

Registered number: 03422363  
Charity number: 1064473

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**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**



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**EMMAUS CAMBRIDGE**  
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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

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<b>Trustees</b>	Dr C A Cornish Ms A Davis (appointed 5 July 2022) Mr J Dawson Mr W Erby Mr J Humpston (appointed 5 May 2022) Mr M G Last (resigned 19 May 2022) Ms L E Matheson Ms J May Mr J W Murphy Ms C Nicol (appointed 5 July 2022) Ms H M Renfrew Knight Ms J Rippeth (resigned 5 July 2022) Dr P J F Summerfield (resigned 7 March 2022)
<b>Company registered number</b>	03422363
<b>Charity registered number</b>	1064473
<b>Registered office</b>	Green End Landbeach Cambridge Cambridgeshire CB25 9FD
<b>Chief executive officer</b>	Ms D Docherty
<b>Independent auditors</b>	Peters Elworthy & Moore Chartered Accountants Salisbury House Station Road Cambridge CB1 2LA
<b>Bankers</b>	CAF Bank Limited Kings Hill West Malling Kent ME19 4JQ  Cambridge Building Society PO Box 232 51 Newmarket Road Cambridge CB5 8FF  Triodos Bank NV Deanery Road Bristol BS1 5AS

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS**  
**(CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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Unity Trust Bank plc  
Four Brindley Place  
Birmingham  
B1 2JB

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**EMMAUS CAMBRIDGE**  
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**TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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The Trustees present their annual report together with the audited financial statements of the charity for the year 1 November 2021 to 31 October 2022. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Since the charity qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

### **Constitution**

The charity is constituted under a Memorandum of Association dated 20 August 1997 and is a registered charity number 1064473.

### **Our Vision**

A world in which everyone has a home and a sense of belonging.

### **Our Mission**

Emmaus Cambridge is committed to working as a community, sharing a life where everyone is treated equally, and living in harmony with dignity by helping those less fortunate than ourselves.

**Our Strategic Priorities** (which are set in line with the Emmaus UK Federation Plan) are to:

1. Help more people by:
  - Working with companions to help them realise their aspirations and full potential
  - Delivering a wide range of activities to address social exclusion
2. Secure sustainability for our community by:
  - Increasing income and Surplus to ensure sustainability
  - Building an environmentally focused and active organisation
  - Demonstrate organisational sustainability and ethical practice
3. Support the Emmaus Federation by:
  - Demonstrating unity and working together with other Emmaus communities for mutual benefit
  - Promoting who we are, what we do, why and how we do it as part of the wider Emmaus movement

### **Objectives and Activities**

In setting objectives and planning for activities, the Trustees have given due consideration to guidance published by the Charity Commission relating to public benefit, and in particular to its supplementary public benefit guidance. The objects of the charity are the alleviation of homelessness and relief of poverty, hardship and the distress they cause to those in need. Our strategic plan runs from 2021 to 2026.

#### **Work with companions to realise their aspirations and potential by:**

- Delivering Companion Support and Development
- Developing a range of employment and move-on housing options
- Creating more homes

#### **Deliver a wider range of activities to address social exclusion by:**

- Expanding our activities beyond the current community model

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**Operate a range of social enterprises to provide financial sustainability by:**

- Increase income and surplus to ensure sustainability
- Improving our processes & making better use of technology

**Build an environmentally focused and active organisation by:**

- Becoming a beacon known for our environmental values and practices

**Demonstrate organisational sustainability and ethical practice by:**

- Develop the Emmaus Cambridge organisation through working with staff to achieve their ambitions and potential
- Ensuring that we have the staff, infrastructure and local support needed to sustain ourselves
- Growing through partnerships

**Demonstrate solidarity with the UK Federation and working together for mutual benefit by:**

- Supporting other Emmaus Communities in UK, Europe & internationally, through solidarity activities.
- Facilitating companion involvement in the wider movement

**Promote who we are, what we do, why and how we do it by:**

- Enhance brand credibility through greater understanding by those who engage with us

**Solidarity**

Solidarity continues to be an important line with the strategy above. There has been a significant increase in demand for solidarity packages (heavily subsidised) packs of furniture for those in most need (see below). The Trustees are committed to continuing our commitment to solidarity.

**Wider Emmaus**

We continued to work closely with Emmaus Suffolk and other communities.

Emmaus UK welcomed a new Chief Executive in the year, and we have worked closely with her to support her in her new role.

Emmaus Cambridge has signed up to the new Federation Agreement which clearly sets out the purpose and roles and responsibilities of the Emmaus UK and all federation members.

