfortable living conditions and offers the opportunity to grow through work, personal development and support.
We offer Companions a home for as long as they need it, whilst they contribute to the success of our Community and grow within it. Our role is to help people help themselves and support Companions to build their confidence, skills and ability to live independently, achieve their potential and prosper.

2. Community dynamic

Connect. Diversity. Together.

We have the opportunity to share a broader offer in a place that is at the heart of the local community - for residents, schools, businesses, charities and volunteers - making the most of the amazing asset that is our extensive site in Portslade Old Village.

Being more of a 'community hub' will attract new visitors and positively change the dynamic of the people we see us as part of our Community. New faces who can find a sense of belonging, make new connections and build new relationships - be it through events, activities, work, acts of Solidarity, partnerships, collaborations, education, entertainment or inspiration.

Those who know and love Emmaus think it's a special place. A unique Community, not just an organisation. We can build on that, expanding the number and diversity of people who participate in, value and benefit from our Community - increasing our reputation as Emmaus, generating revenue and adding to Companion experience.

3. Portslade site development

Value. Footprint. Destination.

Making the best use of our Portslade site - its properties and grounds - to ensure we develop these key assets to generate maximum value, in line with our social and enterprise ambitions. We should leave no resource untapped.

After providing the best facilities we can for Companions to call home, this means utilising the remaining space efficiently for running our social enterprises and flexibly for our offer to the broader community as a local hub.

Improving our own environmental footprint, from daily operations, honouring our role in the Emmaus Movement's position on Environmental Justice and using our land mindfully to respect nature, ecological diversity and wildlife. Creating a welcoming destination for all.

4. Business growth

Optimise. Innovate Promote.

We will increase and optimise business revenues to provide maximum possible opportunities to deliver on our charitable objectives. This starts with a 3-5 year rolling business plan and includes consideration of our marketing, Unique Selling Point, communications (especially website, social media, etc), attracting new customers, the right kind of donations and innovative ideas to develop incomes streams.

We must support growth by improving the quality and skills of our staff, Companions and volunteers, to improve customer experience and increase revenue and reputation.

Providing opportunities of responsibility for Companions within our social enterprises, which equip them to grow is essential to the balance of business growth and Companion Experience.

5. Financial sustainability

Independence. Security. Control.

We aim to be able to provide services to Companions in the long term and so demonstrate financial sustainability now and in the future.

We will continue to seek funding from government and other sources, whilst progressively working towards independent generation of our running costs from our social enterprises and from regular fund-raising activities. Future security will come from our Community being in control of its own path

Funds will be earned or raised to invest in projects and supporting work, provided these are aligned to our strategy, have been agreed via our budgeting process and are backed by solid business cases.

We aim to do this without negative impact on our Community as a whole and the quality of Companion Experience we wish to provide.

6. Asset Maintenance

Maintain. Protect.

We must maintain all areas of our infrastructure in good order, so that the Community can operate well and to ensure we are not building up costly problems for the future. They must be treated with equal priority to other medium and long term plans.

Assets include our buildings, IT infrastructure, staff and volunteer resources, processes and procedure, our supporters, reputation and partners.

Main activities undertaken to further the Charity's purposes for the public benefit

Trustees confirm they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to the Charity Commission's general guidance on public benefit. The

following are noted:

The Charity provides a home, shelter, and meaningful work for Companions. Companions come to Emmaus as a result of homelessness, relationship breakdown, unemployment, release from prison, debt and alcohol or drug abuse. Many Companions join the Community as a result of social exclusion and poverty related issues.

The site provides a 'community hub' - a place in which members from the local community - residents, schools, businesses, charities and volunteers - can find a sense of belonging, make new connections and build new relationships, through work, collaborations, partnerships, events or inspiration.

The environmental benefits to the public are that Emmaus Communities encourage reuse and recycling and save many hundreds of tons of waste from landfill each year.

Solidarity projects undertaken and supported which benefit the wider community.

Trustees give their time voluntarily and receive no financial benefit from the Charity.

Any expenses reclaimed from the Charity by Trustees are set out in Note 9 to the Financial Statements.

Achievements and performance

Review of activities

The surplus was for the year was £247,958 of which £73,924 is unrestricted (2020: £78,819 of which £21,233 is unrestricted).

Income

Income and resources from generating funds

The overall income for the year was £1,348,075 (2020: £1,436,353).

Voluntary Income

The Charity received grants and donations totalling £694,946 during the period (2020: £124,974) of which £339,788 was restricted (2020: £87,062) and £387,506 was from Government grants.

Investment Income

The Charity benefited from investment income totalling £60,883 (2020: £63,658). This came from commercial rents from those parts of its property which it is unable to use for its charitable mission, the whole of the Manor is let out as offices. Because interest rates remained very low throughout the year the Charity received only minor amounts in interest on deposits.

Trading Activities

The Charity's trading activities are undertaken by Companions, who are the beneficiaries

of the Charity, in the shops, café and garden, as part of the Charity's operations.

Due to the pandemic these activities were significantly curtailed this year. Despite this the shops and café still managed to generate income of £227,631 (2020: £851,260).

