SOUTHWARK CHARITIES

England & Wales · Charity number 1137760

Details

Status	Registered
Legal form	Charitable company
Company number	07340188
Registered	2010-09-03
Register	View on the Charity Commission register

Contact

Address	42 St. Mary Newington Close Surrey Square London SE17 2LP
Phone	02075932000
Email	charities@almshouse-southwark.org
Website	WWW.SOUTHWARKCHARITIES.CO.UK

Activities

Objects: (2.1 THE CHARITABLE PURPOSES OF THE COMPANY ARE: (A) THE PROVISION OF HOUSING ACCOMMODATION FOR PERSONS WHO MEET THE ELIGIBILITY CRITERIA; (B) SUCH FURTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THOSE RESIDENTS OF THE HOUSING ACCOMMODATION AS THE TRUSTEES MAY DECIDE; (C) THE RELIEF OF POVERTY FOR THE PUBLIC BENEFIT BY UTILISING SURPLUS INCOME BY: (I) THE PAYMENT OF DISCRETIONARY PAYMENTS; (II) THE PAYMENT OF GRANTS FOR ITEMS, SERVICES OR FACILITIES OR OTHERWISE; AND(II) THE PAYMENT OF GRANTS TO ORGANISATIONS OR INSTITUTIONS WHICH PROVIDE ITEMS, SERVICES OR FACILITIES OR OTHER BENEFITS TO PEOPLE LIVING IN THE AREA OF BENEFIT, TO BENEFIT TO PEOPLE WHO MEET THE ELIGIBILITY CRITERIA; OR (D) SUCH OTHER CHARITABLE PURPOSES FOR THE BENEFIT OF THOSE LIVING IN THE AREA OF BENEFIT AS THE TRUSTEES MAY DECIDE. 2.2 IN THIS CLAUSE 2 THE FOLLOWING DEFINITIONS SHALL APPLY: ”AREA OF BENEFIT” MEANS THE GREATER LONDON AREA, WITH A PREFERENCE FOR THE LONDON BOROUGH OF SOUTHWARK; AND“ELIGIBILITY CRITERIA” MEANS PEOPLE WHO ARE (I) IN NEED HARDSHIP OR DISTRESS AND (II) OVER 55 YEARS OF AGE AND (III) HAVE BEEN RESIDENT IN THE AREA OF BENEFIT.

Activities: Management of Southwark (Christchurch & St Mary's) Charities, two other Charities and the provision of services ans assistance to other charities requiring management services of this charity

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Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Services
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** THE FORMER METROPOLITAN BOROUGH OF SOUTHWARK
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-30	£1,986,745	£1,713,265	£105,266,433	4
2023-12-30	£46,868,569	£3,187,452	£104,552,061	4
2022-12-30	£673,768	£1,447,863	£60,285,820	3
2021-12-30	£887,699	£921,041	£33,792,399	3
2020-12-30	£771,484	£807,438	£31,323,167	3

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Trustees

Name	Role	Appointed
Cathy Elaine Deplessis		2025-06-26
Gary Martin		2025-06-26
Michael Pagnotta		2024-09-19
NEIL COYLE MP		2017-06-15
Patrick Crockford		2020-11-26
Rev Stuart Labran		2023-06-15
Robert John Smeath		2026-01-05
Ruth Clapton		2025-06-26
Sarah Monica Loveday Philbrick		2026-01-05
Shelley Ian Charik		2020-11-26
Thomas James Anthony Edgerley		2024-09-19
Winnie Baffoe		2025-06-26

Linked charities

- SOUTHWARK (CHRISTCHURCH AND ST MARY'S) CHARITIES (1137760-1)
- JOSEPH COLLIER HOLIDAY TRUST (1137760-2)

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SOUTHWARK CHARITIES

England & Wales - Charity number 1137760

Accounts

SOUTHWARK CHARITIES

(A company limited by guarantee)

SOUTHWARK CHARITIES

TRUSTEES' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2024

SOUTHWARK CHARITIES

(A company limited by guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 DECEMBER 2024

Trustees
Mr Shelley Charik
Mr Neil Coyle MP
Mr Patrick Crockford
Ms Caroline Croft *(Chair)*
Ms Cecily Davis *(Resigned 21/11/2024)*
Mr Thomas Edgerley *(Appointed 19/9/2024)*
Cdr Andrew Gordon Lennox RN *(Resigned on expiry of fixed term 21/11/2024)*
Mr Stephen Graham
Mr Lester Hicks CBE *(Resigned on expiry of fixed term 19/9/2024)*
Alderman Timothy McNally *(Vice-chair)*
Mr Michael Pagnotta *(Appointed 19/9/2024)*
Mr Krzystof Mikata-Pralat *(Resigned on expiry of fixed term 20/6/2024)*
Dr Patria Roman
Rev Alan Wild
Ms Laura Wilson *(Resigned on expiry of fixed term 20/6/2024)*

Ex-officio Trustees
Rev Lee Chantler (Rector, Christ Church Blackfriars) *(Appointed 19/9/2024)*
Rev Stuart Labran (Rector, St Mary's Newington)

Company registered number
07340188

Charity registered number
1137760

Registered office
42 St Mary Newington Close, Surrey Square London SE17 2LP

Company secretary & CEO/Clerk to the Trustees
Mr M C Wilson

Auditors
Moore Kingston Smith LLP
9 Appold Street
London EC2A 2AP

Fund Managers
CCLA – One Angel Lane, London EC4R 3AB
M&G – 10 Fenchurch Avenue, London EC3M 5AG

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their annual report together with the audited consolidated financial statements of Southwark Charities (the charitable company) for the year ended 30 December 2024.

The Trustees confirm that the Annual report and consolidated financial statements of the charitable 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 2015).

STRUCTURE, GOVERNANCE AND MANAGEMENT

- **Governance**

In August 2010, Southwark Charities was incorporated in the form of a company limited by guarantee, at which time the Trustees became directors of that company. The company "Southwark Charities Ltd" serves as sole trustee of Southwark (Christchurch & St Mary's) Charities & the Joseph Collier Holiday Trust, which has now been fully integrated with Southwark Charities. The Scheme was amended in 2019 to rectify the omission of certain grant-making powers that had been overlooked when the 2010 Scheme was drawn up. The Articles of Association serve as the governing document of *Southwark Charities*.

- **History of Governance**

Christchurch United Charities was formed by a scheme of the Charity Commission dated 7th June 1971 and 27th August 1975 merging the Edward Edwards' Charity, The Vaughan Pension Charities, a number of small Parochial Charities and the Albert Institution & Marlborough Street Estates Charity. The St Mary Newington United Charities were formed under a scheme of the Charity Commission dated 5th July 1904 merging a number of charitable trusts created by the wills of various persons dating from 1619 to 1862, the Henry Smith Charity under a scheme dated 10th December 1641, The Elephant & Castle Charity, Copyhold Estates Charity, the King & Queens Charity by a scheme of the High Court of Chancery dated 25th June 1852 and the Mann's Annuity Fund by a scheme of the High Court of Chancery dated 5th February 1870.

The Christchurch United Charities and the St Mary Newington United Charities were subsequently merged by a scheme of the Charity Commission dated the 10th December 2010 under the title Southwark (Christchurch & St Mary's) Charities. This Scheme was amended by Special Resolution dated 14th October 2019 to reinstate the wider grant-making powers enjoyed by the constituent charities prior to the 2010 Scheme and which had been inadvertently omitted from that Scheme.

The Joseph Collier Holiday Trust was established by a scheme of the Charity Commission

dated 28th March 1985; it has since been wholly absorbed into Southwark (Christchurch & St Mary's) Charities.

- **Appointment of Trustees**

The Board of Trustees have developed a policy for the recruitment of new Trustees. This involves the creation of a matrix of skills and experience required and this is considered in the context of the skills and experience of existing Trustees. The Trustees have agreed that ideally 12 to 15 Trustees should serve on the board at any one time. The charity continues to seek new Trustees with strong links to the community in the Area of Benefit, with a particular emphasis on recruiting from groups underrepresented on the Board, including women and people from the global majority. In 2024 the trustees agreed to conduct a recruitment exercise early in 2025 to identify trustees to fill recent and upcoming vacancies. The trustees agreed that potential Trustees would be identified as follows:

- Candidates recommended by existing Trustees.
- Approaching other organisations for recommendations.
- Advertising in the local press, on the Charity's website and on appropriate websites such as LinkedIn and Charities Unlimited.

Following this it was agreed that potential trustees would be invited to apply with a CV and personal statement, and that a panel consisting of two trustees plus the Clerk and the Operations Manager would interview all applicants and recommend suitable candidates to the Board for their approval.

The Trustees note the Charity Governance Code guidance that Trustee terms should not normally exceed nine years. The Charity is in a process of transition to that position, and long-standing trustees are now reaching the end of their extended term limits.

Following a Trustee's appointment, the new Trustee is invited to visit the almshouses and meet the Charity's staff.

The Charity notes the Charity Governance Code guidance with respect to Equity, Diversity and Inclusion. This is particularly important to the Charity because the community it serves is highly diverse. In seeking and inducting new trustees, the Charity is particularly mindful of the need to encourage applications from women and ethnic minority candidates, both of whom are underrepresented on the Board, and to operate inclusively once they are appointed.

- **Organisation and structure**

The strategy, long-term planning and monitoring of performance are the responsibility of the Board of Trustees, which meets 3 to 4 times per year or at other times if required to deal with urgent business. In order to make the meetings more accessible to working trustees and thus help to increase the diversity of the Board, these meetings are now held in the evenings.

Trustee responsibility for the operational output of Southwark Charities is delegated to four

main sub-committees which meet on a regular basis, each chaired by a Trustee. These committees are as follows:

- **Appointments Committee:** The Appointments Committee is responsible for agreeing the criteria for the appointment of applicants for residence in the almshouses, and the appointment of members. The Committee meets 2 to 3 times a year.

- **Grants Committee:** The Grants Committee is responsible for agreeing the strategic direction of the charity's grant-making programme, and for approving larger grants. The Committee meets 3 to 4 times a year, and on occasion conducts business via email.

- **Finance & General Purposes Committee:** The Finance & General Purposes Committee is responsible for reviewing the performance of the investment assets, including an assessment of risk, asset allocation and selection of investment managers. The Committee is also responsible for overseeing the administration of the charity, the appointment of staff, for reviewing and monitoring the annual capital and revenue budgets and to review and identify any major risks to Southwark Charities. The Committee meets quarterly.

- **Site Delivery/Development Committee:** The Site Delivery Committee is focussed on the delivery of the Blackfriars development; in its other guise, the Development Committee is mandated by the Board to advise them on all matters related to the development of the site at Surrey Square, Walworth. The Committee meets monthly.

OBJECTIVES AND ACTIVITIES

The charity was founded to provide long-term secure housing for older people in the Borough of Southwark who are in "need, hardship or distress". We continue to provide this basic need and have ambitious plans to increase our capacity from 66 homes (in 2023) to over 130 homes by 2030 and we are actively exploring opportunities to collaborate with other almshouse providers to increase this provision even further in future. In addition, we have an expanding grant-making program for organisations (more details below) which will make the most of the increased revenue the charity will enjoy as a result of the Blackfriars development. In 2024 we made grants of almost £500k, and in 2025 the budget is £550k. It is expected to climb to £1m by 2028.