We have also been actively involved with the Evolving Emmaus process, with our CEO and Chair sitting on the steering group, and companions sitting on all companion groups.

The staff and companion are encouraged to attend all Emmaus UK peer support groups, with one of our companions actively involved in the national companion forum and the production of the Companion Voice

One member of staff and one companion attended the Emmaus World Assembly in Uruguay.

**Subscriptions (grants)**

Emmaus International received 1.5% of trading income: £13,615  
Emmaus Europe received a standard contribution of £1,891  
Emmaus UK received 0.5% of trading income: £5,038  
Other: £1,188  
Total: £21,732

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**Helping other organisations (solidarity)**

We are committed to helping other organisations. With Covid 19 coming to an end we have been able to start our work in supporting other organisations.

- Working closely with the Castle School allowing their students to complete the volunteering part of their Duke of Edinburgh Award at Emmaus.
- We support the Landbeach community cupboard with any excess food that is donated to us.
- We have continued to work with Jimmy's and Wintercomfort providing clothing and sleeping bags.
- We continue to work with New Meaning a social enterprise by advertising one of their modular garden rooms on our grounds.

**Helping families and individuals (solidarity)**

- We continue to offer Solidarity packages to individuals and families in need living in South and East Cambs and Cambridge City.
- Additionally, we have supported South Cambridgeshire District council in support of 15 Ukrainian families fleeing the war.
- We supported 203 individuals and families during the year with goods from the shop with a total sale value of £61,720 which is an average of £304.00 per package.

**Achievements and performance**

**Review of activities (November 2021 to October 2022)**

**Community**

Having resumed almost normal activities following Covid, 98% of all companions at EC have had all of their covid vaccines and boosters, and we remained relatively unscathed by the ongoing pandemic in the year.

Throughout the year the community has consistently been over 90% full, meaning over 40 companions living and working in the community. Some of our companions are vulnerable but we have managed to organise work so that they can work in the community and others can work in the shop and interface with the public. We continue to work with companions to help them rebuild their lives and have had a number of successful move-on's, where companions move into their own accommodation and jobs in the community.

**Business Activity**

Our business activity picked up during the year, with our continued drive to improve our processes, one of which, the new donation hub that came online towards the end of the year making a real difference to our operation.

Online sales and our markets continue to perform well and increase our wider profile.

**Staff, Volunteers and Trustees**

Our staff team has worked incredibly hard during the year, dealing with whatever has been thrown at them. We have had some changes in the team and welcomed new members, which reflects the growth in online activity, business activity, companion increased support needs and complexity of our finances.

We have a committed cohort of volunteers. They make an enormous difference to what we are able to do, and we are grateful for their inputs.

The Board has welcomed a new Chair of trustees, John Humpston, and two new trustees during the year, who bring great experience, passion, and commitment to our activities. We said goodbye to Matthew Last, who did an amazing job during his tenure as Chair for the last six years. To the great sadness of the whole of the Emmaus community, Matthew recently passed away.

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**PR activity**

Our social media presence has increased over the year, we are working closely with the EUK PR service, and we have a member of staff dedicated to PR, promotion and getting our message out. This year has seen an increase in our coverage:

- 73,737 visitors to the website
- 2,109 of these have come through social media
- Facebook posts reached 43,900
- 43,068 reacted to our Facebook posts (shared, link clicks, post likes)
- 329 new Facebook followers
- Twitter posts reached 60,400 people
- 37 pieces of press coverage with a total reach of 4,056,771
- Emmaus Cambridge appeared in Daily Mail and Woman & Home magazine

**Programme related investments**

The charity's main investment is its land and buildings comprising companion and staff accommodation, warehousing and trading premises at the community at Landbeach, near Cambridge.

**Building works/maintenance**

Throughout the year, our dedicated building team with companion support have continued to upgrade, extend and improve the quality and quantity of our shop space, accommodation and other buildings. Over the past year they have:

- Built a donation hub in the top car park.
- Finished the re-siting of the main entrance into the retail area and upgrade the shop front
- Built a new maintenance workshop.
- Second car park completed.
- Installation of a lift joining our mezzanine floor to the ground.
- The incredible donation from the Hill 200 Foundation of 6 modular homes was started in the year and will be ready for occupation in early 2023.

During the next year we will:

- We will move our emporium building to the other end of our site.
- Refurbish the electrical workshop.
- Refurbish the old delivery bays.

**Financial Review**

**Going concern**

After making appropriate enquiries, 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.

