

**THE ST. EDMUNDS CHARITY**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REGISTERED NUMBER - 03303543**

**REGISTERED CHARITY NUMBER - 1061509**

**ENGLAND AND WALES**

**ANNUAL REPORT AND ACCOUNTS**

**FOR THE YEAR ENDED**

**4 APRIL 2025**

**THE ST. EDMUNDS CHARITY**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REGISTERED NUMBER - 03303543**  
**REGISTERED CHARITY NUMBER - 1061509**  
**ENGLAND AND WALES**

**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED**  
**4 APRIL 2025**

**WYATT MORRIS GOLLAND LTD.,**  
**CHARTERED ACCOUNTANTS,**  
**PARK HOUSE,**  
**200 DRAKE STREET,**  
**ROCHDALE,**  
**OL16 1PJ.**

**REPORT OF THE COUNCIL OF MANAGEMENT OF THE ST. EDMUNDS CHARITY FOR YEAR ENDED  
4 APRIL 2025**

The Council of Management (The Council / Trustees), who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 4 April 2025. The trustees have adopted the provisions of 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).

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**LEGAL ENTITY**

The St. Edmunds Charity is a registered charity, which is governed by its Memorandum and Articles of Association. The liability of the members is limited to £1 each and at the 4 April 2025 the three trustees were the only members of the company.

**COUNCIL OF MANAGEMENT**

The Council of Management who served at any time throughout the year were as follows:-

G. A. Wareing  
F. J. Gracie  
B. V. Tobin

Principal: M. Butterworth

Business and Support Manager: S Ryan

**REGISTERED OFFICE:-** 110 Clement Royds Street  
Rochdale  
Lancashire  
OL12 6PL

**BANKERS:-** Co-operative Bank PLC  
1 Balloon Street  
Manchester  
M60 4EP

**INDEPENDENT EXAMINER/  
ACCOUNTANT:-**

P. A. Richards B.A. F.C.A. D.Ch.A  
Wyatt Morris Golland Ltd  
Chartered Accountants  
Park House  
200 Drake Street  
Rochdale  
Lancashire  
OL16 1PJ

**BUSINESS ADDRESS:** No's 110 and 87 Clement Royds Street  
Rochdale  
Lancashire  
OL12 6PL

**OBJECTIVES AND ACTIVITIES**

The objectives of the charity is to support those in our society who are and have been affected by substance and alcohol misuse, and ongoing challenges with their mental health and wellbeing - and we do this by providing safe accommodation where staff support, empower and enable our residents to live independently and reach their full potential away from the harms associated with alcohol and substance misuse and addiction.

### ACHIEVEMENTS AND PERFORMANCE

St. Edmunds Charity is primarily an abstinence based Supported Housing facility for vulnerable adults who are in recovery from alcohol/substance misuse who additionally may or may not also have associated mental health or emotional support needs. All our clients must have been free of alcohol and illegal substance use for a minimum of thirteen weeks before entering the service and willing to engage with the support offered by St. Edmund's Charity's staff team and external agencies to address their support needs.

St. Edmunds Charity provides self-contained fully central heated furnished one-bedroom accommodation.

St. Edmunds Charity's staff team provide an intensive housing management support programme. Weekly support sessions take place with our clients where support needs around physical health, mental health, emotional wellbeing, finance, budgeting, independent living skills, risk factors and indicators, safeguarding, moving on into social housing or the private rental market, positive life choices, self-esteem, self-confidence, meaningful daytime activities, education, training, volunteering, employment are discussed, addressed, and actioned. We also hold a mandatory fortnightly house meeting where information can be shared, and issues or concerns discussed in a safe, respectful, supportive manner in an open forum. For those residents that are close to finishing their stay at St. Edmunds Charity we hold an additional fortnightly groupwork activity focusing on the move-on from supported housing to general needs housing and how to make it a smooth transition.

There is an emergency out-of-hours contact number in use for the residents to use in case of emergencies or crisis if staff are needed for advice or to be on site. Additionally, the resettlement service has a service user who volunteers as the charity's warden who can be relied on to complete health and safety checks, minor repairs, and maintenance tasks at the weekend as he has completed all the necessary training and is an ex-tradesman.