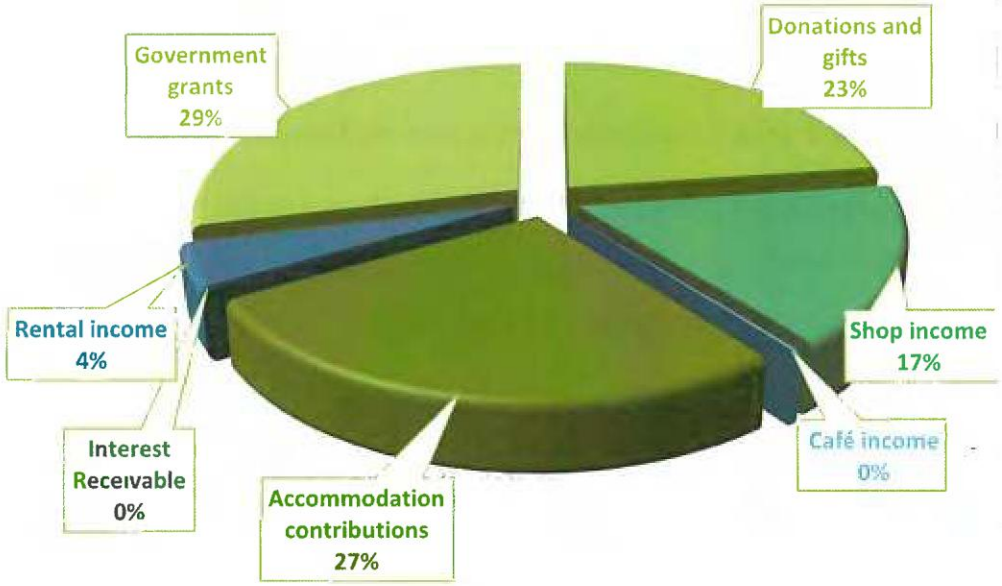
Accommodation contributions

Companions contribute to the housing costs by paying an accommodation contribution. Those who have insufficient income are eligible to claim Housing Benefit.

Accommodation contributions produced an income of £364,615 (2020: £396,461).

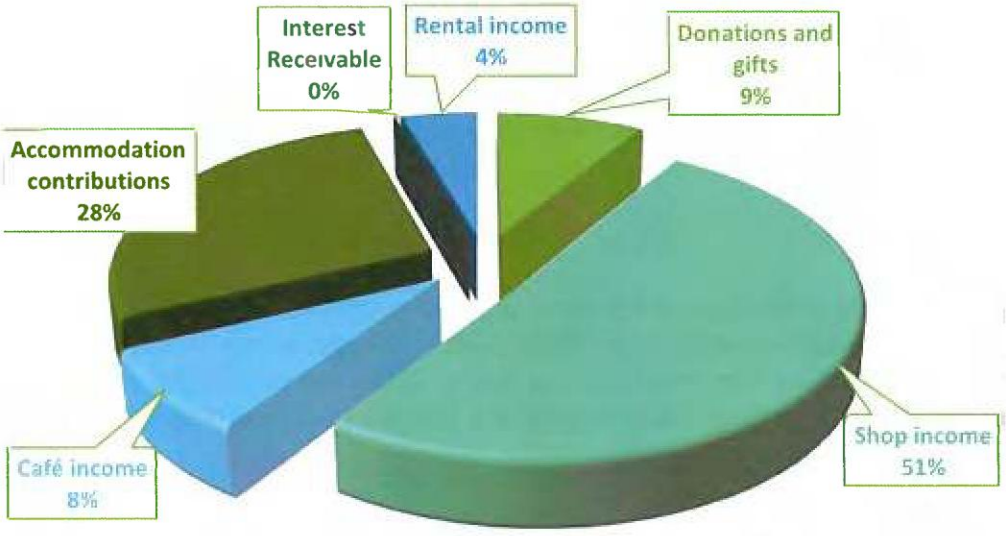
2020-2021

Pie chart to show split of income 2020-21:



2019-2020

Pie chart to show split of income 2019-20:

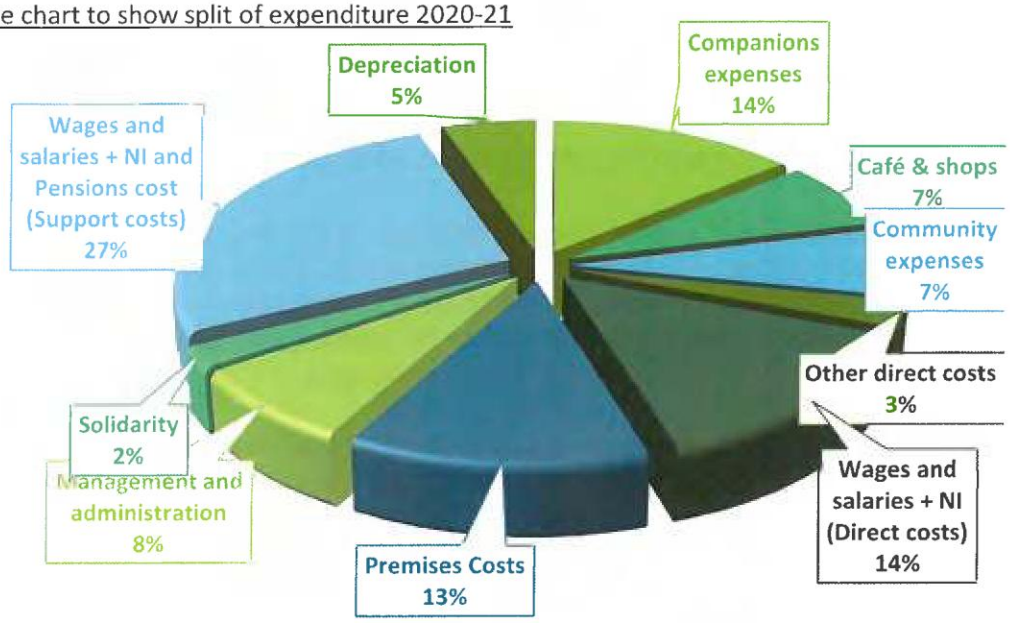


Expenditure

Overall expenditure on continuing operations was £1,100,117 (2020: £1,357,534). There were capital additions totalling £5,484 (2020: £81,928), which was spent on investment in infrastructure.