**Reserves policy**

The trustees have carried out their annual review of their reserves policy in the year. As part of this process, they have considered both the financial impact of risks facing the charity as well as reserves required for future planned capital projects, commitments and contingent events.



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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

<b>Designated Funds</b>	<b>Note</b>	<b>Amount</b>
Cessation of operations	1	240,000
Capital projects	2	30,000

1. The Trustees have agreed that the charity should hold 3 months operating expenses in reserve, and in particular ring fence sufficient funds to meet creditors and obligations to Companions and staff should we be forced to cease operations.
2. We have planned further capital projects as listed above, and we have allocated £30,000 to meet the estimated costs.

At the year end the Charity had total funds of £2,869,731 of which £612,878 are restricted. Of the £2,256,853 unrestricted funds, £2,033,224 are represented by fixed assets leaving free reserves of £223,629. After the above designations, free reserves are negative £46,371, against a target of £NIL. The trustees expect to repair this deficit in the coming year.

### **Principal funding**

The results of the year's operations are set out in the attached financial statements. The net inflow of funds amounted to £395,225 (2021 - £26,978) after including donations of £564,406 (2021 - £74,784), grants of £48,600 (2021 - £170,640) and one-off legacies of £7,139 (2021 - £0) and the total income raised was £1,888,161 (2021 - £1,303,209).

£10,500 (2021 - £10,625) has been spent on governance costs, whilst other expenditure has focused on supporting companions, their accommodation and welfare, the business activities including administration, the running of the workshops, the retail shop and the collection of donated goods, all of which create the important platform for supporting and developing companions' personal skills and self-esteem.

Demand for collections continues to be strong and we make between 20 and 30 collections over 5 days each week of donated goods. The number of items offered continues to rise and although not all items offered are suitable, which has increased our disposal costs, we work hard to minimise what we send to landfill.

Donations to site continue to be good with an average 430 donations per week, the quality of the donations has improved from last year.

### **Governance and management**

#### **Method of appointment or election of Trustees**

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

Trustee nominations either come from other trustees within the charity and its supporters or via open advertisement and must be approved by existing trustees, in accordance with the Articles of Association.

When specific skills are required, approaches are made to people with relevant expertise who are sympathetic to the ethos of the charity. If necessary, a trustee would be co-opted specifically to cover the required function.

The current Trustees and those who served during the year are shown on page 1.

#### **Policies adopted for the induction and training of Trustees**

Each new trustee is required to undertake an induction programme which includes briefings on their legal and ethical responsibilities as trustees, the ethos and values of the Emmaus movement together with the governance, history and operation of Emmaus Cambridge.

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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Annual appraisals of trustees are undertaken to measure their collective and individual performance and suitable training is offered in line with the NCVO Code of Good Governance.

**Organisational structure and decision making**

In order to work effectively towards the alleviation of homelessness and relief of poverty and hardship and the distress they cause to those in need, the board of trustees and the leadership team believe that companions must be at the centre of the organisation, and this is reflected in the structure of the charity.

Weekly meetings of the whole community take place to discuss and agree decisions which affect it. Two volunteer companions, acting as observers are also invited to attend and participate in board meetings.

Companions are also engaged extensively in decisions through the committees, the solidarity subcommittee and working groups and daily meetings. Full consultations with companions are also undertaken on strategic issues and major projects.

**Related party relationships**

Emmaus Cambridge is a member of the Emmaus UK federation, working alongside other communities and groups.

**Risk management**

Trustees have introduced risk management policies and a risk register which aims to manage and mitigate risks that the charity might face, and this is reviewed regularly.

A nominated trustee oversees health and safety issues throughout the community with nominated personnel having day to day responsibility for ensuring compliance.

**Future developments**

**Strategic Plan 2021-2026**

The strategic plan was developed in line with the Emmaus UK strategic plan, our agreed Strategic priorities are:

We will help more people by:

- Enhancing our support offer so we can work with more complex people.
- Developing our companion offer.
- Increase the profile of solidarity to help more people.
- Install self-contained pods on site
- Fundraise where we need too.

We will work smarter by:

- Improving our process and make better use of technology.
- Improve our environmental impact
- Review governance and succession planning for staff and board.
- Support the Euk Transformation process

We will shout louder about:

- Who we are and how we make a difference.
- Find a Patron to champion our mission.
- Celebrate what we achieve.
- Work closer with the local authority.

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**Trustees' responsibilities statement**

The Trustees (who are also directors of Emmaus Cambridge 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**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 charity'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 charity's auditors are aware of that information.