STRATEGIC OBJECTIVES

The first phase of our strategic expansion plans really began at our Blackfriars site, with the demolition of Edward Edwards' House, Suthring House and the Prince William Henry public house, so that the groundworks could commence. We held a competition to choose an architect to design our new almshouse in Surrey Square, which was won by Mae Architects, Stirling Prize winners for a new Daycentre at Morden College (an almshouse in Blackheath) and designers of the Harriet Hardy Extra-care housing scheme for Southwark Council, which has been likened to a 21st century almshouse. More details are described below under

Development Progress.

The charity has devoted considerable time to formulating a set of strategic objectives over the next decade; the Trustees gathered again in September to focus on the strategic direction of the charity. The key takeaways from the day were:

a) to provide a budget of c£2m to obtain a planning consent and sufficient funding to enable the reprovision and expansion of St Mary Newington Close to at least 70 flats. Ideally this could also include our neighbours to the west of our site, the Diocese of Southwark, where we could provide more almshouses in return for providing new Parish accommodation.

b) to engage with the leaseholder of Conoco House in SE1, Derwent London, to ensure that the charity maximises the financial potential in any redevelopment, and to influence the nature of the development in support of the charity's objectives, in particular by encouraging Derwent to collaborate with L&Q HA to reprovide the social housing on the site;

c) to refurbish Christchurch House on Chancel Street SE1 when the lease to Hyde Housing Association expires in December 2027, to provide low-cost accommodation for key workers;

d) to explore possible acquisitions of other Southwark-based alms-houses.

e) to gradually increase the WMC charges so that the gap between what has been paid historically and what they need to be in future is closed; we will continue to provide assistance to our residents so that they claim the benefits to which they are entitled.

f) as a longer-term project, to explore the acquisition of a site on higher ground, ideally still within Southwark, as a hedge against climate change and especially rising water levels.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks to which the charity is exposed and maintain these in a register which is reviewed and updated regularly and formally by the trustees. They are satisfied that systems are in place to mitigate exposure to major risks and resources and to manage the risks faced by the charity, its staff, residents and beneficiaries.

The key risks are:

- Reputational
- Financial
- Operational
- Developmental

FUNDRAISING

Southwark charities had no fundraising activities requiring disclosure under S162A of the Charities Act 2011. The charity does not engage in fundraising activities and no donations are sought from the public. We do not use third parties to assist with fundraising and the charity received no complaints in the year regarding its fundraising practices.

PUBLIC BENEFIT (as defined by the Charities Act 2011).

In reviewing the work of Southwark Charities, the Trustees can report that the two key principles that underpin "public benefit" have been met:

- There is always an identifiable benefit or benefits, and these are apparent from the contents of the Annual Report and are related to the aims of the charity.

- There is a benefit to the public or section of the public. The beneficiaries are appropriate as laid down by the aims of the charity and there are no unreasonable restrictions. It is recognised that the trustees exercise discretion upon who will benefit from the charity but that this is permissible under the aims and objects of the charities concerned and the beneficiaries constitute a "section of the public" and therefore this is a reasonable exercise of discretion.

The aims and objects of Southwark Charities are contained in the company's Articles of Association. The Trustees confirm that they:

- ensure that they pursue the aims and objects of the charity for the public benefit as defined by the Charities Act 2011.

- have proper regard to the guidance published by the Charity Commission in respect of the subject of public benefit.

- confirm that this report provides sufficient information as to the ways in which public benefit is achieved.

ACHIEVEMENTS & PERFORMANCE

Almshouses: In 2024 the charity operated one almshouse at St Mary Newington Close, Surrey Square, London SE17 2LP, where there are 44 residents in 40 flats. The almshouse has guest accommodation for the use of residents' friends and families. In accordance with the strategy described above, the Weekly Maintenance Contributions have been raised to £150 per week for new incoming residents. We are working towards ensuring all residents move to the same level of charges and are supporting them with applying for any benefits they are eligible for.

GRANT-MAKING

Grant-Making Policy and Practice

Southwark Charities awards grants to constituted non-statutory community organisations and charities, meeting the charity's eligibility criteria, that support the well-being of Southwark's older residents, aged 55 plus. Applicant organisations are required to discuss their proposals with the charity's Grants Manager prior to submitting an application on the charity's online portal, Flexi-Grant. Organisations are provided with support with their application where appropriate, for example due to unfamiliarity with I.T. or disability, and receive feedback on draft applications as necessary. Final submitted applications are reviewed against the charity's assessment criteria and recommendations made by the Grants Manager to the charity's Appointments & Grants Committee.

Southwark Charities has adopted the Institute of Voluntary Action Research's 'Open and Trusting' grant-making principles, and organisations have fed back to us that the charity's online application form is proportionate and that they find the charity's swift decision-taking, without having to wait months for the outcome of grant application rounds, is beneficial to their operations. All funded organisations are required to accept a grant offer, with terms and conditions of funding, and to complete a light-touch end of grant report, including photographs with permissions to use, which the charity uses in its Trustees Annual Report and Accounts, website and social media to demonstrate the diversity and breadth of its funding.

Organisations

"Southwark Charities are an excellent example of how a place-based funder should operate."

Institute for Voluntary Action (IVAR) Review, 2024.

Southwark Charities is signatory to the eight commitments of IVAR's 'Open and Trusting' Initiative funding good practice: don't waste time, ask relevant questions, accept risk, act with urgency, be open, be flexible, communicate with purpose, be proportionate. Every two years the charity is paired with and rigorously assessed by members of the U.K. voluntary and community sector on our progress against the eight commitments. We were delighted to receive such great feedback from IVAR's 2024 review which is validation of our good

practice over the last couple of years, following transformation of our grant-making practices and operations by Matthew Allgood, Grants Manager.

In 2024, Southwark Charities committed an unprecedented 65 grants (2023: 58 grants) to community organisations and charities across Southwark that support the well-being of Southwark's older residents, aged 55 plus. Grant recipients are listed in Note 11. Additionally, Southwark Charities enabled Rotherhithe Consolidated Charities to disburse a further 99 grants in 2024, i.e. 164 grants committed in total across both charities (2023: 110 grants).

The case studies below are a snapshot of Southwark Charities grant-making in Southwark in 2024, and there are further case studies of current and recent grants on our website:

www.southwarkcharities.co.uk/apply-for-a-grant/case-studies

Bankside and Borough



Blackfriars Settlement Positive Ageing

Blackfriars Settlement is a long and established community centre providing services for residents in and around SE1.

A three-year grant is supporting the core costs of the Settlement's Positive Ageing service to put on a diverse programme of activities for local older people living in the north of Southwark.

Website:
https://blackfriars-settlement.org.uk/positive-ageing

Bermondsey



City Hope Church

City Hope is a Christian Church, charity and community centre in South Bermondsey. It provides a number of services to low-income and financially vulnerable Southwark residents, regardless of their background or faith.

The grant is supporting the running costs of its Hope Tuesday Club, where older people can share a light lunch together and enjoy social activities.

Website:
https://cityhope.london/community/hope-tuesday/

Camberwell



Flashy Wings Ministry

Flashy Wings is a small faith-based charity that supports women mainly from low-income Black African and Black Caribbean communities in Southwark experiencing issues around mental health and wellbeing.

Our grants supported a lunch club where older women socialised and discuss strategies to reduce anxiety with a life-coach, and a Christmas party.

Website:
https://flashywingsministry.com/

Dulwich



Excel Beyond Barriers

Excel Beyond Barriers CIC supports older people and communities living in and around the Kingswood Estate, in South Dulwich, by Sydenham Hill station.

Our grants supported the establishment of a new befriending service for older people, a cinema and seaside trip and a festive party.

Website:
www.excelbeyondbarriers.com

Elephant and Walworth



Centre for the Advancement and Development of Human Rights (CAD-HR)

CAD-HR is a charity that provides free legal services to people from migrant communities living in Southwark and beyond that are experiencing financial hardship, homelessness, problems with immigration status and/or destitute.
The grant is supporting a Community Safety Net Fund for older migrants living in Southwark with no income, and no recourse to public funds.

Website: https://cad-hr.org/

Nunhead



Nunhead Green Community Centre's Ivy Club

Nunhead has one of the lowest life expectancies for men and for women in Southwark.

Our grant is supporting the running costs of the Ivy Club for older residents at Nunhead Green Community Centre, over 2 years, including weekly chair-based exercise, walking football, hair & manicure sessions, weekly refreshments plus trips to the seaside and theatre.

The older people were also celebrated in a special exhibition and event at The Green.

Website: https://thegreennunhead.org

Old Kent Road



Astley Cooper Tenants & Residents Association

Astley & Cooper's Road is a large social housing estate on the Old Kent Road, SE1, opposite Burgess Park.

The grants supported the costs of the TRA's Summer trip to Torquay for older Estate residents, and a festive party.

Peckham



Clinical Healthchecks at Workplace

Clinical Healthchecks is a new community organisation set up in response to the marginalisation of older people – particularly from ethnic minority backgrounds – in accessing health care e.g., due to not being registered with a GP, inability to navigate the online booking system and language barriers.

The grant is supporting a walk-in health checks service at St John's Church Peckham so that older people can have health conditions identified and managed.

Rotherhithe



Time and Talents

Time and Talents is a long-established settlement and community centre in Rotherhithe. The 2-year grant is supporting the charity's ongoing work with older people in Rotherhithe and Bermondsey, including its Neighbourhood Care service; Volunteer befriending service for frail housebound older people; social support groups for those living with dementia and their carers, stroke survivors; and other social activities.
Website:
https://www.timeandtalents.org.uk/

Across Southwark



Community Southwark – The Older People's Network and Southwark Stars

The 3-year grant supports the running costs of The Older People's Network. The OPN builds connections and collaboration between Southwark's voluntary and community organisations that provide services and activities for older people; and aims to improve policy, practice and services for Southwark's older residents. The grant also contributes to the annual Southwark Stars Award, where older volunteers' contribution to Southwark's vibrant communities are honoured - Encarnita Hernanz Gonzalez (pictured) receiving the 2024 award from our Chair, Caroline Croft.
Website:
https://communitysouthwark.org

Collaborative funding

Southwark Warm Spaces Programme 24-25

A continuing collaboration between Southwark Charities and Southwark Council to support Warm Spaces during the cost-of-living crisis, that provided services and activities for Southwark's older and vulnerable residents. In Winter 2024/25, our grants funded Warm Space provision at Southwark Pensioners Centre and at Walworth Golden Oldies.
Website:
https://www.southwark.gov.uk/benefits-and-support/cost-living/warm-spaces

The charity continued with its light touch application process and decision taking on recommendations by its Trustees after 5 working days. Successful applicants are required to submit an online end of grant report following completion of funded activities and an end of year report for multi-year grants to permit release of further year funding.

The charity is hugely grateful to Andrew Gordon Lennox, who retired from the board of trustees at the end of 2024, for his brilliant chairing of the Appointments & Grants Committee over the years. During Andrew's tenure, the charity significantly increased its grants budget to £500k per annum and, since 2022 when monitoring began, has supported around 13,175 Southwark older people, of which 47.3% are from ethnic minority backgrounds, through a wide range of community interventions. Tim McNally succeeds Andrew as Chair of the Grants Committee which, from 2025, has been separated from the Appointments Committee to manage the charity's increased grant-making.