St Edmunds Charity holds fortnightly staff meetings where service updates, maintenance, health & safety, client overviews, policies and procedures, safeguarding, client involvement and any other business are discussed.

In the last financial year, we welcomed seven new residents to St Edmunds Charity's Resettlement Project whilst saying goodbye to the seven that left us. Out of the seven residents that left six moved on successfully to alternative accommodation, whilst one unfortunately, the time was not right for him to fully embrace abstinence, and we had to ask him to leave.

We have four service users who are in paid part-time employment, who are also engaged in voluntary work and another ten that are also volunteering in the community. We have service users who volunteer on the AA helpline, staff the front desk at Turning Point, teach ice-skating to disadvantaged children at Altrincham Ice Rink, work at the MIND Growth Project, acting as an Elder at the Royal Exchange Theatre as well being a point of contact for patrons and visitors, provide holistic therapy treatments at Turning Point, facilitating the gardening hub project at Petrus, who do talks in schools making children aware of the dangers of drug and alcohol misuse, deliver music therapy sessions at two external support providers who work with people for whom alcohol and drugs have impacted their lives. Several of our residents who are in part-time employment or volunteering in the social care field have completed mandatory social care core training. Other training our service users have completed is Peer Mentoring, Creative Digital Skills, Physical Training Instructor and a Fork-Lift Truck driving.

The charity complement of staff comprises of a Business/ Project Manager, a Senior Housing Support Worker, a Housekeeper/Housing Support Worker, and a volunteer Project Warden.

The charity has a new website at [www.stedmundscharity.co.uk](http://www.stedmundscharity.co.uk) which has images of our self-contained accommodation units, details of the staff team, what we do, and our mission statement.

### Capital Repairs

We are pleased to report that 87 Clement Royds Street was completely re-roofed despite the associated challenges we faced because of a nearly 30% cost increase on the original quote we received for the work to be done as costs had risen dramatically in this sector before we had the funds to fully cover the cost. We are also pleased to say that we envisage being on track to commence the re-roofing work at 110 Clement Royds within the next couple of years.

REPORT OF THE COUNCIL OF MANAGEMENT OF THE ST. EDMUNDS CHARITY FOR THE YEAR  
ENDED 4 APRIL 2025 (continued)

Utilities

Following on from the previous financial year, utility prices continued to increase significantly but we endeavoured to keep our overall utility costs down and remain within budget.

General

It is still a strongly held belief by the charities staff team and its trustees that St. Edmunds Charity is a great route to aid and assist abstinence-based recovery in a supported housing setting where our clients can work on and maintain their recovery from alcohol and substance misuse whilst engaging with the relevant support internally and externally and gaining the skills to live independently in the future. As evidenced earlier on we achieved a nearly 90% success rate of positive move-ons in the last financial year in what many people see as a challenging client group to work with. A further point which remains valid every year that we are here is that the people living at St. Edmunds Resettlement Project are no longer taking away ever increasingly stretched resources from the criminal justice system and the NHS to the extent they did previously whilst they were in addiction, and this is due to the encouragement and support we give our clients to engage in meaningful activities such as employment, volunteering, training and or education, which also increases their self-esteem and self-confidence as opposed living the lives they previously did where they were begging and stealing to fund their drug and or alcohol use.

FINANCIAL REVIEW AND RESERVES

The charity has a surplus for the year which has been added to reserves brought forward. It is the charity's intention that reserves are maintained at a level which represents approximately six weeks running costs. Current reserves are below this level and the trustees are monitoring the position. Free reserves at the charity are £25,679.

INVESTMENT POWERS, POLICY AND PERFORMANCE

The charity's powers of investment are governed by its Memorandum and Articles of Association. The trustees have the power to invest in such assets as they see fit. Currently there are insufficient surplus funds for any long-term investments to be made.

FUTURE DEVELOPMENTS

The Trustees and Management endeavour that the Charity will continue to meet its objectives through its provision of Supported Housing and external agencies.

ORGANISATIONAL STRUCTURE

The Company is managed by the Board of Trustees who receive a monthly report from the principal as to the progress, activities and upkeep of the Charity.

RISK MANAGEMENT

The Business/Project Manager has now completed a review of all the Charity's Policy and Procedure mandates together with the Service Users obligation and Licence Agreement.