Approved by order of the members of the board of Trustees and signed on their behalf by:

*Louisa Matheson*

**Ms L E Matheson**  
Trustee

Date: 31 July 2023

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**EMMAUS CAMBRIDGE**  
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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE**

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**OPINION**

We have audited the financial statements of Emmaus Cambridge (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 October 2022 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated 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 Group's and of the parent charitable company's affairs as at 31 October 2022 and of the Group's 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 and 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 Group 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 Group's or the parent 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.

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**EMMAUS CAMBRIDGE**  
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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE (CONTINUED)**

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**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.

**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:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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.

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**EMMAUS CAMBRIDGE**  
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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE (CONTINUED)**

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**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 Group's and the parent 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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

**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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the group through discussions with trustees and other management, and from our knowledge of charity and company law and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including the Companies Act 2006, Charities Act 2011 and UK taxation legislation, as well as those laws and regulations relating to the group's operations such as UK employment legislation and health and safety;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence;
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit; and
- we reviewed the minutes of Trustees' meetings to identify any references to non-compliances with laws and regulations.

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE (CONTINUED)**

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We assessed the susceptibility of the group's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- evaluated the assumptions and judgements used by management within significant accounting estimates and assessed whether these indicated evidence of management bias; and
- performed audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures that included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with relevant regulators such as the Charity Commission.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE (CONTINUED)**

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**USE OF OUR REPORT**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, 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.

*Michael Hewett*

**Michael Hewett (Senior Statutory Auditor)**

for and on behalf of  
**Peters Elworthy & Moore**

Chartered Accountants  
Statutory Auditors

Salisbury House

Station Road

Cambridge

CB1 2LA

Date: 31 July 2023



**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND  
EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 OCTOBER 2022**

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
<b>INCOME FROM:</b>					
Donations and legacies	3	474,225	145,920	620,145	245,424
Charitable activities					
Housing benefit		-	344,359	344,359	347,608
Social enterprise		-	909,110	909,110	702,597
Interest income		-	608	608	305
Other income		-	13,939	13,939	7,275
<b>TOTAL INCOME</b>		<b>474,225</b>	<b>1,413,936</b>	<b>1,888,161</b>	<b>1,303,209</b>
<b>EXPENDITURE ON:</b>					
Charitable activities		4,601	1,488,336	1,492,937	1,276,231
<b>TOTAL EXPENDITURE</b>		<b>4,601</b>	<b>1,488,336</b>	<b>1,492,937</b>	<b>1,276,231</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>469,624</b>	<b>(74,400)</b>	<b>395,224</b>	<b>26,978</b>
<b>RECONCILIATION OF FUNDS:</b>					
Total funds brought forward		143,254	2,331,253	2,474,507	2,447,529
Net movement in funds		469,624	(74,400)	395,224	26,978
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>612,878</b>	<b>2,256,853</b>	<b>2,869,731</b>	<b>2,474,507</b>

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 21 to 36 form part of these financial statements.

**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**  
**REGISTERED NUMBER: 03422363**

**CONSOLIDATED BALANCE SHEET**  
**AS AT 31 OCTOBER 2022**

	Note	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	8	2,606,543	2,165,746
		<u>2,606,543</u>	<u>2,165,746</u>
<b>CURRENT ASSETS</b>			
Debtors	9	52,046	66,832
Cash at bank and in hand		367,429	394,359
		<u>419,475</u>	<u>461,191</u>
Creditors: amounts falling due within one year	10	(128,851)	(112,899)
<b>NET CURRENT ASSETS</b>		<b>290,624</b>	<b>348,292</b>
Creditors: amounts falling due after more than one year	11	(27,436)	(39,531)
<b>TOTAL NET ASSETS</b>		<b><u>2,869,731</u></b>	<b><u>2,474,507</u></b>
<b>CHARITY FUNDS</b>			
Restricted funds	12	612,878	143,254
Unrestricted funds	12	2,256,853	2,331,253
<b>TOTAL FUNDS</b>		<b><u>2,869,731</u></b>	<b><u>2,474,507</u></b>

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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**  
**REGISTERED NUMBER: 03422363**

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**CONSOLIDATED BALANCE SHEET (CONTINUED)**  
**AS AT 31 OCTOBER 2022**

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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:

*Louisa Matheson*

**Ms L E Matheson**  
Trustee

Date: 31 July 2023

The notes on pages 21 to 36 form part of these financial statements.