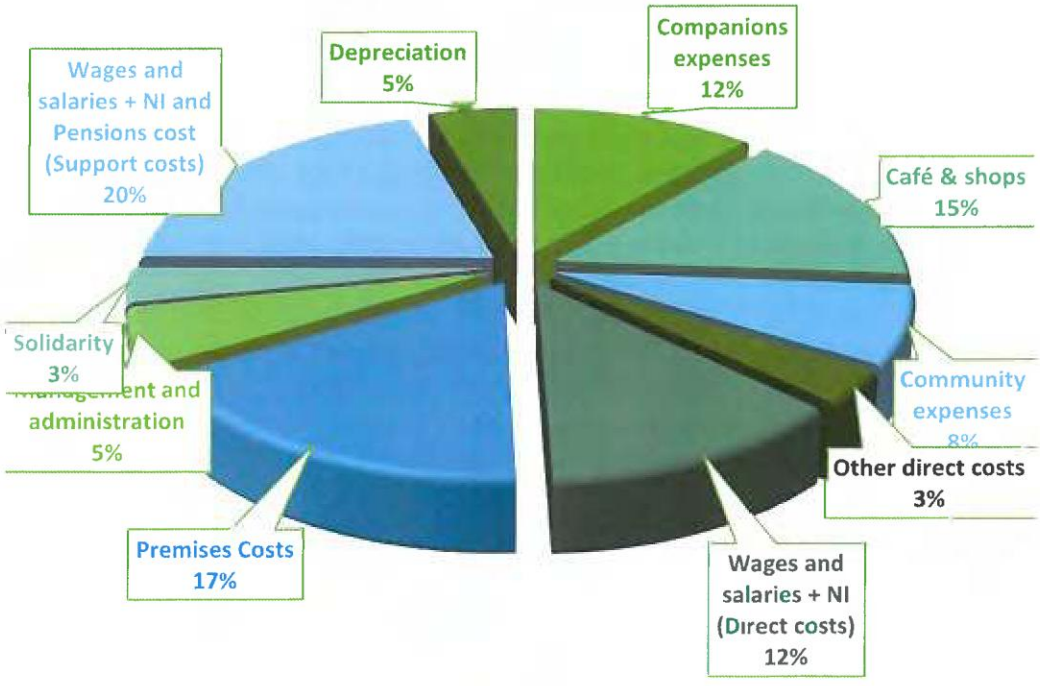
2020-2021

Pie chart to show split of expenditure 2020-21



2019-2020

Pie chart to show split of expenditure 2019-20:



Financial review

Going concern

After making appropriate enquiries, Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the 'going concern' basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Financial risk management objectives and policies

During the year, at their normal Board meetings, Trustees reviewed the risks entailed in the management and governance of the Community. These reviews were carried out using a risk register. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed.

The lockdown for Covid-19 enforced in March 2020 made the budget originally adopted for 2021/22 impracticable. Both an emergency budget and, later, a re-opening budget were adopted to set a framework to anchor the Charity's finances through the pandemic and beyond. As a result of the application for RRLF grant and loan facilities, the Board reviewed three and five-year forward projections of likely budget outcomes. These included calculations of forecast cash available to service debt and engage in essential regular spending and capital projects, known as "earnings before interest, tax, depreciation and amortisation" (EBITDA).

Building upon the year's experience, the Board adopted a new and comprehensive policy on budget preparation and implementation in time for the 2021/22 financial year budget process.

Reserves policy

The Charity's policy is to maintain a level of reserves sufficient to enable it to deal with the consequences of unexpected events or contingencies. In the year under review, actual and potential lockdowns caused by Covid-19 required precautionary steps to ensure that the normal policy level of reserves was not only maintained but, where possible, exceeded.

Beyond the Covid-19 pandemic, likely continuing areas of risk have been identified as unexpected maintenance or health and safety expenditure, difficult or volatile trading conditions, and the risk of sudden reduction of income from accommodation contributions if there were to be further change in the benefits system.

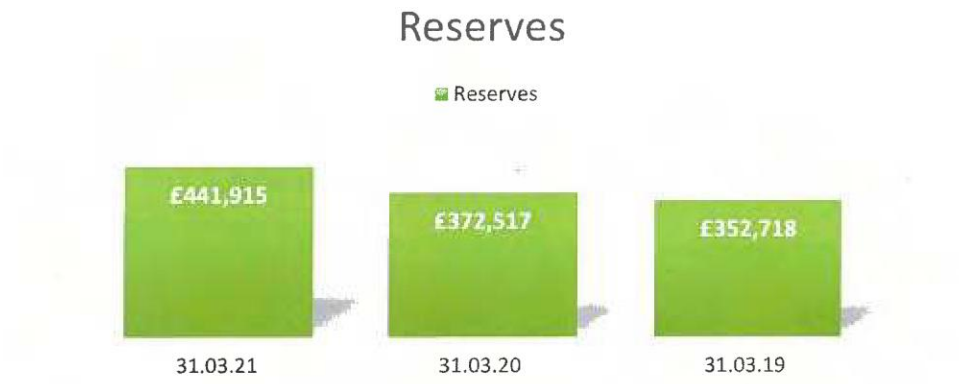
Between three- and four-months' worth of planned annual revenue expenditure is taken as a suitable reserves target. This range is considered appropriate given the income and expenditure risks the Charity faces and is comparable with other charities in similar circumstances.

Under the policy in force during the year, reserves are defined as the unrestricted funds balance, adjusted to exclude fixed assets, without credit for unsecured long-term

liabilities owed to charitable institutions.

The target for such reserves should be a range between the equivalent of 3 months and 4 months of expenditure from unrestricted funds, as set out in the budget. Secured long term liabilities have not been deducted in calculating reserves because they are repayable under the terms of a set repayment schedule. These payments themselves are included in planned expenditure. Under this definition, reserves stood at £441,915 at 31 March 2021 (2020 £372,517) which equates to approximately 4 months. The Board has the policy under regular review.

At the close of 2021, the moneys under the RRLF loan and grant facilities had been received but not expended. These funds are committed and have not been treated as part of reserves.



Structure, governance, and management

Constitution

The Company is registered as a Charitable Company limited by guarantee and was set up and is constituted by a Memorandum of Association dated 27/11/1995. Its registered Charity number is 1053354. The Company is constituted under the Articles of Association dated October 2018.

The Company is governed by its Articles of Association and is limited by guarantee. Each member is required to contribute £1 in the event of winding up. The Company has no share capital. The Company is a registered Charity and is a full member of both Emmaus UK and Emmaus International. It registered name is Sussex Emmaus but also operates under the name of Emmaus Brighton and Hove and its main site and residents are commonly referred to as "the Community" or "our Community".

Method of appointment or election of Trustees

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Articles of Association.