Risk Assessments have also been conducted against fraud and error to protect both the Charity and Service Users.

PUBLIC BENEFIT

The Business/Project manager has considered the Charity Commission guidance on public benefit whilst reviewing Policy and Procedure, Aims and Objectives for the future of the Charity's activities.

DIRECTORS' RESPONSIBILITIES

Under company law the council members have the same legal responsibilities as company directors and the title is interchangeable.

REPORT OF THE COUNCIL OF MANAGEMENT OF THE ST. EDMUNDS CHARITY FOR THE YEAR ENDED 4 APRIL 2025 (continued)

Company law requires the directors to prepare accounts for each financial year, which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that year. In preparing those accounts the directors are required to select suitable accounting policies and then apply them consistently; make judgements and estimates that are reasonable and prudent; follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts; and prepare the accounts on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The above report has been prepared in accordance with the special provisions of part 15 of the Companies Act 2006 relating to small companies.

Signed on behalf of the  
Council of Management

.....

F J Gracie Director

Approved by the board: 29 August 2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ST. EDMUNDS CHARITY**

**Independent examiner's report to the trustees of The St. Edmunds Charity ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 4 April 2025.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Patricia Richards BA ,FCA, DChA.  
The Institute of Chartered Accountants in England and Wales

Wyatt Morris Golland Ltd  
Park House  
200 Drake Street  
Rochdale  
Lancashire  
OL16 1PJ

29 August 2025

THE ST. EDMUNDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 4 APRIL 2025

|   | <u>Notes</u> | Unrestricted<br><u>Funds</u><br>£ | Total funds<br><u>4/4/2025</u><br>£ | Total funds<br><u>4/4/2024</u><br>£ |
|---|--------------|-----------------------------------|-------------------------------------|-------------------------------------|
| <u>Incoming resources:-</u>               |              |                                   |                                     |                                     |
| Income from charitable trading activities | 2            | 326,733                           | 326,733                             | 299,610                             |
|   |              | <hr/>                             | <hr/>                               | <hr/>                               |
| Total incoming resources                  |              | 326,733                           | 326,733                             | 299,610                             |
|   |              | <hr/>                             | <hr/>                               | <hr/>                               |
| <u>Resources expended:-</u>               |              |                                   |                                     |                                     |
| Charitable and trading activities:        | 3            | 316,175                           | 316,175                             | 290,527                             |
|   |              | <hr/>                             | <hr/>                               | <hr/>                               |
| Total resources expended                  |              | 316,175                           | 316,175                             | 290,527                             |
|   |              | <hr/>                             | <hr/>                               | <hr/>                               |
| Net income for the year                   |              | 10,558                            | 10,558                              | 9,083                               |
| Total funds brought forward               |              | 15,121                            | 15,121                              | 6,083                               |
|   |              | <hr/>                             | <hr/>                               | <hr/>                               |
| Total funds carried forward               |              | 25,679<br>=====                   | 25,679<br>=====                     | 15,121<br>=====                     |

The notes on pages 8 to 11 form part of these financial statements.



**THE ST. EDMUNDS CHARITY**  
**BALANCE SHEET AS AT 4 APRIL 2025**

|   | <u>Notes</u> | <u>£</u> | <u>4/4/2025</u><br><u>£</u> | <u>4/4/2024</u><br><u>£</u> |
|---|--------------|----------|-----------------------------|-----------------------------|
| <b><u>FIXED ASSETS</u></b>                                    |              |          |                             |                             |
| Office furniture and equipment                                | 7            |          | -                           | -                           |
| <b><u>CURRENT ASSETS</u></b>                                  |              |          |                             |                             |
| Debtors   | 8            | 12,356   | 7,671                       |                             |
| Cash at bank and in hand                                      |              | 30,249   | 25,560                      |                             |
|   |              | <hr/>    | <hr/>                       |                             |
|   |              | 42,605   | 33,231                      |                             |
| <b><u>CREDITORS</u> - Amounts falling due within one year</b> |              |          |                             |                             |
|   | 9            | (16,926) | (18,110)                    |                             |
|   |              | <hr/>    | <hr/>                       |                             |
| <b><u>NET CURRENT ASSETS</u></b>                              |              |          | 25,679                      | 15,121                      |
|   |              |          | <hr/>                       | <hr/>                       |
|   |              |          | 25,679                      | 15,121                      |
|   |              |          | =====                       | =====                       |
| <b><u>FUNDED BY:-</u></b>                                     |              |          |                             |                             |
| Unrestricted funds  |              |          | 25,679                      | 15,121                      |
|   |              |          | =====                       | =====                       |

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 4 April 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 4 April 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to the financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved by the Council of Management and authorised for issue on 29 August 2025 and were signed on its behalf by:

.....Director- F J Gracie

The notes on pages 8 to 11 form part of these financial statements.