**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**  
**REGISTERED NUMBER: 03422363**

**CHARITY BALANCE SHEET**  
**AS AT 31 OCTOBER 2022**

	Note	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	8	2,606,543	2,165,746
		<u>2,606,543</u>	<u>2,165,746</u>
<b>CURRENT ASSETS</b>			
Debtors	9	41,663	59,168
Cash at bank and in hand		366,429	393,057
		<u>408,092</u>	<u>452,225</u>
Creditors: amounts falling due within one year	10	(128,851)	(112,899)
<b>NET CURRENT ASSETS</b>		<u>279,241</u>	<u>339,326</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,885,784</u>	<u>2,505,072</u>
Creditors: amounts falling due after more than one year	11	(27,436)	(39,531)
<b>TOTAL NET ASSETS</b>		<u><u>2,858,348</u></u>	<u><u>2,465,541</u></u>
<b>CHARITY FUNDS</b>			
Restricted funds	12	612,878	143,254
Unrestricted funds	12	2,245,470	2,322,287
<b>TOTAL FUNDS</b>		<u><u>2,858,348</u></u>	<u><u>2,465,541</u></u>

The Charity's net movement in funds for the year was £392,807 (2021 - £40,275).

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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**  
**REGISTERED NUMBER: 03422363**

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**CHARITY BALANCE SHEET (CONTINUED)**  
**AS AT 31 OCTOBER 2022**

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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:

*Louisa Matheson*

**Ms L E Matheson**  
Trustee

Date: 31 July 2023

The notes on pages 21 to 36 form part of these financial statements.

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

	2022 £	2021 £
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net cash used in operating activities	71,470	59,785
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Dividends, interests and rents from investments	608	305
Proceeds from the sale of tangible fixed assets	-	2,165
Purchase of tangible fixed assets	(99,008)	(106,664)
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	(98,400)	(104,194)
<b>CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR</b>	(26,930)	(44,409)
Cash and cash equivalents at the beginning of the year	394,359	438,768
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	367,429	394,359

The notes on pages 21 to 36 form part of these financial statements

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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**1. GENERAL INFORMATION**

Emmaus Cambridge is a private charitable company limited by guarantee and incorporated in England and Wales. Its registered office is Green End, Landbeach, Cambridge, CB25 9FD.

The Charity's functional and presentational currency is GBP.

**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.

Emmaus Cambridge 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.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertaking (note 20). The results of the subsidiary are consolidated on a line by line basis.

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Financial Activities in these financial statements.

**2.2 GOING CONCERN**

The trustees have carried out their annual review of their reserves policy in the year. As part of this process, they have considered both the financial impact of risks facing the charity as well as reserves required for future planned capital projects, commitments and contingent events. The trustees have reviewed forecasts to 31 October 2024 and consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**2. ACCOUNTING POLICIES (CONTINUED)**

**2.3 INCOME**

All income is recognised 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.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the Charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the Charity, can be reliably measured.

Grants are included in the Consolidated Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

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

Sales of donated goods are recognised at the time of sale.

Housing benefit income is recognised in the period to which the housing benefit relates.

**2.4 EXPENDITURE**

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

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements.

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

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.



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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**2. ACCOUNTING POLICIES (CONTINUED)**

**2.5 GOVERNMENT GRANTS**

Government grants relating to tangible fixed assets are treated as deferred income and released to the Consolidated Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Consolidated Statement of Financial Activities as the related expenditure is incurred.

**2.6 INTEREST RECEIVABLE**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

**2.7 TANGIBLE FIXED ASSETS AND DEPRECIATION**

Tangible fixed assets costing £100 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- 2-10%
Assets under construction	- not depreciated
Motor vehicles	- 33%
Fixtures and fittings	- 4-20%
Other fixed assets	-

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date. Freehold land is not depreciated.

**2.8 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.

**2.9 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.

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**EMMAUS CAMBRIDGE**  
**(A Company Limited by Guarantee)**

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

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**2. ACCOUNTING POLICIES (CONTINUED)**

**2.10 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 Charity 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 in the Consolidated Statement of Financial Activities as a finance cost.

**2.11 FINANCIAL INSTRUMENTS**

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

**2.12 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.

**2.13 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 Group 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 Group 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.

Investment income, gains and losses are allocated to the appropriate fund.

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**3. INCOME FROM DONATIONS AND LEGACIES**

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	456,325	108,081	564,406	74,784
Legacies	-	7,139	7,139	-
Grants	17,900	700	18,600	83,324
Government grants	-	30,000	30,000	87,316
	<u>474,225</u>	<u>145,920</u>	<u>620,145</u>	<u>245,424</u>
TOTAL 2021	<u>61,000</u>	<u>184,424</u>	<u>245,424</u>	

Restricted donations includes £456,325 (2021: £NIL) of donated assets in respect of the Pods. Government grants represent amounts received from South Cambridgeshire District Council.