Rotherhithe Consolidated Charities
Southwark Charities manages Rotherhithe Consolidated Charities (RCC) grants and finances under a Service Level Agreement with its Trustees dated July 2022. We were delighted to help RCC disburse 99 grants in 2024 (2023: 52 grants). 27 grants were awarded to community organisation initiatives supporting people living in RCC's area of benefit, The Ancient Parish of Rotherhithe, that are in need; and 72 grants to individuals living in the area of benefit that are in need. The majority of these were to local pensioners living mainly on the state pension and/or pension credit, following an excellent collaborative exercise with Southwark Council's Exchequer Team to identify additional applicants in the Parish that were likely to be eligible for RCC's support.

Individuals
The charity continued its programme of discretionary payments of £200 annually to older people meeting the eligibility criteria for charity membership. In addition, a Christmas bonus of £50 was also paid. At the year end the charity had almost 200 individual members, and the Board agreed that the ceiling should be raised to 250. Residents and members were invited to participate in a variety of social and community events, including day trips and excursions, theatre visits and parties.

ART STRATEGY
As we reported previously, the plant and nature sketches created by Jenny Adams an artist and Edward Edward's resident were transferred to the hoardings that were erected around the site early in 2024. Jenny also worked with children from the Coin Street Nursery, who will produce their own artwork in response for presentation within their own playground space. We hosted our first Artist-in-residence at Surrey Square, painter Frederick Ingoldby, who worked closely with the residents and produced artworks related to their experiences. Our second artist Katie Surridge a metal worker will be visiting with her own furnace and mosaic workshops in early 2025. Further work on introducing art as an integral element of the interior design of the new almshouses, and particularly the communal/shared areas (e.g. entrance lobby, the landings on each residential floor, winter gardens etc) will continue into 2025.

The hoardings from Blackfriars Road



Artist Jenny Adams with Laura Wilson (left) and Clare Cumberlidge (right)



DEVELOPMENT PROGRESS

Following the completion of the formal contract with JTRE London, the buildings on the site were demolished and the groundworks commenced. This entailed the drilling of over 200 piles 35m into the earth which will support the office building. When the piling was complete, the two levels of basement were dug out. A slab almost 2m deep was poured, containing c2,500 tonnes of concrete. In the summer it became clear that the almshouse would be subject to a new legislative regime introduced following the fire at Grenfell Tower in 2017 which claimed 76 lives. The Building Safety Act 2022, which came into effect on April 6, 2024, establishes a new framework for building safety in England. It focuses on strengthening the building control system, particularly for higher-risk buildings, and improving the safety of buildings and construction products. Key aspects include the introduction of a new Building Safety Regulator (BSR), competency requirements for building control professionals, and a "golden thread" of safety information. It applies to residential meetings over 18m tall or 7 storeys high. This has significant consequences for the development programme, as it required the two elements of the building (namely the office and the almshouse) to be physically separated, otherwise the entire building would be subject to the new regime, leading to costly delays in the construction of the office; JTRE have placed multi-million pound contracts which would be subject to penalties if they caused a delay. In early 2025 a full submission was made to the BSR Regulator, which was successfully validated. Approval is anticipated by late June.

As referred to above, the charity worked with Mae Architects to design a new almshouse on our site in Surrey Square, Walworth. Although the original brief specified a minimum of 80 flats, as designs progressed and were shared with the Design and Planning Department at Southwark Council, they were scaled back so that the overall development did not overwhelm what is a residential neighbourhood. The charity also worked with the neighbours of the adjacent site, the Diocese of Southwark, to explore the opportunity to incorporate their site into ours so as to provide more almshouse accommodation and to reprovide more accommodation for the parish. The plans have been approved by the Diocese, but they do not have funding for this extension. As the project progresses this may change, and other funding sources are being investigated.

FINANCIAL REVIEW, INVESTMENT AND RESERVES POLICY,

- **Financial Review**

At the end of 2024, the Group had total reserves of £105,266,433 (2023: £104,552,061) of which £28,832,433 represents general unrestricted funds (2023: £27,741,254) and £76,434,000 represents designated unrestricted funds (2023: £76,810,807). Unrestricted funds are largely invested within tangible fixed assets and investment property and as such the Group has free reserves of £496,847 (2023: £5,786,831) which is below the target level of £850,000. However, the ready availability and liquidity of investments should allay any concerns.

- **Investment Policy**

The investment policy is for a balanced return with a medium level of risk. The Trustees seek to produce the optimum total return, commensurate with at least maintaining the capital value in line with inflation. The investment managers are required to generate, at the present time, a minimum spendable return of 4% - 4.5% per annum.

- **Reserves Policy**

The Trustees' objective is to have free reserves that are sufficient for the charity to fulfil its obligations in response to any major unexpected financial situation. The free reserves target level of £850,000 was set (or agreed) in 2024 by the Finance & General Purposes Committee based on 6 months operational expenditure and is considered to remain appropriate for the charitable group.

GOING CONCERN

The Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised. The Trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report of the Trustees and consolidated financial statements.

POST-BALANCE SHEET EVENTS

The construction phase has continued and the pouring of the concrete for the office core has commenced. The alms-house works are on hold pending approval of the plans from the BSA regulator.
Ms Susan Price, the Welfare Officer, retired at the end of 2024. After a review of staffing requirements, a new job description was defined for a new Member Services Officer. A recruitment exercise was conducted in February and Ms Jillian Jones joined the charity in March 2025.

As several trustees are due to retire at the end of 2025, a recruitment exercise was conducted, and six new trustees will be appointed at the 2025 AGM.

PLANS FOR THE FUTURE

As described above, the Charity has ambitious plans to treble the provision of long-term genuinely affordable homes and to double the grant-making capacity; this will have an unequivocally positive impact on the older population in Southwark who are in "need, hardship or distress".

STREAMLINED ENERGY AND CARBON REPORTING (SECR)

Southwark Charities, and its subsidiary Edward Edwards Development Company, used below 40Mwh during the year ended 30 December 2024. As such the charitable group is a low energy user and has taken exemption from SECR reporting required under The Companies (Directors Report) and Limited Liability Partnerships (Energy and Carbon Reporting) Regulations 2018.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Southwark Charities 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 and charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. 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 estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

PROVISION OF INFORMATION TO AUDITORS

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

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

This report was approved by the Trustees on 26th June 2025 and signed on their behalf, by:

Ms Caroline Croft
Director 27-6-25

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHWARK CHARITIES FOR THE YEAR ENDED 30 DECEMBER 2024

Opinion

We have audited the financial statements of Southwark Charities for the year ended 30th December 2024 which comprise the Consolidated Statement of Financial Activities, including the Income and Expenditure Account, the Group and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 30th December 2024 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.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information
The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions 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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require 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's 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 exemption in preparing the Trustees' Annual Report and from preparing a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 18, 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 and 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 parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with those Acts.

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

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

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

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.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.

- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.

- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.

- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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, in respect of the consolidated financial statements, to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP 15/08/2025

Neil Finlayson (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

	Note	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Income from:					
Donations	2	2,020	-	2,020	1,101
Charitable activities	3	587,230	-	587,230	431,966
Investment Income	4	1,397,495	-	1,397,495	501,529
Total income		**1,986,745**	-	**1,986,745**	**934,596**
Exceptional: Profit on disposal of assets	5	-	-	-	**45,933,973**
Expenditure on					
Raising funds (Property)	6	52,363	-	52,363	47,501
Charitable activities:					
Member support	7	1,161,442	-	1,161,442	1,361,204
Almshouse provision	7	425,046	-	425,046	745,677
Other activities	7	74,414	-	74,414	1,033,070
Total Expenditure		**1,713,265**	-	**1,713,265**	**3,187,452**
Net (outgoing) / incoming resources before investment gains / (losses)		**273,480**	-	**273,480**	**43,681,117**
Net gains on revaluation on investment assets		292,892	-	292,892	751,650
Net gains on revaluation of tangible assets		148,000	-	148,000	148,000
Net Income for year		**714,372**	-	**714,372**	**44,580,767**
Gross transfers between funds		-	-	-	-
Net movement in funds		**714,372**	-	**714,372**	**44,580,767**
Reconciliation of funds					
Funds brought forward	18	104,552,061	-	104,552,061	59,971,294
Total funds carried forward	18	**105,266,433**		**105,266,433**	**104,552,061**

All activities relate to continuing operations

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

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

	Note	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Fixed assets					
Tangible assets	13	47,932,212	47,334,000	47,334,000	47,334,000
Investment in Property	14	24,788,009	24,788,009	24,788,009	24,788,009
Listed Investments	15	17,559,406	11,766,414	17,559,506	11,766,514
		90,279,627	**83,888,423**	**89,681,515**	**83,888,523**
Non - Current Assets					
Debtors receivable after one year	16	14,500,000	14,500,000	14,500,000	14,500,000
Current Assets					
Debtors	16	57,111	5,833,295	686,252	4,110,148
Cash and Bank		678,511	457,759	678,511	457,759
		735,622	**6,291,054**	**1,364,763**	**4,567,907**
Creditors: amounts falling due within one year	17	(248,816)	(127,416)	(190,955)	(123,609)
Net Current Assets		**486,806**	**6,163,638**	1,173,808	**4,444,298**
Total Assets less Current Liabilities		**105,266,433**	**104,552,061**	**105,355,323**	**102,832,821**
Net Assets		**105,266,433**	**104,552,061**	**105,355,323**	**102,832,821**
Represented by:					
Unrestricted funds					
General Funds		28,832,433	27,741,254	28,244,362	21,922,497
Designated Fund		76,434,000	76,810,807	77,110,961	80,910,324
Total funds	18	**105,266,433**	**104,552,061**	**105,355,323**	**102,832,821**

As permitted by Section 408 of the Companies Act 2006, no separate Statement of financial activities or Income and Expenditure Account has been presented in respect of the parent charitable company. The surplus for the financial year dealt with in the financial statements of the parent charitable company amounted to £2,522,502 (2023: £42,547,001).

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime

The Financial statements were approved by the Trustees on 26th June 2025 and signed on their behalf by:



Ms Caroline Croft
Director

27-6-25

Date

Company number: 07340188

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

	Note	2024	2023
		£	£
Net cash flows provided by operating activities	23	**4,921,569**	**(2,630,463)**
Cash flows from investing activities			
Investment Income		1,397,495	501,529
Purchases of property, plant and equipment		(598,212)	(233,464)
Purchases of Listed Fixed Asset Investments		(6,010,870)	
Proceeds from disposal of long term lease interest		-	567,557
Proceeds from disposal of listed investments		510,770	1,500,000
Net cash (used in) / provided by investing activities		**(4,700,817)**	**2,335,622**
Net increase / (decrease) in cash		**220,752**	**(294,841)**
Cash and cash equivalents brought forward		**457,759**	**752,600**
Cash and Cash equivalents carried forward		**678,511**	**457,759**

A: Analysis of cash and cash equivalents	2024	2023
	£	£
Cash in hand	75	1,971
Cash at Bank	349,219	78,981
Cash in notice deposits	329,217	376,807
Total cash and cash equivalents	**678,511**	**457,759**

B: Analysis of changes in net debt

	At beginning of year	Cashflows	Other movements	At end of year
	£	£	£	£
Cash	457,759	220,752	-	**678,511**
Loans falling due within one year	-	-	-	-
Loans falling due after more than one year	-	-	-	-
Total	**457,759**	**220,752**	**-**	**678,511**

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

1 Accounting Policies

Company and charitable status

Southwark Charities, a registered charity, is a company limited by guarantee, not having a share capital and is incorporated in England and Wales. The registered office is 42 St. Mary Newington Close, Surrey Square, London, SE17 2LP.