The process of recruiting new Trustees is a continuous one and given particular attention by the Chair and members of the Board to undertake a review of the skills and experience it needs to guide the Community and to identify any skills gaps. As a result, a recruitment drive has taken place throughout the year and has resulted, to date, in two new members joining the Board.

Policies adopted for the induction and training of Trustees

It is vitally important that new Trustees can take advantage of an appropriate and up to date induction programme so they can become aware of all facets of the Community and also visit other Communities and understand the working of Emmaus UK and Emmaus International. The programme continues to be developed in conjunction with guidelines provided from the Emmaus UK Federation office along with Charity Commission guidelines. Trustees are provided with relevant local information for our Community, whilst being kept informed of the national and international movement through regular updates, newsletters and Emmaus Net.

All Trustees are encouraged to attend national events such as the Federation Assembly. In this way, we can better ensure that we are utilising their skills and experience to best advantage and as quickly as possible

Charity Law is becoming more and more complex and it is very important for good governance that all Trustees receive appropriate training and timely information

Trustees do not receive any remuneration for their services.

Employment of staff

In November 2020, our Chief Executive, Christine Squince, left the organisation. Christine had served as Chief Executive for 13 years and had previously been our Business Manager. The Board appointed the current Finance Manager, Karen Chapman, as an interim Chief Executive. Dawn Watson-Jones was employed to replace Karen Chapman for this interim period. Both appointments were made permanent in July 2021 through a comprehensive recruitment process.

The staff team manage the Community home, trading activities and maintain the premises. Liaison takes place with Companions through the morning meetings which precede each working day and by means of specially convened gatherings to deal with specific issues. A team of 5 responsible Companions assist the management team and provide peer support with out of hours and emergency cover.

Working alongside the staff team and Companions are a team of volunteers who work in both business and Community activities. Unfortunately, in order to safeguard Companions and volunteers, we were unable to welcome them into the Community this year.

Organisational structure and decision making

The Trustees

The Trustees are:

1. Rosemary Friggens (Chair)
2. Pam Mitchell (Vice Chair & Company Secretary)
3. Fiona Morris (Vice Chair)
4. Philip Daniel (Treasurer)
5. Frank Bucher
6. Frances Harrison
7. Vikki Hayward Cripps

8. Catherine McCoy
9. John McLean
10. Francesca Purcell

It is stipulated that the number of Trustees shall be no fewer than three but shall not be subject to any maximum. Trustees serve terms of three years after which they may stand for re-election. Trustees are typically expected to serve two three-year terms, although they may serve a maximum of three three-year terms. In exceptional circumstances, a Trustee may serve for an additional one-year term beyond that maximum.

None of the Trustees, who are also Directors for Company Law purposes, held any beneficial interest in the Company at any time during the year.

The Board has established a number of committees of which Trustees are members. These include the following:

General Purposes (covers finance, governance, risk and site matters)
Strategy
Companion Strategy
Human Resources
Health & Safety
Fundraising & Marketing

All committees provide feedback and recommendations to the Board.

For some years now, the Board has followed good practice and met annually outside of the normal Board framework to review the past year and its achievement of the Strategic Objectives against the Community's Strategic Plan.

The Board, as in previous years, continues to review its own effectiveness, and review the way it operates in order to meet the increasing challenges facing Charities such as ours. This will include adapting, wherever necessary, to the new governance arrangements set out in the Charity Governance Code.

The Board supports and applies the seven principles which make up the Code. We continue to review our processes and procedures against the recommended practices set out in the Code which underpin each of such principles. Save where it is not beneficial or proportionate for us to do so at our stage of development and maturity, we will be looking to adopt during the course of 2021 any of the recommended practices not currently followed.

The Board remains committed to the involvement of Companions in the development and governance of the Community, which is their home.

Two Companions are serving as observers at Board meetings, both in the third year of a three-year term.

Membership of the Company

Membership of the Company, of which the Board of Trustees is the governing body, is open to Companions, volunteers and employees who have served six months with the Community. Trustees are admitted as members on appointment.

At the time of the Annual General Meeting in November 2020, there were 69 members,

comprising:

- 13 Companions
- 10 Trustees
- 12 employees
- 13 volunteers
- 21 others including Emmaus UK and former Trustees

Risk management

The Board acknowledges its responsibility to identify, assess and manage risks. During the year, at their normal quarterly meetings, the Trustees reviewed the risks entailed in the management and governance of the Community. Where risks were judged to be either particularly high or where the consequences of such risks were deemed to be particularly serious, measures were put in place to ensure that the risks were properly managed.

The Charity maintains a risk register and reviews it on a regular basis. Within the register, Trustees identify risks, the severity and likelihood of each, mitigating actions, responsibility for monitoring and action, residual risk after taking mitigation measures, and frequency of review. Trustees group the Charity's risks in the following categories: governance, operational, financial, legal, and external Among the key risks identified by the year-end are:

- Electrical re-wiring of the main building
- Low numbers of people available to operate the Community and businesses
- Budget assumptions include current Government guidelines
- RRLF (Resilience & Recovery Loan Fund) loan needs to be monitored

Each of these risk areas was under review for design of mitigation measures by the year-end.

Management

The executive team is accountable to the Board. Under the direction of Interim Chief Executive, Karen Chapman, they are responsible for implementing policy and strategy. Karen is assisted by Nick Eaton, Community Manager and Joel Lewis, Business Manager, to design, oversee and deliver the Community and business operational plans and to manage risk on a day-to-day basis.

During the year, 17 members of staff were employed, all but 5 being to a full-time post.

Plans for future periods

Plans for future periods and developments

Our current focus remains on recovery from the Covid 19 crisis, lockdown and reopening/recovery of our businesses. We expect this to continue well into 2021, and will, no doubt, be reporting more fully as part of our 2021-22 report. We also face issues around the condition of our site: our best asset and, at the same time, our largest challenge, which will require money and attention. Consolidation across the board is key at present. However, we are looking strongly, optimistically and strategically towards the future. Strategy Plan 'Direction 2030' remains important and will not be forgotten.