**4. ANALYSIS OF EXPENDITURE BY ACTIVITIES**

	Activities undertaken directly 2022 £	Grant funding of activities 2022 £	Support costs 2022 £	Total funds 2022 £	Total funds 2021 £
Charitable activities	1,440,804	21,732	30,401	1,492,937	1,276,231
TOTAL 2021	<u>1,207,836</u>	<u>23,489</u>	<u>44,906</u>	<u>1,276,231</u>	

Grants represent amounts payable to other Emmaus communities.

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**4. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)**

**ANALYSIS OF DIRECT COSTS**

	<b>Total funds 2022 £</b>	<b>Total funds 2021 £</b>
Staff costs	571,212	554,602
Companions' weekly allowances	110,431	99,966
Companions' leaving and holiday allowances	27,445	26,242
Social enterprise direct costs	210,679	245,482
Coffee shop costs	61,693	37,959
Food and sundries	95,769	92,483
Travel and vehicle costs	52,604	20,125
Clothing and health expenses	42,281	3,235
Sundry expenses	33,574	23,159
Light and heat	59,408	28,999
Rates and water	14,104	12,642
Repairs and low cost assets	34,900	54,606
Insurance	11,973	7,750
Administration expenses	195	97
Depreciation	114,536	489
	<u><u>1,440,804</u></u>	<u><u>1,207,836</u></u>

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**4. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)**

**ANALYSIS OF SUPPORT COSTS**

	<b>Total funds 2022 £</b>	<b>Total funds 2021 £</b>
Staff costs	14,878	16,603
Bank charges	1,818	9,113
Sundry expenses	-	1,115
Interest payable	3,205	7,700
Gain on disposal of fixed assets	-	(250)
Audit and accountancy (governance)	10,000	9,525
Legal fees (governance)	500	1,100
	<u>30,401</u>	<u>44,906</u>

**5. AUDITORS' REMUNERATION**

	<b>2022 £</b>	<b>2021 £</b>
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	7,500	3,500
Fees payable to the Charity's auditor in respect of: All non-audit services not included above	<u>2,500</u>	<u>6,025</u>

**6. STAFF COSTS**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Charity 2022 £</b>	<b>Charity 2021 £</b>
Salaries	518,517	502,127	518,517	502,127
National insurance	49,637	48,761	49,637	48,761
Pension costs	17,936	20,317	17,936	20,317
	<u>586,090</u>	<u>571,205</u>	<u>586,090</u>	<u>571,205</u>

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**6. STAFF COSTS (CONTINUED)**

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

	<b>Group 2022 No.</b>	<b>Group 2021 No.</b>
Charitable operations	17	17
Community operations	3	3
Fundraising and administration	1	1
	<u>21</u>	<u>21</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	<b>Group 2022 No.</b>	<b>Group 2021 No.</b>
In the band £60,001 - £70,000	1	1

The key management personnel of the Charity are considered to be the trustees and Chief executive officer. The total employment benefits including employer's national insurance and pension contributions of key management personnel were £70,570 (2021 - £69,338).

**7. TRUSTEES' REMUNERATION AND EXPENSES**

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 October 2022, expenses totalling £NIL were reimbursed or paid directly to Trustee (2021 - £415 to 1 Trustee).

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**8. TANGIBLE FIXED ASSETS**

**GROUP AND CHARITY**

	Freehold property £	Assets under constructio n £	Motor vehicles £	Fixtures and fittings £	Total £
<b>COST OR VALUATION</b>					
At 1 November 2021	2,863,057	-	105,388	189,201	3,157,646
Additions	93,405	456,325	-	5,603	555,333
At 31 October 2022	2,956,462	456,325	105,388	194,804	3,712,979
<b>DEPRECIATION</b>					
At 1 November 2021	828,563	-	59,388	103,949	991,900
Charge for the year	77,979	-	20,753	15,804	114,536
At 31 October 2022	906,542	-	80,141	119,753	1,106,436
<b>NET BOOK VALUE</b>					
At 31 October 2022	2,049,920	456,325	25,247	75,051	2,606,543
At 31 October 2021	2,034,494	-	46,000	85,252	2,165,746

**9. DEBTORS**

	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
<b>DUE WITHIN ONE YEAR</b>				
Amounts owed by group undertakings	-	-	5,140	5,140
Other debtors	23,997	11,234	23,997	11,234
Prepayments and accrued income	28,049	55,598	12,526	42,794
	52,046	66,832	41,663	59,168

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Charity 2022 £</b>	<b>Charity 2021 £</b>
Bank loans	12,076	10,469	12,076	10,469
Trade creditors	45,576	45,980	45,576	45,980
Other taxation and social security	18,399	11,160	18,399	11,160
Other creditors	11,034	-	11,034	-
Accruals	41,766	45,290	41,766	45,290
	<u>128,851</u>	<u>112,899</u>	<u>128,851</u>	<u>112,899</u>

The Charity has a bank loan which is repayable in monthly instalments by 2 November 2025. The loan incurs interest at 5.6%.