1.1 Basis of accounting

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

Southwark Charities 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.

Under a new scheme of the Charity Commissioners dated 10th December 2010 the former charities of Christchurch United Charities, Edward Edwards' Charity, The Albert Institute and Marlborough Street Estates Fund and St. Mary Newington United Charities merged and became known as Southwark (Christchurch and St Mary's) Charities of which Southwark Charities is Corporate Trustee.

Under a uniting direction in the new scheme deed the charity is treated as forming part of the company for the purposes of part II (registration) and part VI (accounting) of the Charities Act 1993. The assets and liabilities of the former Charities were transferred to the new Charity effective from 1st January 2011

Following a uniting direction under Section 96(6) of the 1993 Charities Act dates 31st March 2011, the financial statements incorporate the Joseph Collier Holiday Trust of which Southwark Charities is Corporate Trustee, hence consolidated financial statements are prepared.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest pound.

Going concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements.

In particular, the Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised and have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. The trustees have thus concluded that it therefore remains appropriate for the charitable company to continue adopting the going concern basis in preparing its financial statements.

Company status

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

Fund accounting

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

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

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

Income

All income is recognised once the charitable company has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

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

Rental income and investment income including interest receivable is included on an accruals basis.

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.

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

Tangible fixed assets and depreciation
Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property	2% straight line
Assets under construction	0%

The freehold properties are valued on an annual basis and are subject to revaluation or impairment at the balance sheet date based on the revaluation provided.

Freehold property valuation is undertaken by Savills in March 2023 and June 2024 (See note 13).

Assets under construction represents an almshouse being constructed under a development agreement. The asset has been recognised in the accounts at valuation based the estimated construction costs and will be passed onto the charity for its use upon completion in Summer / Autumn 2027. No depreciation is charged as the asset remains under construction.

Investment properties
Investment properties are included at valuation with changes in valuation being recognised in the statement of financial activities each year.

Investment property valuation was undertaken by S&R Surveyors Ltd, Chartered Surveyors in March 2023 and JTRE Surveyors in June 2024 (see note 14). Impairment is assessed each year by the Trustees.

Listed Investments
Listed Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

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 bank.

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

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.

Creditors and provisions
Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due

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.

Critical accounting estimates and areas of judgement
In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.
Significant accounting judgements and estimates include:

- Useful economic life of assets and associated depreciation rate
- Estimated costs in respect of Assets under Construction (see note 13)
- Carrying value of the operational and investment properties (see note 14)

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

2	Income from Donations	2024 £	2023 £
	Individual giving donations	2,020	1,101
		2,020	1,101

All income from donations is attributable to unrestricted funds in both years.

3	Income from Charitable Activities	2024 £	2023 £
	Almshouses weekly maintenance charges	125,230	83,966
	JTRE Management Fees	432,000	324,000
	Other charitable activities	30,000	24,000
		587,230	431,966

All income from charitable activities is attributable to unrestricted funds in both years.

4	Income from Investments	2024 £	2023 £
	Rental income - investment properties	597,256	25,137
	Dividend income from listed investments	575,837	456,129
	Bank interest received	224,402	20,263
		1,397,495	501,529

All income from investments is attributable to unrestricted funds in both years.

5	Exceptional: Profit on disposal of assets	2024 £	2023 £
	Sale of long term lease interest	-	79,059,525
	Sale of Intellectual Property rights	-	5,250,000
	Property sales income	-	2,790,739
	Total property disposal income	-	87,100,264
	Property purchase costs	-	(4,690,739)
	Long term lease interest disposal	-	(33,800,000)
	Intellectual Property rights disposal	-	(2,675,552)
	Total property disposal costs	-	(41,166,291)
	Profit / (Loss) on disposal of assets	-	45,933,973

6	Cost of raising Funds	2024 £	2023 £
	Rental property Maintenance	4,233	16,334
	Support Costs (Note 8)	48,130	31,167
		52,363	47,501

All costs incurred in generating funds are attributable to unrestricted general funds in both years.

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

7 Expenditure on Charitable Activities

	Direct Expenditure £	Member Support £	Almhouses Provisions £	2024 £	Restated 2023 £
Grants Payable *(see note 11)*	-	485,669	-	485,669	398,024
EEH Residents Subsidy	-	93,411	-	93,411	395,773
Almshouses Expenses	-	306,643	-	306,643	261,883
Discretionary Payments	-	31,290	-	31,290	28,500
Art strategy	-	58,500	-	58,500	58,500
Christmas parties and gifts	-	28,078	-	28,078	39,223
Summer holiday costs	-	22,842	-	22,842	10,152
Garden party costs	-	4,480	-	4,480	2,544
Support costs *(see note 8)*	-	63,111	357,628	420,738	827,245
Governance costs *(see note 9)*	-	67,418	67,418	134,836	85,037
Total expenditure from charitable activities 2023	**-**	**1,161,442**	**425,046**	**1,586,487**	**2,106,881**
Other activities					
Redevelopment fees	74,414	-	-	74,414	1,033,070
Total expenditure 2024	**74,414**	**1,161,442**	**425,046**	**1,660,901**	**3,139,951**
Total expenditure 2023 (Restated)	**1,033,070**	**1,361,204**	**745,677**	**3,139,951**	

8 Support Costs

	Cost of Raising Funds £	Charitable Activities £	2024 £	Restated 2023 £
Salaries & National Insurance	36,535	207,029	243,564	156,888
Pensions	2,032	11,516	13,548	6,837
Recruitement & Training	1,999	11,325	13,324	640
Rates-Office	440	2,495	2,935	3,135
Insurances-Office	448	2,536	2,984	1,600
Telephone-Office	392	2,224	2,616	3,232
Printing, Postage & Stationery	1,073	6,081	7,154	4,769
Computer expenses	1,846	10,458	12,304	13,985
Repairs & Maintenance-Office	1,275	7,228	8,503	791
Bank Charges	99	559	657	749
Travel Expenses	119	674	793	1,035
Subscriptions	944	5,350	6,294	6,071
Sundry Expense-Office	929	5,264	6,193	8,047
Depreciation	-	148,000	148,000	148,000
Advertising	-	-	-	502,633
Total Support costs 2024	**48,130**	**420,738**	**468,869**	**858,412**
Total Support Costs 2023 (restated)	**31,167**	**827,245**	**858,412**	

Analysis of governance costs and supports costs

The Charity initially identifies the costs of its support functions. It then identifies those which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the two key charitable activities undertaken in the year. The allocation is generally based on the Trustees' assessment of staff time spent on each activity. Depreciation of the Almshouses is allocated 100% to the Almshouses provision.

9 Governance Costs	2024 £	2023 £
Audit Fees	34,489	17,721
Other accountancy Fees	43,384	5,200
Legal & Professional Fees	41,144	40,921
Staff support costs per Note (see note 12)	15,819	21,195
	134,836	**85,037**

10 Net Income / (Expenditure)

Net Income / (expenditure) is stated after charging:

	2024 £	2023 £
Depreciation of tangible fixed assets:owned by the charity	148,000	148,000
Auditors' remuneration		
Audit Fees- Current Year	17,000	15,950
Audit Fees- Under/(Over) accrual from prior year	17,489	1,771
Non Audit Services - Other advice - Under accrual from prior year	27,444	-
Non Audit Services - Accounts preparation - Current Year	5,790	5,200
Non Audit services - Tax - Current year	2,500	-
Non Audit services - Tax - Under accrual from prior year	7,650	-
	77,873	**22,921**
Audit services	34,489	17,721
Non Audit Services	43,384	5,200
	77,873	**22,921**

11 Grant Awards	2024 £	2023 £
Grants to institutions	**485,669**	**397,328**
Grants awarded to individuals	-	2,719
Total grants awarded	**485,669**	**400,047**

11	Grant Awards (cont.)	2024 £	2023 £
	Astley & Cooper TRA	8,989	8,670
	Agape	5,000	-
	AGE UK	3,000	20,800
	Art in the Park	6,000	11,759
	Arts 4 dementia	5,000	-
	Bermondsey Artists	7,951	6,468
	Bermondsey St TRA	1,000	-
	Blackfriars Settlement	20,982	36,500
	BLAS	5,000	-
	BlindAid	-	7,000
	Brandon 3 TRA	-	2,000
	Breath of life	-	4,900
	Break the Barrier	1,925	1,500
	Barlow & Congreve TRA	-	5,984
	Bolivia Latin Age	-	1,995
	Bonamy & Bramcotes	7,163	-
	CAD-RH	5,200	-
	Camberwell Consolidated	5,000	-
	Camberwell Skylarks	-	800
	City Hope Church	8,000	5,500
	Clinical Health	2,003	-
	Coin Street Community Centre	3,777	-
	Community Southwark	20,464	15,996
	Copleston Centre	27,438	15,125
	Creative Adult Playtime (CAPT)	5,000	2,000
	Docklands Settlement	4,940	1,700
	Downside Settlement	5,000	-
	Dot Collective	10,500	7,000
	Draper Together	-	2,835
	East Dulwich TRA	10,000	-
	Elim House Community	38,296	22,428
	Entelechy Arts	-	5,000
	Excel Beyond Barriers	27,909	4,740
	Flashy Wings Ministry	4,400	-
	Goose Green Lunch Club	1,444	1,110
	Goshen Community	3,000	-
	Grief Matters	-	2,675
	Harry Lambourn TRA	6,245	-
	Illuminated Arts	6,000	6,000
	Jack Jones Social	4,000	-
	Keetons Tra	-	2,750
	Ketra	-	1,860
	Link Age	-	20,000
	Ladies of Virtue	7,000	5,400
	Lew Evans TRA	2,400	-
	Link Age S'wark	20,000	-
	London Bubble Theatre	-	3,000
	London Senior Social	20,000	48,860
	Lordship Lane Baptist Church	6,000	6,000
	Longfield TRA	3,000	3,000
	Magdalen Hall TRA	-	2,980
	MAN Elders	7,500	6,000
	Mental Fight Club	5,000	5,000
	Millwall Community Trust	-	6,000
	Mind & Soul Choir	900	-
	Mint St Music	2,650	-
	Nth Bermondsey RBL	1,000	-
	Nunhead's Voice	11,000	11,000
	Pecan Foodbank	5,000	6,000
	Pembroke House	9,913	-
	Paxton Green TB	-	4,900
	Purple Ladies	-	1,980
	Rockingham Community	225	1,580

11 Grant Awards (cont.)

	2024 £	2023 £
Silverfit	19,035	9,518
South London Mission	16,626	-
Southwark Playhouse	7,600	-
Southwark Pensioners Centre	8,654	5,512
Southwark Playhouse	-	3,600
Spring Community Hub	9,944	8,880
StGtM Borough Food Kitchen	10,000	-
St Johns Walworth	-	-
St Pauls Walworth	2,500	1,000
S'wark Explorers Club	2,824	-
Time & Talents	25,000	25,000
Walworth Golden Oldies	6,348	5,000
Wells Trust	2,000	-
Women's Health AN	2,925	-
	485,669	**397,328**

12 Staff Costs

	2024 £	2023 £
Wages and salaries	262,069	234,813
Social Security	26,303	21,584
Other Pension Costs	18,334	14,312
Termination and Redundancy Costs	11,900	25,696
	318,605	**296,405**

Staff costs reported above have been allocated to resources expended as:

	2024 £	2023 £
Costs of raising funds	40,940	27,708
Charitable activities- Direct costs (redevelopment)	45,675	111,485
Charitable activities - support costs	216,172	135,817
Governance support costs (note 9)	15,819	21,195
	318,605	**296,205**

	2024	2023
The average monthly number of empoyees during the year	4	4

Higher Paid Employees

Employees paid over £60,000 fell into the following bands:	2024	2023
£120,000 - £130,000	1	-
£110,000 - £120,000	-	1

Pension contributions for the higher paid employee totalled £8,479 (2023: £7,868)

Key management personnel include the Trustees, Chief Executive Officer and Operations Manager. Total remuneration paid was £217,562 (2023: £141,302) including employers' national insurance and pension contributions totalling £39,083 (2023: £22,946).