THE ST. EDMUNDS CHARITY  
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED  
4 APRIL 2025

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Going concern basis

The accounts have been prepared on a going concern basis. The directors consider this basis appropriate as the Principal has agreed to guarantee any net asset deficit for 12 months from the date these accounts are approved.

Income

Income relating to rent charged to clients is included on an accruals basis.

Donations are included in the accounts when received.

Expenditure

Expenditure relates to amounts incurred by the charity in furtherance of its objectives and is included on an accruals basis.

Tangible fixed assets

Depreciation is provided, after taking account of any grants receivable, at the following annual rates in order to write off each asset over its estimated useful life:-

Office furniture and equipment - 33 1/3% on cost

Taxation

The company is a registered charity and as such is entitled to the exemption from tax to the extent that the income received falls within section 505 I.C.T.A. 1988 and section 256 C.G.T.A. 1992 and is applied to charitable purposes only.

2. INCOME FROM CHARITABLE TRADING ACTIVITIES

|                          | <u>2025</u><br>£ | <u>2024</u><br>£ |
|--------------------------|------------------|------------------|
| Rent and housing benefit | 326,733<br>===== | 299,610<br>===== |

THE ST. EDMUNDS CHARITY  
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED  
4 APRIL 2025

3. CHARITABLE AND TRADING ACTIVITIES

|                  | <u>Staff<br/>costs</u><br>£ | <u>Depreciation</u><br>£ | <u>Other<br/>costs</u><br>£ | <u>Total<br/>2025</u><br>£ | <u>Total<br/>2024</u><br>£ |
|------------------|-----------------------------|--------------------------|-----------------------------|----------------------------|----------------------------|
| Housing services | 100,526                     | -                        | 188,229                     | 288,755                    | 266,692                    |
| Support services | -                           | -                        | 27,420                      | 27,420                     | 23,835                     |
|                  | <u>100,526</u>              | <u>-</u>                 | <u>215,649</u>              | <u>316,175</u>             | <u>290,527</u>             |
|                  | =====                       | =====                    | =====                       | =====                      | =====                      |

Other costs are comprised of:

|  | <u>2025</u><br>£ | <u>2024</u><br>£ |
|--|------------------|------------------|
| Rent, maintenance and repairs                    | 137,597          | 113,258          |
| Insurance  | 7,180            | 6,010            |
| Heat, light and water                            | 11,300           | 11,611           |
| Renewals / upgrades                              | 28,629           | 34,061           |
| Cleaning   | 1,287            | 775              |
| Telephone  | 5,664            | 5,901            |
| Printing, stationery and postages                | 3,852            | 1,550            |
| Staff travel, including commercial vehicle costs | 7,939            | 8,878            |
| Sundry expenses                                  | 3,289            | 3,238            |
| Website costs                                    | 1,294            | 996              |
| Governance (note 4)                              | 4,618            | 3,273            |
| House moving costs                               | 2,235            | 2,700            |
| Legal and professional                           | 765              | -                |
|  | <u>215,649</u>   | <u>192,251</u>   |
|  | =====            | =====            |

THE ST. EDMUNDS CHARITY

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED  
4 APRIL 2025

4. GOVERNANCE COSTS

|                            | <u>2025</u> | <u>2024</u> |
|----------------------------|-------------|-------------|
|                            | <u>£</u>    | <u>£</u>    |
| Accountancy & payroll fees | 4,407       | 3,118       |
| Bank charges               | 211         | 155         |
|                            | <hr/>       | <hr/>       |
|                            | 4,618       | 3,273       |
|                            | =====       | =====       |

5. STAFF COSTS

Freelance Support Consultancy is purchased as required.  
The number of staff employed by the charity is 2 (2024-2)

|                       | <u>2025</u> | <u>2024</u> |
|-----------------------|-------------|-------------|
|                       | <u>£</u>    | <u>£</u>    |
| Wages                 | 95,500      | 93,728      |
| Social Security costs | 4,411       | 3,959       |
| Pension               | 615         | 589         |
|                       | <hr/>       | <hr/>       |
|                       | 100,526     | 98,276      |
|                       | =====       | =====       |

None of the trustees received any remuneration from the Charity, nor were any of the trustees reimbursed for any expenses incurred.