**11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Charity 2022 £</b>	<b>Charity 2021 £</b>
Bank loans	27,436	39,531	27,436	39,531

The Charity has a bank loan which is repayable in monthly instalments by 2 November 2025. The loan incurs interest at 5.6%.



**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**12. STATEMENT OF FUNDS**

**STATEMENT OF FUNDS - CURRENT YEAR**

	Balance at 1 November 2021 £	Income £	Expenditure £	Balance at 31 October 2022 £
<b>UNRESTRICTED FUNDS</b>				
<b>DESIGNATED FUNDS</b>				
Cessation of operations	240,000	-	-	240,000
Capital projects	30,000	-	-	30,000
	<u>270,000</u>	<u>-</u>	<u>-</u>	<u>270,000</u>
<b>GENERAL FUNDS</b>				
General Funds	<u>2,061,253</u>	<u>1,413,936</u>	<u>(1,488,336)</u>	<u>1,986,853</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>2,331,253</u>	<u>1,413,936</u>	<u>(1,488,336)</u>	<u>2,256,853</u>
<b>RESTRICTED FUNDS</b>				
National Lottery Building Fund	121,595	-	(4,601)	116,994
Waterson Bursary	3,114	-	-	3,114
Companion Training Fund	8,545	-	-	8,545
ReBoot Fund	5,000	-	-	5,000
Lift Fund	5,000	-	-	5,000
The Clothworkers Foundation	-	17,900	-	17,900
Pods Fund	-	456,325	-	456,325
	<u>143,254</u>	<u>474,225</u>	<u>(4,601)</u>	<u>612,878</u>
<b>TOTAL OF FUNDS</b>	<u>2,474,507</u>	<u>1,888,161</u>	<u>(1,492,937)</u>	<u>2,869,731</u>

**EMMAUS CAMBRIDGE**  
(A Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**12. STATEMENT OF FUNDS (CONTINUED)**

**STATEMENT OF FUNDS - PRIOR YEAR**

	Balance at 1 November 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2021 £
<b>UNRESTRICTED FUNDS</b>					
<b>DESIGNATED FUNDS</b>					
Cessation of operations	240,000	-	-	-	240,000
Capital projects	30,000	-	-	-	30,000
ARM donation	20,000	-	-	(20,000)	-
Nationwide grant	22,234	-	-	(22,234)	-
	<u>312,234</u>	<u>-</u>	<u>-</u>	<u>(42,234)</u>	<u>270,000</u>
<b>GENERAL FUNDS</b>					
General Funds - all funds	<u>1,997,440</u>	<u>1,242,209</u>	<u>(1,249,662)</u>	<u>71,266</u>	<u>2,061,253</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>2,309,674</u>	<u>1,242,209</u>	<u>(1,249,662)</u>	<u>29,032</u>	<u>2,331,253</u>
<b>RESTRICTED FUNDS</b>					
National Lottery Building Fund	126,196	-	(4,601)	-	121,595
Waterson Bursary	3,114	-	-	-	3,114
Companion Training Fund	8,545	-	-	-	8,545
ReBoot Fund	-	6,000	(1,000)	-	5,000
E-commerce and Delivery Bays	-	50,000	(20,968)	(29,032)	-
Lift Fund	-	5,000	-	-	5,000
	<u>137,855</u>	<u>61,000</u>	<u>(26,569)</u>	<u>(29,032)</u>	<u>143,254</u>
<b>TOTAL OF FUNDS</b>	<u><u>2,447,529</u></u>	<u><u>1,303,209</u></u>	<u><u>(1,276,231)</u></u>	<u><u>-</u></u>	<u><u>2,474,507</u></u>

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**12. STATEMENT OF FUNDS (CONTINUED)**

The National Lottery Building Fund represents capital grants from the National Lottery Charities Board to fund building works at the community in previous years. Expenditure on this fund represents depreciation charged for the year. The National Lottery Charities Board require capital grants to be accounted for as restricted funds and to be charged with the depreciation of the underlying assets. There are various grant conditions that require the Trustees to obtain The National Lottery Board's permission to sell the building for a period of 80 years from the date of the grant.