Statement of responsibility in relation to fundraising

Emmaus takes its duties in relation to fundraising under Data Privacy and Protection regulation and per The Code of Fundraising Practice seriously. The Code of Fundraising Practice outlines the standards expected of all charitable fundraising organisations across the UK. Those standards were developed by the fundraising community through the work of the Chartered Institute of Fundraising (CIoF) and the Fundraising Regulator. Trustees have overall accountability for fundraising standards at Emmaus, with management and the Fundraising and Marketing Committee responsible for ensuring that related policies and procedures are followed. Any material issues that arise are reviewed by the Fundraising & Marketing Committee in the first instance, before escalation to the Board as appropriate. We rely on fundraising received as: Restricted and unrestricted donations from Individuals or Members; Corporate donations; Sponsorship; Legacy or donating in memory; and Trusts and Foundation giving. Our fundraising activities are delivered by our in-house fundraising team, who are obliged to observe our policies and the highest standards in fundraising. We received no complaints in relation to fundraising activities in the 2020/21 financial year. The Fundraising & Marketing Committee had no cause to review any non-compliance with any area of fundraising activity. Should we ever suspect that someone we engage with through our fundraising activity is lacking capacity or is in vulnerable circumstances, we will take steps to terminate any contract or commitment in a way which seeks to protect that person and their dignity, having due regard for any desire they have expressed to support Emmaus.











Trustees' responsibilities statement

The Trustees (who are also directors of Sussex Emmaus for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Auditors

The auditors, Kreston Reeves LLP, have indicated their willingness to continue in office. At the Annual General Meeting, Kreston Reeves LLP were reappointed as Auditors.

This report was approved by the Trustees, on 8 September 2021 and signed on their behalf by:

.....

Rosemary Friggens
Chair of Trustees



Independent auditors' report to the Members of Sussex Emmaus

Opinion

We have audited the financial statements of Sussex Emmaus (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustees are responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the charitable company and sector, and through discussion with the directors and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and health and safety, GDPR and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Recommended Practice, taxation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate the desired financial results and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

• Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud, and review of the reports made by management; and

• Assessment of identified fraud risk factors; and

• Challenging assumptions and judgements made by management in its significant accounting estimates; and

• Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and

• Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and

• Reading minutes of meetings of those charged with governance, and reviewing correspondence with relevant tax and regulatory authorities; and

• Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and

• Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditors' report to the Members of Sussex Emmaus (continued)

Use of our report

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



Kreston Reeves LLP
Chartered Accountants
Statutory auditors
Plus X Innovation Hub
Lewes Road
Brighton
East Sussex
BN2 4GL

Date: 1 December 2021

Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Sussex Emmaus

(A Company limited by guarantee)

Statement of financial activities (incorporating income and expenditure account) for the year ended 31 March 2021

	Note	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations, legacies and grants	3	**339,788**	**355,158**	**694,946**	124,974
Charitable activities: shops, café and accommodation contributions	4	**-**	**592,246**	**592,246**	1,247,721
Investments	6	**-**	**60,883**	**60,883**	63,658
Total income		**339,788**	**1,008,287**	**1,348,075**	1,436,353
Expenditure on:					
Charitable activities: shops, café and accommodation contributions	7	**165,754**	**934,363**	**1,100,117**	1,357,534
Total expenditure		**165,754**	**934,363**	**1,100,117**	1,357,534
Net income		**174,034**	**73,924**	**247,958**	78,819
Transfers between funds	17	**(32)**	**32**	**-**	-
Net movement in funds / surplus for the year		**174,002**	**73,956**	**247,958**	78,819
Reconciliation of funds:					
Total funds brought forward		**95,975**	**1,154,331**	**1,250,306**	1,171,487
Net movement in funds		**174,002**	**73,956**	**247,958**	78,819
Total funds carried forward		**269,977**	**1,228,287**	**1,498,264**	1,250,306

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

The notes on pages 32 to 51 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)
Registered number: 03130876

Balance sheet
as at 31 March 2021

	Note		2021 £		2020 £
Fixed assets					
Tangible assets	12		**884,753**		937,492
			884,753		937,492
Current assets					
Stocks	13	**1,174**		3,424	
Debtors	14	**98,519**		67,294	
Cash at bank and in hand		**1,087,372**		477,481	
		1,187,065		548,199	
Creditors: amounts falling due within one year	15	**(155,475)**		(153,936)	
Net current assets			**1,031,590**		394,263
Total assets less current liabilities			**1,916,343**		1,331,755
Creditors: amounts falling due after more than one year	16		**(418,079)**		(81,449)
Net assets excluding pension asset			**1,498,264**		1,250,306
Total net assets			**1,498,264**		1,250,306
Charity funds					
Restricted funds	17		**269,977**		95,975
Unrestricted funds	17		**1,228,287**		1,154,331
Total funds			**1,498,264**		1,250,306

Balance sheet (continued)
as at 31 March 2021

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006.

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

However, an audit is required in accordance with section 144 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



Rosemary Friggens
(Chair of Trustees)
Date: 8 September 2021

The notes on pages 32 to 51 form part of these financial statements.

Sussex Emmaus
(A Company limited by guarantee)

Statement of cash flows
for the year ended 31 March 2021

	2021 £	2020 £
Cash flows from operating activities		
Net cash used in operating activities	**201,554**	115,969
Cash flows from investing activities		
Dividends, interests and rents from investments	**60,883**	63,658
Purchase of tangible fixed assets	**(5,484)**	(81,928)
Net cash provided by/(used in) investing activities	**55,399**	**(18,270)**
Cash flows from financing activities		
Cash inflows from new borrowing	**357,200**	-
Repayments of borrowing	**(4,262)**	(13,385)
Net cash provided by/(used in) financing activities	**352,938**	**(13,385)**
Change in cash and cash equivalents in the year	**609,891**	**84,314**
Cash and cash equivalents at the beginning of the year	**477,481**	393,167
Cash and cash equivalents at the end of the year	**1,087,372**	477,481

The notes on pages 32 to 51 form part of these financial statements

Notes to the financial statements
for the year ended 31 March 2021

1. General information

The Company is a Company limited by guarantee. The members of the Company are the Trustees named on page 1. Membership of the Company is also open to Companions, volunteers and employees who have served six months with the Community. In the event of the Company being wound up, the liability in respect of the guarantee is limited to £1 per member of the Company.