6.

COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

|   | Unrestricted<br><u>Funds</u> | Total Funds<br><u>2024</u> |
|---|------------------------------|----------------------------|
|   | <u>£</u>                     | <u>£</u>                   |
| <u>Incoming resources:-</u>               |                              |                            |
| Income from charitable trading activities | 299,610                      | 299,610                    |
|   | <hr/>                        | <hr/>                      |
| Total incoming resources                  | 299,610                      | 299,610                    |
|   | <hr/>                        | <hr/>                      |
| <u>Resources expended:-</u>               |                              |                            |
| Charitable and trading activities:        | 290,527                      | 290,527                    |
|   | <hr/>                        | <hr/>                      |
| Total resources expended                  | 290,527                      | 290,527                    |
|   | <hr/>                        | <hr/>                      |
| Net (expenditure) / income for the year   | 9,083                        | 9,083                      |
| Total funds brought forward               | 6,038                        | 6,038                      |
|   | <hr/>                        | <hr/>                      |
| Total funds carried forward               | 15,121                       | 15,121                     |
|   | =====                        | =====                      |

THE ST. EDMUNDS CHARITY

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED  
4 APRIL 2025

7. FIXED ASSETS

|                                 | <u>Office furniture<br/>and equipment</u><br>£ |
|---------------------------------|--|
| <u>Cost</u>                     |  |
| Brought forward at 5 April 2024 | 9,592  |
|                                 | <hr/>  |
| Carried forward at 4 April 2025 | 9,592  |
|                                 | <hr/>  |
| <u>Depreciation</u>             |  |
| Brought forward at 5 April 2024 | 9,592  |
| Charge for the year             | -  |
|                                 | <hr/>  |
| Carried forward at 4 April 2025 | 9,592  |
|                                 | <hr/>  |
| <u>Net book value</u>           |  |
| At 4 April 2025                 | -  |
|                                 | =====  |
| At 4 April 2024                 | -  |
|                                 | =====  |

8. DEBTORS

|                                | <u>2025</u><br>£ | <u>2024</u><br>£ |
|--------------------------------|------------------|------------------|
| Trade debtors                  | 12,332           | 7,544            |
| Prepayments and accrued income | 24               | 127              |
|                                | <hr/>            | <hr/>            |
|                                | 12,356           | 7,671            |
|                                | =====            | =====            |

9. CREDITORS - Amounts falling due within one year

|                       | <u>2025</u><br>£ | <u>2024</u><br>£ |
|-----------------------|------------------|------------------|
| Creditor and Accruals | 16,926           | 18,110           |
|                       | =====            | =====            |

10. RELATED PARTIES

The main property occupied by the charity is occupied under a licence agreement from the charity principal. From March 22 the rent due is termed as a variable viable periodic monthly rental charge for the flats of up to £7,500pm (£90,000pa) plus £15,490pa for communal areas. The trustees have agreed the charity will pay a rent which allows the charity to break-even but any under accrued rent may be paid in a subsequent year when there are sufficient available funds. For the year to 05/04/2024 a total rent of £99,400 was paid and in 2022/23 rent of £64,700 was paid. Consequently, the charity had a potential liability of £46,880 over the two years to 4 April 2024. For 2024/25, the initial rent charge was set at £103,033 and £100,800 was paid with a further £2,233 accrued in the accounts. Based on the variable rent there is a further £2,457 which may be due making the total potential liability £49,337. The charity principal and the trustees have agreed that the liability will only arise if the charity has funds to pay and consequently provision is not made in the accounts.

An offsite property was rented from an employee related to the charity principal. The rent paid was £6,440 with a further £752 accrued. The charity maintains both properties. A further property, which is located within the curtilage of the project, is rented from a third party.