During the year, no Trustees received any remuneration or benefits in Kind (2023: None). During the year, one Trustee received remuneration of £20,856 in her capacity as an artist implementing the Art Strategy (2023: £12,000).

13 Tangible fixed assets - Group & Charity

Group	Freehold Property	Assets under construction	Total
	£	£	£
Cost			
31 December 2023	7,400,000	39,934,000	47,334,000
Additions	-	598,212	598,212
At 30 December 2024	**7,400,000**	**40,532,212**	**47,932,212**
Depreciation			
31 December 2023	-	-	-
Charge for year	148,000	-	148,000
Depreciation on Elimination of Revalued assest	(148,000)	-	(148,000)
At 30 December 2024	-	-	-
Net book value			
At 30 December 2024	**7,400,000**	**40,532,212**	**47,932,212**
At 30 December 2023	**7,400,000**	**39,934,000**	**47,334,000**

The freehold properties were revalued at 30th December 2022 by Savills / S&R Surveyors Ltd, Chartered Surveyors.

Assets under construction valuation of £39.9m reflects the estimated reconstruction costs of the EEH Almshouse which is being undertaken by the developer who acquired the site on which the previous Almshouse stood. The new Almshouse will be leased to the charity at a peppercorn rent for its use upon completion in Summer / Autumn 2027. The valuation was undertaken by Savills in June 2024. No depreciation charged as under construction.

The Trustees are satisfied that the valuations are appropriate.

Charity	SMNC Almshouse	EEH Almshouse	Other property	Assets under construction	Total Freehold Properties
	£	£	£	£	£
Cost					
31 December 2023	7,400,000	-	-	39,934,000	47,334,000
Additions	-	-	-	-	-
At 30 December 2024	**7,400,000**	-	-	**39,934,000**	**47,334,000**
Depreciation					
31 December 2023	-	-	-	-	-
Charge for year	148,000	-	-	-	148,000
Depreciation on Elimination of Revalued assest	(148,000)	-	-	-	(148,000)
At 30 December 2024	-	-	-	-	-
Net book value					
At 30 December 2024	**7,400,000**	-	-	**39,934,000**	**47,334,000**
At 30 December 2023	**7,400,000**	-	-	**39,934,000**	**47,334,000**

14 Investment property

	Group		Charity	
	2024	2023	2024	2023
	£	£	£	£
At 31 December	24,788,009	31,888,009	24,788,009	31,888,009
Additions	-	22,000,000	-	22,000,000
Disposals	-	(29,100,000)	-	(29,100,000)
Surplus/(deficit) on Valuation	-	-	-	-
At 30 December	**24,788,009**	**24,788,009**	**24,788,009**	**24,788,009**
Valuation reflects:				
Office Lease	22,000,000	22,000,000	22,000,000	22,000,000
Other Investment properties	2,788,009	2,788,009	2,788,009	2,788,009
	46,788,009	**46,788,009**	**46,788,009**	**46,788,009**

The investment properties were revalued at March 2023 by S&R Surveyors Ltd, Chartered Surveyors.

Investment property additions includes a valuation of the charity's interest in the future rental returns of an office lease on the charity's land. The Office lease valuation was undertaken by Savills on 30th June 2024 and reflects the future estimated discounted capital value of rental. The Trustees are satisfied that the valuations are appropriate.

15 Listed Fixed Asset Investments

	Group		Charity	
	2024	2023	2024	2023
Market Value	£	£	£	£
At 31 December	11,766,414	12,514,764	11,766,414	12,514,764
Additions	6,010,870	-	6,010,870	-
Disposal Proceeds	(510,770)	(1,500,000)	(510,770)	(1,500,000)
Net gains / (losses) on revaluation	292,892	751,650	292,892	751,650
At 30 December	**17,559,406**	**11,766,414**	**17,559,406**	**11,766,414**

All the fixed asset investments are held in the UK

	Group		Charity	
	2024	2023	2024	2023
Investments at market value comprise	£	£	£	£
Listed Investments	17,559,406	11,766,414	17,559,406	11,766,414
Unlisted Inveestment in subsidiaries (see note 15a)				
Edward Edwards Development Company Limited Company no: 11847761 Country of registration/operation: England and wales Principal activities: Development of building projects			100	100
Total investments	**17,559,406**	**11,766,414**	**17,559,506**	**11,766,514**

All the fixed assest investments are held in the UK

15a Trading subsidiary

Southwark Charities owns the whole of the issued ordinary share capital of Edwards Edwards Development Company Ltd, a company registered in England and Wales. The share capital of the subsidiary consists of shares of £1 each. The principal activity of Edwards Edwards Development Company Ltd is the development of building projects. The taxable profits of the subsidiary are gifted to Southwark Charities.

	2024	2023
	£	£
Turnover	-	8,040,739
Cost of sales and administration expenses	(89,090)	(6,007,072)
Net Operating (loss) / Profit	**(89,090)**	**2,033,667**
Amount distributed to parent charity	(1,719,040)	-
(Loss) / Profit for year	**(1,808,130)**	**2,033,667**

The aggregate of the assets, liabilities and reserves of the subsidiary were:

	2024	2023
	£	£
Assets	646,462	6,382,733
Liabilities	(735,552)	(4,663,593)
Aggregate share capital and reserves	**(89,090)**	**1,719,140**

16 Debtors:

	Group		Charity	
	2024	2023	2024	2023
	£	£	£	£
Trade debtors	1,382	2,781	1,382	2,781
VAT recoverable	47,820	14,596	-	-
Prepayments and accrued income	7,405	7,850	7,405	7,850
VAT Loan debtors	-	558,068	-	-
Other Debtors	504	5,250,000	504	-
Amounts due from subsidiary undertaking	-	-	676,961	4,099,517
Total debtors due within one year	**57,111**	**5,833,295**	**686,252**	**4,110,148**
Other debtors due after one year	14,500,000	14,500,000	14,500,000	14,500,000
Total debtors	**14,557,111**	**20,333,295**	**15,186,252**	**18,610,148**

Debtor due after more than one year reflects amounts due in Summer / Autumn 2027 upon substantial completion of the construction of the redevelopment site under the terms of the disposal of a long term leasehold interest.

17 Creditors: amounts falling due within one year

	Group		Charity	
	2024	2023	2024	2023
	£	£	£	£
Trade creditors	64,946	14,940	32,245	14,933
Taxation and social security	12,900	7,229	12,900	7,229
Accruals and Deferred Income	170,970	105,247	145,810	101,447
	248,816	**127,416**	**190,955**	**123,609**

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2024

18 Reconciliation of movement in funds

Year ended 30 December 2024

Group	Balance b/f	Income	Expenditure	Transfers	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	74,910,807	-	(74,414)	1,449,607	148,000	**76,434,000**
General Funds	29,641,254	1,986,745	(1,638,851)	(1,449,607)	292,892	**28,832,433**
	104,552,061	**1,986,745**	**(1,713,265)**	-	**440,892**	**105,266,433**

Charity	Balance b/f	Income	Expenditure	Transfer	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	80,910,324	-	(74,414)	(3,872,949)	148,000	**77,110,961**
General Funds	21,922,497	3,727,236	(1,571,212)	3,872,949	292,892	**28,244,362**
	102,832,821	**3,727,236**	**(1,645,626)**	-	**440,892**	**105,355,323**

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including improvement or rebuilding of the almshouses.

18a COMPARATIVE INFORMATION: Reconciliation of movement in funds for Year ended 30 December 2023

Group	Balance b/f	Income	Expenditure	Transfer	Gains / (Losses)	Balance c/f
	£	£	£	£		£
Designated Funds	34,419,746	45,933,973	(2,933,070)	(2,657,842)	148,000	74,910,807
General Funds	25,551,548	934,596	(254,382)	2,657,842	751,650	29,641,254
	59,971,294	**46,868,569**	**(3,187,452)**	-	**899,650**	**104,552,061**

Charity	Balance b/f	Income	Expenditure	Transfer	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	37,602,774	45,259,525	(2,933,070)	833,095	148,000	80,910,324
General Funds	22,683,046	934,596	(1,613,700)	(833,095)	751,650	21,922,497
	60,285,820	**46,194,121**	**(4,546,770)**	-	**899,650**	**102,832,821**

19 Analysis of assets and liabilities between funds

Group	General Fund £	Designated Fund £	2024 Total Funds £
Tangible fixed assets	7,998,212	39,934,000	47,932,212
Fixed assest investment	17,559,506	-	17,559,406
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	57,111	-	57,111
Cash at the Bank and in hand	678,511	-	678,511
Creditors due within one Year	(248,816)	-	(248,816)
Year ended 30 December 2024	**28,832,533**	**76,434,000**	**105,266,433**

Charity			
Tangible fixed assets	7,400,000	39,934,000	47,334,000
Fixed assest investment	17,559,506	-	17,559,506
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	9,291	676,961	686,252
Cash at the Bank and in hand	678,511	-	678,511
Creditors due within one Year	(190,955)	-	(190,955)
Year ended 30 December 2024	**28,244,362**	**77,110,961**	**105,355,323**

Group 2023 comparative	General Fund £	Designated Fund £	2023 Total Fund £
Tangible fixed assets	7,400,000	39,934,000	47,334,000
Fixed assest investment	11,766,414	-	11,766,414
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	5,833,295	-	5,833,295
Cash at the Bank and in hand	80,952	376,807	457,759
Creditors due within one Year	(127,416)	-	(127,416)
At 30 December 2023	**27,741,254**	**76,810,807**	**104,552,061**

Charity 2023 comparative			
Tangible fixed assets	7,400,000	39,934,000	47,334,000
Fixed assest investment	11,766,414	-	11,766,414
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	10,631	4,099,517	4,110,148
Cash at the Bank and in hand	80,952	376,807	457,759
Creditors due within one Year	(123,509)	-	(123,509)
At 30 December 2023	**21,922,497**	**80,910,324**	**102,832,821**

20 Reconciliation of net income to new cash flow from operating activity

	2024 £	2023 £
Net Movement on Funds	**714,372**	**44,580,767**
Deduct: Investment Income	(1,397,495)	(501,529)
Add: Depreciation Charge	148,000	148,000
Deduct: Profit on Long-term lease interest disposal	-	(17,799,973)
Deduct: Gains on Long-term lease interest disposal	-	(28,134,000)
Deduct: Gains on revaluation of Investments	(292,892)	(751,650)
Deduct: Gains on revaluation of Tangible Fixed Assests	(148,000)	(148,000)
Decrease in debtors	5,776,184	45,287
Increase / (Decrease) in Creditors	121,400	(69,365)
Net cash flow from operating activities	**4,921,569**	**(2,630,463)**

21 FUND BALANCES AND ASSETS AND LIABILITIES OF AMALGAMATED CHARITIES

The financial statements amalgamate the funds of Southwark (Christchurch and St. Mary's) Charities and Joseph Collier Holiday Trust whose respective assets and liabilities are:-

	2024		2023	
	Southwark (Christchurch and St. Mary's) Charities	Joseph Collier Holiday Trust	Southwark (Christchurch and St. Mary's) Charities	Joseph Collier Holiday Trust
Tangible fixed assets	47,334,000	-	47,334,000	-
Fixed asset investments	17,559,506	-	11,766,514	-
Investment property	24,788,009	-	24,788,009	-
Debtors	15,186,252	-	18,610,148	-
Cash at the bank in hand	678,511	-	457,759	-
Creditors due within one year	(190,955)	-	(123,609)	-
	105,355,324	-	**102,832,822**	-

22 RELATED PARTY DISCLOSURES

Included in debtors is a balance of £676,961 (2023: £4,099,517) due from Edward Edwards Development Company Limited a 100% owned subsidiary.