The registered office and principal place of the Charity is:

Emmaus
Drove Road
Portslade
East Sussex
BN41 2PA

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Sussex Emmaus meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going concern

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

Whilst the impact of the COVID-19 pandemic has been assessed by the Trustees, so far as is reasonably possible, due to its unprecedented impact on the worldwide economy it is difficult to evaluate with any certainty the potential outcomes on the Charity's future activities. However, taking into consideration the Charity's level of reserves, the Trustees believe that the Charity will be able to continue in operational existence for the foreseeable future.

2. Accounting policies (continued)

2.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the Trust that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Shop and café income is recognised on a receipts basis. Donated goods for resale are included as income when they are sold. No amounts are included in the financial statements for services donated by volunteers.

Companions' accommodation contributions relate to amounts received in respect of Companions' accommodation costs and are accounted for on a receivable basis.

Rental income is accounted for on a receivable basis.

Grants receivable are treated in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities" and are not recognised until the conditions for entitlement, measure and certainty have been met.

2.4 Expenditure

Costs are included in the statement of financial activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities and Governance costs are costs incurred on the company's charitable operations, including support costs and costs relating to the governance of the company apportioned to charitable activities.

2.5 Government grants

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure. During the year the company received assistance from the coronavirus job retention scheme.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the Bank.

2. Accounting policies (continued)

2.7 Taxation

The Company is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.8 Tangible fixed assets and depreciation

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- Consisting of; - Freehold property 2.5% straight line - Cottage 5% straight line - Carpark 10% straight line - Emmaus by the Sea 16.67% straight line
Motor vehicles	- 20% straight line
Fixtures, fittings and equipment	- 33.33% straight line

2.9 Stocks

Stocks are valued at the lower of cost and net realisable valued on a weighted average cost basis. Stock does not include goods donated for sale as it is impractical to measure reliably the fair value of these donated items.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2. Accounting policies (continued)

2.13 Financial instruments

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Operating leases

Rentals under operating leases are charged to the Statement of financial activities incorporating income and expenditure account on a straight line basis over the lease term.

2.15 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

2.16 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

2.17 Voluntary work

All the Trustees donate their time spent running the charity on a voluntary basis and do not receive any remuneration for their work. The charity also relies on volunteers to assist with its activities.

3. Income from donations and legacies

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Donations and gifts	158,889	116,703	**275,592**
Legacies	-	31,848	**31,848**
Government grants	180,899	206,607	**387,506**
	339,788	355,158	**694,946**

3. Income from donations and legacies (continued)

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Donations	87,062	37,912	124,974

4. Income from charitable activities

	Unrestricted funds 2021 £	**Total funds 2021 £**
Shops, Cafe and Accommodation Contributions	592,246	**592,246**

	Unrestricted funds 2020 £	Total funds 2020 £
Shops, Cafe and Accommodation Contributions	1,247,721	1,247,721

5. Analysis of income from charitable activities by type of income

	Unrestricted funds 2021 £	**Total funds 2021 £**
Shop income	225,270	**225,270**
Cafe income	2,361	**2,361**
Accommodation contributions	364,615	**364,615**
	592,246	**592,246**

	Unrestricted funds 2020 £	Total funds 2020 £
Shop income	727,958	727,958
Cafe income	123,302	123,302
Accommodation contributions	396,461	396,461
	1,247,721	1,247,721

6. Investment income

	Unrestricted funds 2021 £	**Total funds 2021 £**
Rental income	60,167	**60,167**
Interest receivable	716	**716**
	60,883	**60,883**

	Unrestricted funds 2020 £	Total funds 2020 £
Rental income	62,598	62,598
Interest receivable	1,060	1,060
	63,658	63,658

7. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2021 £	**Unrestricted funds 2021 £**	**Total funds 2021 £**
Shops, Cafe and Accommodation Contributions	165,754	934,363	**1,100,117**

7. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	Unrestricted funds 2020 £	Total funds 2020 £
Shops, Cafe and Accommodation Contributions	1,357,534	1,357,534

8. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	**Support costs 2021 £**	**Total funds 2021 £**
Shops, Cafe and Accommodation Contributions	496,153	603,965	**1,100,118**

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Shops, Cafe and Accommodation Contributions	670,893	686,641	1,357,534

Analysis of direct costs

	Shops, Cafe and Companion 2021 £	**Total funds 2021 £**
Staff costs	159,013	**159,013**
Companions expenses	141,326	**141,326**
Cafe & shops	89,119	**89,119**
Other direct costs	28,601	**28,601**
Community expenses	78,094	**78,094**
	496,153	**496,153**

Notes to the financial statements
for the year ended 31 March 2021

8. Analysis of expenditure by activities (continued)

Analysis of direct costs (continued)

	Shops, Cafe and Companion 2020 £	Total funds 2020 £
Staff costs	167,241	167,241
Companion expenses	157,944	157,944
Cafe & shops	197,505	197,505
Other direct costs	44,753	44,753
Community expenses	103,450	103,450
	670,893	670,893

Analysis of support costs

	Shops, Cafe and Companion 2021 £	**Total funds 2021 £**
Staff costs	287,588	**287,588**
Depreciation	58,223	**58,223**
Premises costs	143,105	**143,105**
Management and administration	54,741	**54,741**
Solidarity	24,169	**24,169**
Audit and accountancy fees	7,720	**7,720**
VAT annual adjustment	28,419	**28,419**
	603,965	**603,965**

Notes to the financial statements
for the year ended 31 March 2021

8. Analysis of expenditure by activities (continued)

Analysis of support costs (continued)

	Shops, Cafe and Companion 2020 £	Total funds 2020 £
Staff costs	274,737	274,737
Depreciation	61,398	61,398
Premises costs	196,262	196,262
Management and administration	74,335	74,335
Solidarity	44,499	44,499
Audit and accountancy	6,887	6,887
VAT annual adjustment	28,523	28,523
	686,641	686,641

9. Auditors' remuneration

	2021 £	2020 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**6,400**	6,200
Fees payable to the Company's auditor in respect of:		
All non-audit services not included above	**1,320**	487

10. Staff costs

	2021 £	2020 £
Wages and salaries	**405,573**	393,076
Social security costs	**23,009**	29,136
Contribution to defined contribution pension schemes	**18,019**	19,766
	446,601	441,978

10. Staff costs (continued)

The average number of persons employed by the Company during the year was as follows:

	2021 No.	2020 No.
Staff	**17**	16

No employee received remuneration amounting to more than £60,000 in either year.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 March 2021, no Trustee expenses have been incurred (2020 - £NIL).

12. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 April 2020	**1,337,919**	**113,167**	**370,673**	**1,821,759**
Additions	**3,573**	**-**	**1,911**	**5,484**
At 31 March 2021	**1,341,492**	**113,167**	**372,584**	**1,827,243**
Depreciation				
At 1 April 2020	**489,753**	**102,531**	**291,983**	**884,267**
Charge for the year	**41,378**	**5,229**	**11,616**	**58,223**
At 31 March 2021	**531,131**	**107,760**	**303,599**	**942,490**
Net book value				
At 31 March 2021	**810,361**	**5,407**	**68,985**	**884,753**
At 31 March 2020	848,166	10,636	78,690	937,492

The property was valued for insurance purposes at £7,545,834 in 2012. However as per the accounting policy the property has been included at cost less accumulated depreciation.

In the event of the undeveloped land being disposed of or the charity being wound up, the former owner has the right to receive a proportion of the proceeds.

Notes to the financial statements for the year ended 31 March 2021

13. Stocks

	2021 £	2020 £
Finished goods and goods for resale	**1,174**	3,424

14. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	**12,204**	2,454
Other debtors	**12,065**	21,880
Prepayments and accrued income	**74,250**	42,960
	98,519	67,294

15. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	**20,836**	7,490
Other loans	**3,212**	-
Trade creditors	**42,347**	77,348
Other taxation and social security	**20,387**	21,857
Other creditors	**39,720**	30,182
Accruals and deferred income	**28,973**	17,059
	155,475	153,936

16. Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loans	**418,079**	78,237
Other loans	-	3,212
	418,079	81,449

Notes to the financial statements
for the year ended 31 March 2021

Included within the above are amounts falling due as follows:

	2021 £	2020 £
Between one and two years		
Bank loans	**8,091**	7,736
Other loans	**-**	3,212
Between two and five years		
Bank loans	**370,666**	25,399
Over five years		
Bank loans	**39,322**	45,102

The aggregate amount of liabilities payable or repayable wholly or in part more than five years after the reporting date is:

	2021 £	2020 £
Payable or repayable by instalments	**39,322**	45,102
	39,322	45,102

The bank loan is secured by way of first fix legal charge, dated 29 September 2009, with full title guarantee over the freehold interest in the freehold property known as 18 & 20 Drove Road, Portslade, Brighton, BN41 2PA.

Within other loans is £3,212 (2020: £3,212) in relation to a loan from The Quaker Housing Trust. The purpose of the loan was to assist with the costs of refurbishing the cottages. The loan is interest free, unsecured and repayment over 10 years.

During the year the charity obtained a loan (Resilience and Recovery Loan Fund) offered by Social Investment Bank. The loan is designed to help charities who experienced disruption to their usual business model as a result of Covid-19. It is secured by way of a mortgage debenture covering all the charity's assets: the debenture comprises a first fixed charge with full title guarantee as a continuing security for the payment and discharge of the secured liabilities, dated 17 December 2020, with a floating charge covering all property or undertaking of the company.

Notes to the financial statements
for the year ended 31 March 2021

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Unrestricted funds					
Designated funds					
Fixed asset fund	779,964	-	-	-	779,964
Companions (Peter Goldsmith) fund	1,500	-	-	-	1,500
C.Mares Fund	350	-	-	-	350
Electrical work	-	5,000	(473)	-	4,527
	781,814	5,000	(473)	-	786,341
General funds					
General Funds - all funds	372,517	1,003,287	(933,890)	32	441,946
Total Unrestricted funds	1,154,331	1,008,287	(934,363)	32	1,228,287
Restricted funds					
Flint wall fund	333	-	(333)	-	-
Greenhouse fund	5,194	-	-	-	5,194
Sundial fund	100	-	-	-	100
Van livery fund	32	-	-	(32)	-
Manor cottage fund	300	-	(300)	-	-
Boiler fund	12,283	-	(5,521)	-	6,762
18 Drove Road renovations	59,948	38,919	(9,322)	-	89,545
IT upgrade	7,185	-	-	-	7,185
Fairmark - new entrance	10,000	2,500	-	-	12,500
Defibrillator	600	-	(300)	-	300
Companion food	-	27,969	(27,969)	-	-
Utilities	-	2,500	(2,500)	-	-
ICT	-	3,536	(1,665)	-	1,871
PPE	-	1,719	(1,719)	-	-
Companion expenses	-	2,306	(2,306)	-	-
Electrical work	-	10,000	(10,000)	-	-
Core costs	-	97,539	(97,539)	-	-
Counselling	-	5,000	(1,280)	-	3,720
Support costs	-	5,000	(5,000)	-	-
Electrical works	-	142,800	-	-	142,800

Notes to the financial statements
for the year ended 31 March 2021

17. Statement of funds (continued)

Statement of funds - current year (continued)

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
	95,975	339,788	(165,754)	(32)	269,977
Total of funds	1,250,306	1,348,075	(1,100,117)	-	1,498,264