The Waterson Bursary represents a fund from which companions can apply for funding to carry out projects that will be of benefit both to themselves and to others.

The Companion Training Fund represents donations towards the costs of companion training.

ReBoot Fund - Funds towards recycling and refurbishing computer equipment for resale.

E-commerce and Delivery Bay Fund - Funds towards the costs of new delivery bays and towards salary costs of an e-commerce co-ordinator.

Lift Fund - Funds towards the costs of a new lift for mezzanine.

The Clothworkers Foundation - this fund represents a grant towards a capital project for lifts.

Pods Fund - this represents the value of the 6 Solohaus pods constructed by Hill Group. These were under construction at the year end and will be transferred to unrestricted funds upon legal completion in January 2023.

**13. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

**ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR**

	<b>Restricted funds 2022 £</b>	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>
Tangible fixed assets	573,319	2,033,224	<b>2,606,543</b>
Current assets	39,559	379,916	<b>419,475</b>
Creditors due within one year	-	(128,851)	<b>(128,851)</b>
Creditors due in more than one year	-	(27,436)	<b>(27,436)</b>
<b>TOTAL</b>	<b>612,878</b>	<b>2,256,853</b>	<b>2,869,731</b>

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FOR THE YEAR ENDED 31 OCTOBER 2022**

**13. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)**

**ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR**

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	121,595	2,044,151	2,165,746
Current assets	21,659	439,532	461,191
Creditors due within one year	-	(112,899)	(112,899)
Creditors due in more than one year	-	(39,531)	(39,531)
<b>TOTAL</b>	<b>143,254</b>	<b>2,331,253</b>	<b>2,474,507</b>

**14. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	Group 2022 £	Group 2021 £
Net income for the year (as per Statement of Financial Activities)	<b>395,224</b>	26,978
<b>ADJUSTMENTS FOR:</b>		
Depreciation charges	<b>114,536</b>	489
Donated assets	<b>(456,325)</b>	-
Investment income	<b>(608)</b>	(305)
Loss/(profit) on the sale of fixed assets	-	(250)
Decrease/(increase) in debtors	<b>19,776</b>	(41,875)
Increase/(decrease) in creditors	<b>(1,133)</b>	74,748
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>71,470</b>	59,785

**EMMAUS CAMBRIDGE**  
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**NOTES TO THE FINANCIAL STATEMENTS  
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**15. ANALYSIS OF CASH AND CASH EQUIVALENTS**

	Group 2022 £	Group 2021 £
Cash in hand	367,429	394,359
<b>TOTAL CASH AND CASH EQUIVALENTS</b>	<b>367,429</b>	<b>394,359</b>

**16. ANALYSIS OF CHANGES IN NET DEBT**

	At 1 November 2021 £	Cash flows £	At 31 October 2022 £
Cash at bank and in hand	394,359	(26,930)	367,429
Debt due within 1 year	(10,469)	(1,607)	(12,076)
Debt due after 1 year	(39,531)	12,095	(27,436)
	<b>344,359</b>	<b>(16,442)</b>	<b>327,917</b>

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

**17. PENSION COMMITMENTS**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity and amounted to £17,936 (2021 - £20,317). Contributions totalling £146 (2021 - £nil) were payable to the fund at the balance sheet date and are included in other creditors.

**18. OPERATING LEASE COMMITMENTS**

At 31 October 2022 the Group and the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	<b>Charity 2022 £</b>	<b>Charity 2021 £</b>
Not later than 1 year	<b>20,816</b>	19,159
Later than 1 year and not later than 5 years	<b>19,234</b>	25,974
	<b><u>40,050</u></b>	<b><u>45,133</u></b>

**19. RELATED PARTY TRANSACTIONS**

During the year I Docherty, spouse of D Docherty, a member of key management, was paid a salary of £25,750 (2021 - £26,133) and pension contributions of £1,288 (2021 - £2,389).

During the year the Charity received distributions from its subsidiary, Emmaus Cambridge (Homes) Limited amounting to £341,863 (2021: £360,808). At the year end the subsidiary owed Emmaus Cambridge £5,140 (2021: £5,140).

**20. SUBSIDIARY UNDERTAKINGS**

The Charity has a wholly controlled subsidiary, Emmaus Cambridge (Homes) Limited, a company by guarantee. The profit for the year of the subsidiary was £344,280 (2021: £347,511) and at the year end the net assets were £11,383 (2021: £8,966).