SOUTHWARK CHARITIES

England & Wales - Charity number 1137760

Accounts

SOUTHWARK CHARITIES

TRUSTEES' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2023

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 DECEMBER 2023

Trustees
Mr Shelley Charik
Rev Jonathan Coore *Resigned 30/11/2023*
Mr Neil Coyle MP
Mr Patrick Crockford
Ms Caroline Croft *(Chair)*
Ms Cecily Davis
Mr Ian Eggers *Resigned 30/11/2023*
Cdr Andrew Gordon Lennox RN *(Vice-chair)*
Mr Stephen Graham
Mr Lester Hicks CBE
Alderman Timothy McNally
Mr Krzystof Mikata-Pralat
Dr Patria Roman
Rev Alan Wild
Ms Laura Wilson

Ex-officio Trustees
Rev Ian Mobsby (Rector, Christ Church Blackfriars) *Resigned 23/3/2023*
Rev Stuart Labran (Rector, St Mary's Newington) *Appointed 15/6/2023*

Company registered number
07340188

Charity registered number
1137760

Registered office
42 St Mary Newington Close, Surrey Square London SE17 2LP

Company secretary & CEO/Clerk to the Trustees
Mr M C Wilson

Auditors
Moore Kingston Smith LLP
9 Appold Street
London EC2A 2AP

Fund Managers
CCLA – Senator House, 85 Queen Victoria Street, London EC4V 4ET
M&G – 10 Fenchurch Avenue, London EC3M 5AG

TRUSTEES' REPORT
FOR THE YEAR ENDED 30 DECEMBER 2023

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their annual report together with the audited consolidated financial statements of Southwark Charities (the charitable company) for the year ended 30 December 2023.

The Trustees confirm that the Annual report and consolidated financial statements of the charitable 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 2015).

Consolidated financial statements have been prepared for the year ended 30 December 2023 due to the charitable group's income exceeding small company thresholds for the first time and as such the reported amounts are inclusive of the activities and balances of the charitable company's wholly owned trading subsidiary, Edward Edwards Development Company Ltd.

STRUCTURE, GOVERNANCE AND MANAGEMENT

- **Governance**

In August 2010, Southwark Charities was incorporated in the form of a company limited by guarantee, at which time the Trustees became directors of that company. The company "Southwark Charities Ltd" serves as sole trustee of Southwark (Christchurch & St Mary's) Charities & the Joseph Collier Holiday Trust, which has now been fully integrated with Southwark Charities. The Scheme was amended in 2019 to rectify the omission of certain grant-making powers that had been overlooked when the 2010 Scheme was drawn up. The Articles of Association serve as the governing document of *Southwark Charities*.

- **History of Governance**

Christchurch United Charities was formed by a scheme of the Charity Commission dated 7th June 1971 and 27th August 1975 merging the Edward Edwards' Charity, The Vaughan Pension Charities, a number of small Parochial Charities and the Albert Institution & Marlborough Street Estates Charity. The St Mary Newington United Charities were formed under a scheme of the Charity Commission dated 5th July 1904 merging a number of charitable trusts created by the wills of various persons dating from 1619 to 1862, the Henry Smith Charity under a scheme dated 10th December 1641, The Elephant & Castle Charity, Copyhold Estates Charity, the King & Queens Charity by a scheme of the High Court of Chancery dated 25th June 1852 and the Mann's Annuity Fund by a scheme of the High Court of Chancery dated 5th February 1870.

The Christchurch United Charities and the St Mary Newington United Charities were subsequently merged by a scheme of the Charity Commission dated the 10th December 2010 under the title Southwark (Christchurch & St Mary's) Charities. This Scheme was amended by Special Resolution dated 14th October 2019 to reinstate the wider grant-making powers enjoyed by the constituent charities prior to the 2010 Scheme and which had been omitted from that Scheme.

The Joseph Collier Holiday Trust was established by a scheme of the Charity Commission dated 28th March 1985; it has since been wholly absorbed into Southwark (Christchurch & St Mary's) Charities.

- **Appointment of Trustees**

The Board of Trustees have developed a policy for the identification and recruitment of new Trustees. This involves the creation of a matrix of skills and experience required and this is considered in the context of the skills and experience of existing Trustees. The Trustees have agreed that ideally 12 to 15 Trustees should serve on the board at any one time. Potential Trustees are identified as follows:

- Candidates recommended by existing Trustees.
- Approaching other organisations for recommendations.
- Advertising in the local press or on the Charity's website.

All potential Trustees are provided with a comprehensive information pack; annual accounts, Company governing documents, committee structure and terms of reference, history of the Charities, sample minutes, reports and budgets. They meet with the Chair of Trustees and are also encouraged to consult our website, visit our offices and meet with the Clerk. A report is then provided to all Trustees and the application is considered at a meeting of the Board of Trustees.

The Trustees note the Charity Governance Code guidance with regards to Trustees' length of service. They accept the objective that Trustee terms should not normally exceed nine years, but in the interests of continuity have chosen to transition to that position over a period of time. This involves the reappointment of some long-standing Trustees beyond the nine-year period whilst new Trustees gain the experience and knowledge of the Charity which will be needed for them to take and grow the Charity's activities. The Charity continues to seek to recruit new Trustees with strong links to the community in the Area of Benefit.

Following a Trustee's appointment, the new Trustee is invited to visit the almshouses.

The Charity notes the Charity Governance Code guidance with respect to Equity, Diversity and Inclusion. This is particularly important to the Charity because the community it serves is highly diverse. In seeking new trustees, the Charity particularly encourages nominations from women and ethnic minority candidates, both of whom are underrepresented on the Board.

- **Organisation and structure**

The strategy, long-term planning and monitoring of performance are the responsibility of the Board of Trustees, which meets 3 to 4 times per year or at other times if required to deal with urgent business. In order to make the meetings more accessible to working trustees, and thus help to increase the diversity of the Board, these meetings are now held in the evenings.

Trustee responsibility for the operational output of Southwark Charities is delegated to three main sub-committees which meet on a regular basis, each chaired by a Trustee. These committees are as follows:

- **Appointments & Grants Committee:** The Appointments & Grants Committee is responsible for agreeing the criteria for the appointment of applicants for residence in the almshouses, grant giving and appointment of members. The Committee meets 3 to 4 times a year.

- **Finance & General Purposes Committee:** The Finance & General Purposes Committee is responsible for reviewing the performance of the investment assets, including an assessment of risk, asset allocation and selection of investment managers. The Committee is also responsible for overseeing the administration of the charity, the appointment of staff, for reviewing and monitoring the annual capital and revenue budgets and to review and identify any major risks to Southwark Charities. The Committee meets quarterly.

- **Site Delivery/Development Committee:** The Site Delivery Committee is focussed on the delivery of the Blackfriars development; in its other guise, the Development Committee is mandated by the Board to advise them on all matters related to the development of the site at Surrey Square, Walworth. The Committee meets monthly.

OBJECTIVES AND ACTIVITIES

The charity was founded to provide long-term secure housing for older people in the Borough of Southwark who are in "need, hardship or distress". We continue to provide this basic need and have ambitious plans to increase our capacity from 66 homes (in 2023) to over 150 homes by 2030 and we are actively exploring opportunities to collaborate with other almshouse providers to increase this provision even further in future. In addition, we have an expanding grant-making program for organisations (more details below) which will make the most of the increased revenue the charity will enjoy as a result of the Blackfriars development. In 2023 we made grants of almost £400k (pre-Covid it was c£60k), and in 2024 the budget is £500k. It is expected to climb to £1m by 2028.

STRATEGIC OBJECTIVES

The first phase of our strategic expansion plans is finally underway at our Blackfriars site, and we will commence the design and planning phase with our other almshouse site in Surrey Square, Walworth, so that once Blackfriars is completed and opened, we can decant the residents from Surrey Square and begin the construction phase there.

The charity has devoted considerable time to formulating a set of strategic objectives over the next decade; the Trustees gathered again in September to focus on the strategic direction of the charity as the prospect of the redevelopment of our Blackfriars site moved closer to becoming reality. The key takeaways from the day were:

a) to provide a budget of c£1.5m to obtain a planning consent and sufficient funding to enable the reprovision and expansion of St Mary Newington Close to at least 80 flats. Ideally this will include our neighbours to the west of our site, the Diocese of Southwark, where we could provide more almshouses in return for providing new Parish accommodation.

b) to engage with the leaseholder of Conoco House in SE1, Derwent London, to ensure that the charity maximises the financial potential in any redevelopment, and to influence the nature of the development in support of the charity's objectives, in particular by encouraging Derwent to collaborate with L&Q HA to reprovide the social housing on the site;

c) to refurbish Christchurch House on Chancel Street SE1 when the lease to Hyde Housing Association expires in December 2027, to provide low-cost accommodation for key workers;

d) to explore possible acquisitions of other Southwark-based alms-houses.

e) to gradually increase the WMC charges so that the gap between what has been paid historically and what they need to be in future is closed; we will continue to provide assistance to our residents so that they claim the benefits to which they are entitled.

f) to explore deeper cooperation and possible merger with St George the Martyr charity, whose main focus is supporting individuals aged 55+ in their area of benefit, which is wholly within our area of benefit.

g) as a longer-term project, to explore the acquisition of a site on higher ground, ideally still within Southwark, as a hedge against climate change and especially rising water levels.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks to which the charity is exposed and maintain these in a register which is reviewed and updated regularly and formally by the trustees. They are satisfied that systems are in place to mitigate exposure to major risks and resources and to manage the risks faced by the charity, its staff, residents and beneficiaries.
The key risks are:

- Reputational
- Financial
- Operational
- Developmental

FUNDRAISING
Southwark charities had no fundraising activities requiring disclosure under S162A of the Charities Act 2011. The charity does not engage in fundraising activities and no donations are sought from the public. We do not use third parties to assist with fundraising and the charity received no complaints in the year regarding its fundraising practices.

PUBLIC BENEFIT (as defined by the Charities Act 2011).
In reviewing the work of Southwark Charities, the Trustees can report that the two key principles that underpin "public benefit" have been met:

- There is always an identifiable benefit or benefits and these are apparent from the contents of the Annual Report and are related to the aims of the charity.
- There is a benefit to the public or section of the public. The beneficiaries are appropriate as laid down by the aims of the charity and there are no unreasonable restrictions. It is recognised that the trustees exercise discretion upon who will benefit from the charity but that this is permissible under the aims and objects of the charities concerned and the beneficiaries constitute a "section of the public" and therefore this is a reasonable exercise of discretion.