Notes to the financial statements
for the year ended 31 March 2021

17. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Balance at 31 March 2020 £
Unrestricted funds				
Designated funds				
Fixed asset fund	779,964	-	-	779,964
Companions (Peter Goldsmith) fund	-	1,500	-	1,500
C.Mares Fund	-	350	-	350
	779,964	1,850	-	781,814
General funds				
General Funds - all funds	353,134	1,347,441	(1,328,058)	372,517
Total Unrestricted funds	1,133,098	1,349,291	(1,328,058)	1,154,331
Restricted funds				
Flint wall fund	333	-	-	333
Greenhouse fund	3,250	2,000	(56)	5,194
Sundial fund	100	-	-	100
Van livery fund	32	-	-	32
Manor cottage fund	16,545	-	(16,245)	300
Boiler fund	18,000	-	(5,717)	12,283
18 Drove Road renovations	-	63,381	(3,433)	59,948
IT upgrade	-	10,336	(3,151)	7,185
Fairmark - new entrance	-	10,000	-	10,000
Defibrillator	-	900	(300)	600
Geo Borg / Rob M	-	445	(445)	-
Washing machine - Fixed asset fund	-	129	(129)	-
	38,260	87,191	(29,476)	95,975
Total of funds	1,171,358	1,436,482	(1,357,534)	1,250,306

17. Statement of funds (continued)

Details of funds

Fixed asset fund

This fund represents the value of the freehold property less the associated loans.

Flint wall fund

This fund was created to enable repairs and rebuilding works to be undertaken to flint walls around the Grade II listed Community site.

Greenhouse fund

This fund was created to enable the creation of the new garden business 'the Greenhouse' to allow for the transformation of the old boiler room and creation of an extended garden terrace with conservatory/greenhouse to be used for retail. As well as to build a polytunnel and create a community garden.

Sundial fund

To enable the creation of an analemmatic (human) sundial in the grounds.

Van livery fund

This fund was created to update the signage on the vans with the new Emmaus branding.

Washing machine - Fixed Asset Fund

This fund represents the net book value of a washing machine. Each year depreciation is applied to this fund so as to write the asset off over its useful life.

Hotplate - Fixed Asset Fund

This fund represents the net book value of a Hotplate. Each year depreciation is applied to this fund so as to write the asset off over its useful life.

Manor cottage fund

This fund represents the donations received in relation to the improvement works undertaken at Manor Cottage. Each year depreciation is allocated against the fund relating to the improvements in order to spend out the fund over the useful life of the improvements.

Leisure Fund

This fund is to provide the Companions with leisure activities.

Boiler Fund

This fund represents the monies received to purchase the new boilers.

18 Drove Road Renovations

Funds for the renovations at 18 Drove Road Cottage.

17. Statement of funds (continued)

IT upgrade

Money to spend on the upgrading of IT equipment.

Fairmark - New Entrance

Alterations to the car park entrance.

Defibrillator

Moneys to spend on the purchase of a new defibrillator to be installed on site.

Geo Borg / Rob M

Funds given for companions and to be used for their training needs.

Companions (Peter Goldsmith) fund

Funds to help costs for companions leaving money.

C Mares Memorial Fund

Money to spend on C Mares memorial fund.

Electrical Works (designated)

An amount of £5,000 was designated to cover the initial costs associated with the electrical rewiring project.

18. Summary of funds

Summary of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2021 £
Designated funds	781,814	5,000	(473)	-	786,341
General funds	372,517	1,003,287	(933,890)	32	441,946
Restricted funds	95,975	339,788	(165,754)	(32)	269,977
	1,250,306	1,348,075	(1,100,117)	-	1,498,264

Notes to the financial statements
for the year ended 31 March 2021

18. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Balance at 31 March 2020 £
Designated funds	779,964	1,850	-	781,814
General funds	353,134	1,347,441	(1,328,058)	372,517
Restricted funds	38,260	87,191	(29,476)	95,975
	1,171,358	1,436,482	(1,357,534)	1,250,306

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2021 £	**Unrestricted funds 2021 £**	**Total funds 2021 £**
Tangible fixed assets	-	884,753	**884,753**
Current assets	-	1,187,065	**1,187,065**
Creditors due within one year	-	(155,474)	**(155,474)**
Creditors due in more than one year	-	(418,079)	**(418,079)**
Difference	269,977	(269,978)	**1**
Total	269,977	1,228,287	**1,498,264**

Analysis of net assets between funds - prior year

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	90,316	847,176	937,492
Current assets	5,709	542,490	548,199
Creditors due within one year	-	(153,936)	(153,936)
Creditors due in more than one year	-	(81,449)	(81,449)
Total	96,025	1,154,281	1,250,306

Notes to the financial statements
for the year ended 31 March 2021

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

	2021 £	2020 £
Net income for the year (as per Statement of Financial Activities)	**247,958**	78,819
Adjustments for:		
Depreciation charges	**58,223**	61,398
Dividends, interests and rents from investments	**(60,883)**	(63,658)
Decrease/(increase) in stocks	**2,250**	(1,174)
Decrease/(increase) in debtors	**(31,225)**	1,717
Increase/(decrease) in creditors	**(14,769)**	38,867
Net cash provided by operating activities	**201,554**	115,969

21. Analysis of cash and cash equivalents

	2021 £	2020 £
Cash in hand	**1,087,372**	477,481
Total cash and cash equivalents	**1,087,372**	477,481

22. Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	**477,481**	**609,891**	**1,087,372**
Debt due within 1 year	**(7,490)**	**(16,558)**	**(24,048)**
Debt due after 1 year	**(81,449)**	**(336,630)**	**(418,079)**
	388,542	**256,703**	**645,245**

23. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. Pension contributions due at the end of the year amounted to £1,355 (2020: £1,018). Total contributions payable by the charity for the year totalled £18,019 (2020: £19,766).

24. Operating lease commitments

The Company had no commitments under non-cancellable operating leases at 31 March 2021.

25. Related party transactions

The charity deems key management personnel to be Trustees and members of staff that attend Board meetings. The staff that do, comprise:
Christine Squince (resigned November 2020)
Karen Chapman (appointed November 2020)
Joel Lewis
Nick Eaton

Total remuneration of key management personnel: £135,276 (2020: £137,991).

There were no other related party transactions during the year.

26. Controlling party

The charity is controlled by its Trustees.