The aims and objects of Southwark Charities are contained in the company's Articles of Association. The Trustees confirm that they:

- ensure that they pursue the aims and objects of the charity for the public benefit as defined by the Charities Act 2011.
- have proper regard to the guidance published by the Charity Commission in respect of the subject of public benefit.
- confirm that this report provides sufficient information as to the ways in which public benefit is achieved.

ACHIEVEMENTS & PERFORMANCE

Almshouses: In 2023 the residents of Edward Edwards' House located in Nicholson Street, Blackfriars, London SE1 0XL were relocated to United St Saviour's new almshouse in Southwark Park Road, Appleby Blue; this possibility had been discussed over 10 years ago, and serendipitously the completion and opening of Appleby Blue coincided with the need to relocate our residents to permit the development of our new almshouses to proceed – more on this below. The charity's office relocated to St Mary Newington Close, Surrey Square, London SE17 2LP, where there are 44 residents in 40 flats. The almshouse has guest accommodation for the use of residents' friends and families.

GRANT-MAKING

Grant-Making Policy and Practice
Southwark Charities awards grants to constituted non-statutory community organisations and charities, meeting the charity's eligibility criteria, that support the well-being of Southwark's older residents, aged 55 plus. Applicant organisations are required to discuss their proposals with the charity's Grants Manager prior to submitting an application on the charity's online portal, Flexi-Grant. Organisations are provided with support with their application where appropriate, for example due to unfamiliarity with I.T. or disability, and receive feedback on draft applications as necessary. Final submitted applications are reviewed against the charity's assessment criteria and recommendations made by the Grants Manager to the charity's Appointments & Grants Committee.

The charity adopted a new multi-year grants policy and terms of reference for its Appointments & Grants Committee.

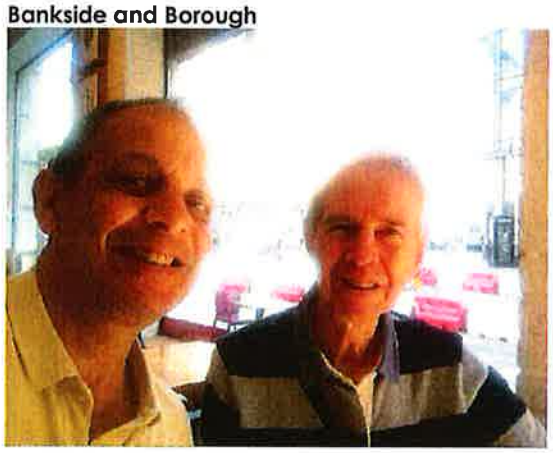
Southwark Charities has adopted the Institute of Voluntary Action Research's 'Open and Trusting' grant-making principles, and organisations have fed back to us that the charity's online application form is proportionate and that they find the charity's swift decision-taking, without having to wait months for the outcome of grant application rounds, is beneficial to their operations. All funded organisations are required to accept a grant offer, with terms and conditions of funding, and to complete a light-touch end of grant report, including photographs with permissions to use, which the charity uses in its Trustees Annual Report and Accounts, website and social media to demonstrate the diversity and breadth of its funding.

Organisations
In 2023, Southwark Charities committed a record 58 grants to community organisations and charities across Southwark that support the well-being of Southwark's older residents, aged 55 plus. Details of recipients are in note 9. This compares with 47 committed grants in 2022 (1 grant was transferred from 2022 to 2023). 2023 was an unprecedented year for our grants operations, led by our Grants Manager, Matthew Allgood. Rotherhithe Consolidated Charities grant-making (administered by Southwark Charities under a Service Level Agreement) resumed in March with a further 52 grants awarded, i.e. 110 grants across both charities.

In April 2023, the grants budget was increased by 33% which enabled the charity to consider multi-year funding (i.e. grants of more than one year).

The case studies below are a snapshot of Southwark Charities grant-making in Southwark in 2023, and there are further case studies of current and recent grants on our website:www.southwarkcharities.co.uk/apply-for-a-grant/case-studies

Bankside and Borough



Blackfriars Settlement Positive Ageing
Blackfriars Settlement is a long and established community centre providing services for residents in and around SE1.

A three-year grant is supporting the core costs of the Settlement's Positive Ageing service to put on a diverse programme of activities for local older people living in the north of Southwark.

Website: https://blackfriars-settlement.org.uk/positive-ageing

Bermondsey



Entelechy Arts
The grant supported the charity's creative workshops programme to residents of Tower Bridge Care Home who are living with dementia.
Sessional artists delivered art, poetry, writing, movement, memory cards (to simulate conversation), music, dancing and singing across 3 seasons.

Website: https://entelechyarts.org

Camberwell



MAN Elders Group
The Muslim Association of Nigeria is a charity that promotes the interests of Muslims. The grant contributed to the costs of monthly social meetings for its Elders Group at the Camberwell mosque, while the Old Kent Road mosque and cultural centre is being redeveloped, and the costs of Elders Group outings.

Website: www.manuk.org/our-elders

Dulwich



Excel Beyond Barriers
Excel Beyond Barriers CIC is a new community organisation that supports the well-being of older people, younger people and communities. The grants supported the costs of a Christmas lunch event and hampers for older people, living in and around the Kingswood Estate at Kingswood House, and a seaside trip for older people earlier in the year.

Website: www.excelbeyondbarriers.com

Elephant and Walworth



Mental Fight Club
The Dragon Café was founded by Mental Fight Club over a decade ago to support people living with mental ill health. Initially based at St George the Martyr Church crypt in Borough, the Dragon Cafe provides a safe, welcoming and creative space every Monday for people to improve their mental health through a range of creative and physical activities such as art, singing, dancing, writing. Following a brief spell at Draper Hall, the service has recently moved into the crypt of St Peter's Church Walworth where the grant is funding a programme of creative activities for older people with mental ill health.

Website: www.mentalfightclub.art

Nunhead



Nunhead Green Community Centre's Ivy Club
Nunhead has the lowest life expectancy for men and for women in Southwark.

Our grant is supporting the running costs of the Ivy Club for older residents at Nunhead Green Community Centre, for 2 years, including weekly chair-based exercise, walking football, hair & manicure sessions, weekly refreshments plus trips to the seaside and theatre.

Website: https://thegreennunhead.org

Old Kent Road



Astley Cooper Tenants & Residents Association
Astley & Cooper's Road is a large social housing estate on the Old Kent Road, SE1, opposite Burgess Park.

The grants supported the costs of the TRA's Christmas party and summer trips for older Estate residents.

Peckham



Pecan 'Together' Hub
Pecan is a faith-based community charity that supports local residents experiencing significant challenges including financial hardship, food insecurity, learning disabilities, mental distress and substance abuse. The grant supported the 'Together' Community Hub which provided social activities for older residents – coffee mornings, crafts, discussion groups, walks and talks; chair-based exercise, support with application form filling for those that are digitally excluded or with learning disabilities, budgeting and energy efficiency workshops from its Peckham HQ.

Website: www.pecan.org.uk

Rotherhithe



Bermondsey Artists Group managing Southwark Park Galleries
Bermondsey Artists Group provides socially engaged art activities, events and learning from two galleries in Southwark Park - Café Gallery and Dilston Grove. The grant is supporting the costs of its Seniors Art School - a series of workshops for over 55's to learn to learn new art skills with a variety of contemporary artists in a sociable and relaxed setting.

Website:
https://southwarkparkgalleries.org

Across Southwark



Community Southwark – The Older People's Network
The grant supported the running costs of The Older People's Network which builds connections and collaboration between Southwark's voluntary and community organisations that provide services and activities for older people; and to improve policy, practice and services for Southwark's older residents. The grant also contributed to the annual Southwark Stars Award, where older volunteers contribution to Southwark's vibrant communities were honoured.
Website: https://communitysouthwark.org

Collaborative funding

Southwark Warm Spaces Programme 23-24
A collaboration between Southwark Charities, Rotherhithe Consolidated Charities (RCC) and others to support Warm Spaces during the cost-of-living crisis, that provided services activities for Southwark's older and vulnerable residents in Winter 2023/24. Our grants funded Warm Space provision at Southwark Pensioners Centre, Lordship Lane Baptist Church and (through RCC) Time & Talents.
Website:
https://www.southwark.gov.uk/benefits-and-support/cost-of-living-support/warm-spaces

The charity continued with its light touch application process and decision taking on recommendations by its Appointments & Grants Committee after 5 working days. Successful applicants are required to submit an online end of grant report following completion of funded activities and end of year report for multi-year grants to permit release of further year funding.

Rotherhithe Consolidated Charities
Southwark Charities was appointed under Service Level Agreement by the Trustees of Rotherhithe Consolidated Charities (RCC) in June 2022 to administer RCC's finances and operations. RCC resumed its grant making to organisations following a successful launch event at The Lake Gallery, Southwark Park, on 7 March 2023 attended by 80 members of Rotherhithe's community. In the period to 31 December 2023, RCC awarded 22 grants to community organisations and charities providing services, activities and events to people living in The Ancient Parish of Rotherhithe and 30 grants to individuals of which 28 were pensioner stipends and 2 were hardship grants, by voluntary and community sector organisation referral, for replacement household items. RCC also successfully referred 3 stipend members for Southwark Council Cost-of-Living payments during Winter 2023-24. We were delighted that Lorraine Zuleta's work in modernising the charity was rewarded with 'Trustee of the Year' award at the prestigious Southwark Stars event held at Tate Exchange in May 2023.

Individuals
The charity continued its programme of discretionary payments to older people meeting the eligibility criteria for charity membership. As at December 2023, the charity had 145 individual members.
Residents and members were invited to participate in a variety of social and community events, including day trips and excursions, theatre visits and parties.

ART STRATEGY
During 2022 the Pilot programme commenced led by Laura Wilson and Clare Cumberlidge & Co and continued into 2023, and alongside consultation with the residents, a number of activities and events were initiated. These included: a number of social encounters with residents (most of which involved the consumption of cake!); artist Sandi Hudson-Francis attending the weekly knitting group and gathering material recording the experience of the residents' lives; a film workshop with artist Ed Webb-Ingall and movement and dance workshops for the residents with Kirsty Arnold and Tora Hed. In December 2022 a concert was held at Christ Church Southwark to mark the last Christmas in Edward Edwards House devised and performed with singer Melanie Pappenheim and composer Sarah Angliss. The artists spoke with residents about musical memories of their lives in Southwark to inform a programme featuring carols, folksongs and old-time favourites. We have also commissioned artist and resident Jenny Adams, her sketches from living inside the almshouse will decorate the hoardings that will be erected around the site once the demolition begins in Spring 2024. Further work on introducing art as an integral element of the interior design of the new almshouses, and particularly the communal/shared areas (e.g. entrance lobby, the landings on each residential floor, winter gardens etc) will continue into 2024. The programme has been called Tendergound – a play on the word tenterground, referencing the history of the site but replacing the word 'tenter' with 'tender' brings notions of care and community.

DEVELOPMENT PLANS
As reported last year, the charity exchanged contracts with 220 Blackfriars Propco (the Developer) a special purpose vehicle owned by JTRE London, in March 2023. JTRE is a Slovakian developer founded in the late 1990's and headquartered in Bratislava. They opened their London operation in 2019. In 2023 they completed their first London development, the Triptych building in Bankside and Appleby Blue almshouse for United St Saviour's Charity. Originally designed by Squire & Partners for Delancey, the project was a 3-way partnership between the developer, Southwark Council and United St Saviour's. In brief, the Council provided a plot of land in Bermondsey (the site of a former nursing home) and agreed that the Section 106 payment would be used to construct a new almshouse for United St Saviour's – the first new almshouse in London in 50 years. It received planning consent in 2015 but the developer did not proceed, and eventually disposed of the project to Sons & Co, who later merged with JTRE. Both the Triptych and Appleby Blue have received a number of industry awards.

The contract between the charity and JTRE London contained a number of conditions, including Vacant Possession of the Blackfriars site and certain planning amendments. To achieve vacant possession of the

almshouse, the residents of Edward Edwards' House moved to Appleby Blue in July/August 2023. The flats above Suthring House had been vacated in March 2023, and the Prince William Henry public house was vacated in November 2023. The charity's office was relocated to St Mary Newington Close, Surrey Square. The exchange of contracts took place on 21 March 2023 and a first deposit payment of £5.25m was paid by the Developer to the Charity; a significant amount of this had already been committed to purchasing the lease of the PWH pub. Upon vacant possession being obtained and the other planning conditions precedent being satisfied, the lease of 220 Blackfriars was granted to the Developer by Southwark Charities and the following transaction took place on 11January 2024:

1. The purchase of the Intellectual Property embodied in the planning consent, designs, reports, surveys etc was transferred by Edward Edwards Development Company (EEDCo) to the Developer for £5.25m;

2. The Developer was obligated to commence construction of a new almshouse with 64 flats, a Housekeeper's flat, guest suites, amenity spaces, ground floor Lounge and gardens, a rooftop terrace with a conservatory, a community hall, and offices for the charity and other VCS organisations, at an estimated cost of c£40m;

3. A base rent payment of £500,000 per annum during the construction phase commenced and following Practical Completion, the rents will be the greater of; 5% of the passing rents of the office building for the term of the lease and £500,000 (indexed annually). Current estimates indicate that the annual rents achievable from the office could be £20m, of which the Charity will receive 5%, i.e. £1m per annum.

4. On completion of the construction, a further capital premium of £14,500,000 will be paid by the Developer to the Charity, and the Developer will grant Southwark Charities an underlease of the new Almshouse at a peppercorn rent.

The recognition of this contract during the year ended 30 December 2023 has resulted in the charitable group's income exceeding small company thresholds for the first time and hence consolidated accounts are required (i.e. parent holding company Southwark Charities and its trading subsidiary Edward Edwards Development Company Ltd combined).

Some computer-generated images showing the scale and scope of the new buildings are provided below. The two buildings comprise the office (in orange) fronting onto Blackfriars Road, with the residential almshouse building (in London stock brick yellow) behind it facing east onto the gardens and Chancel Street. The second image shows the front of the almshouse, showing the external balconies running up the centre of the building, and the Juliet balconies to each flat. The entrance is approached across gardens which provide a public amenity.





FINANCIAL REVIEW, INVESTMENT AND RESERVES POLICY,

- **Financial Review**

The relocation of the residents of Edward Edwards House to Appleby Blue has made them subject to United St Saviour's Weekly Maintenance Charges (WMC), which are significantly higher than the WMC charged by Southwark Charities. This was anticipated, and the charity promised its residents that they would not be out of pocket as a result of the move. Southwark Charities are subsidising those residents who are ineligible for any assistance with their housing costs, and about half the residents are in receipt of Housing Benefit and Pensioner Credits. To avoid a similar situation arising in future when the residents of St Mary Newington Close (who are currently paying WMC of £30 per week) move to the new Blackfriars alms-houses, the WMC will be increased gradually commencing in 2024 so that they will be accustomed to the increased WMC that will be charged in future.

The charity made a contribution of £300,000 to United St Saviour's charity for soft furnishings (e.g. carpets and curtains) for Appleby Blue.

At the end of 2023, the Group had total reserves of £104,552,061 (2022: £59,971,294) of which £27,741,254 represents general unrestricted funds (2022: £25,551,548) and £76,810,807 represents designated unrestricted funds (2022: £34,419,746). Unrestricted funds are largely invested within tangible fixed assets and investment property and as such the group has free reserves of £5,786,831 (2022: £75,952) which is in line with target levels of £,850,000.

- **Reserves Policy**

The Trustees' objective is to have free reserves that are sufficient for the charity to fulfil its obligations in response to any major unexpected financial situation. The reserve target level of £850,000 was set (or agreed) in 2023 by the Finance & General Purposes Committee based on 6 months operational expenditure and is considered to remain appropriate for the charitable group.

- **Investment Policy**

The investment policy is for a balanced return with a medium level of risk. The Trustees seek to produce the optimum total return, commensurate with at least maintaining the capital value in line with inflation. The investment managers are required to generate, at the present time, a minimum spendable return of £500,000 per annum.

GOING CONCERN

The Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised. The Trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report of the Trustees and consolidated financial statements.

POST-BALANCE SHEET EVENTS

The various contract conditions were satisfied in December 2023, and the contract completed in January 2024. This triggered the payment of £5.25m to EEDCo by JTRE London's development vehicle, 220 Blackfriars Propco Ltd to acquire the Intellectual Property rights inherent in the design, planning consent and all associated surveys, reports, appraisals etc (as referred to above). As a result, the Charity has substantially recouped all the costs expended since 2017 in obtaining a suitable design, the planning consent and a development partner.

PLANS FOR THE FUTURE

As described above, the Charity has ambitious plans to treble the provision of long-term genuinely affordable homes and to double the grant-making capacity; this will have an unequivocally positive impact on the older population in Southwark who are in "need, hardship or distress".

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Southwark Charities 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 and charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. 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 estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

PROVISION OF INFORMATION TO AUDITORS

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

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

This report was approved by the Trustees on 19th September 2024 and signed on their behalf, by:



Ms Caroline Croft
Director

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHWARK CHARITIES FOR THE YEAR ENDED 30 DECEMBER 2023

OPINION

We have audited the financial statements of Southwark Charities for the year ended 30th December 2023 which comprise the Consolidated Statement of Financial Activities, including the Income and Expenditure Account, the Group and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 30th December 2023 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.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

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

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

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

OTHER INFORMATION

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

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

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHWARK CHARITIES FOR THE YEAR ENDED 30 DECEMBER 2023

OPINIONS 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 strategic report and the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the trustees' annual report have been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the trustees' annual report.

We have nothing to report in respect of the following matters where the 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's 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.

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the trustees' responsibilities statement set out on page 15, 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 and 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 parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

EXPLANATION AS TO WHAT EXTENT THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES, INCLUDING FRAUD

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.

- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.

- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.

- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

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

USE OF OUR REPORT

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

27/09/2024

Neil Finlayson (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

	Note	General Funds	Total 2023	Total 2022
		£	£	£
Income from:				
Donations	2	1,101	1,101	-
Charitable activities	3	431,966	431,966	108,312
Investment Income	4	501,529	501,529	565,456
Total income		**934,596**	**934,596**	**673,768**
Exceptional: Profit on disposal of assets	5	**45,933,973**	**45,933,973**	-
Expenditure on				
Raising funds (Property)	6	64,224	64,224	60,292
Charitable activities:				
Member support	7	1,375,419	1,375,419	507,254
Almshouse provision	7	826,225	826,225	885,016
Other activities	7	921,585	921,585	311,950
Total Expenditure		**3,187,452**	**3,187,452**	**1,452,562**
Net incoming resources / (resources expended) before investment gains / (losses)		**43,681,117**	**43,681,117**	**(778,794)**
Gains / (losses) on revaluation on investment assets		751,650	751,650	25,625,516
Gains / (losses) on revaluation of tangible assets		148,000	148,000	1,642,000
Net incoming resources		**44,580,767**	**44,580,767**	**26,488,722**
Gross transfers between funds		-	-	-
Net movement in funds		**44,580,767**	**44,580,767**	**26,488,722**
Reconciliation of funds				
Funds brought forward	18	59,971,294	59,971,294	33,482,572
Total funds carried forward	18	**104,552,061**	**104,552,061**	**59,971,294**

All activities relate to continuing operations

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

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

	Note	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Fixed assets					
Tangible assets	11	47,334,000	14,942,088	47,334,000	12,100,000
Investment in Property	12	24,788,009	31,888,009	24,788,009	31,888,009
Listed Investments	13	11,766,414	12,514,864	11,766,414	12,514,864
		83,888,423	**59,344,961**	**83,888,423**	**56,502,873**
Non - Current Assets					
Debtors receivable after one year	14	14,500,000	-	14,500,000	-
Current Assets					
Debtors	14	5,833,295	70,514	4,110,148	3,224,926
Cash and Bank		457,759	752,600	457,759	752,126
		6,291,054	**823,114**	**4,567,907**	**3,977,052**
Creditors: amounts falling due within one year	15	(127,416)	(196,781)	(123,509)	(194,105)
Net Current Assets		**6,163,638**	**626,333**	4,444,398	**3,782,947**
Total Assets less Current Liabilities		**104,552,061**	**59,971,294**	**102,832,821**	**60,285,820**
Net Assets		**104,552,061**	**59,971,294**	**102,832,821**	**60,285,820**
Represented by:					
Unrestricted funds					
General Funds		29,641,254	25,551,548	21,922,497	22,683,046
Designated Fund		74,910,807	34,419,746	80,910,324	37,602,774
Total funds		**104,552,061**	**59,971,294**	**102,832,821**	**60,285,820**

The Financial statements wereapproved by the Trustees 19th September 2024 and signed on their behalf by

Ms Caroline Croft
Director

Company number: 07340188

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

	Note	2023	2022
		£	£
Net cash flows provided by operating activities	23	**(2,630,463)**	**(938,798)**
Cash flows from investing activities			
Investment Income		501,529	565,456
Purchases of property, plant and equipment		(233,464)	(745,622)
Proceeds from disposal of long term lease interest		567,557	-
Proceeds from disposal of listed investments		1,500,000	-
Net cash provided by / (used in) investing activities		**2,335,622**	**(180,166)**
Net increase / (decrease) in cash		**(294,841)**	**(1,118,964)**
Cash and cash equivalents brought forward		**752,600**	**1,871,564**
Cash and Cash equivalents carried forward		**457,759**	**752,600**

A: Analysis of cash and cash equivalents

	2023	2022
	£	£
Cash in hand	1,971	1,463
Cash at Bank	78,981	131,391
Cash in notice deposits	376,807	619,746
Total cash and cash equivalents	**457,759**	**752,600**

B: Analysis of changes in net debt

	At beginning of year	Cashflows	Other movements	At end of year
	£	£	£	£
Cash	752,600	(294,841)	-	**457,759**
Loans falling due within one year	-	-	-	-
Loans falling due after more than one year	-	-	-	-
Total	**752,600**	**(294,841)**	**-**	**457,759**

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

1 **Accounting Policies**

Company and charitable status

Southwark Charities, a registered charity, is a company limited by guarantee, not having a share capital and is incorporated in England and Wales. The registered office is 39 Edward Edward's House, Nicholson Street, London SE1 0XL.

1.1 **Basis of accounting**

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

Southwark Charities 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.

Under a new scheme of the Charity Commissioners dated 10th December 2010 the former charities of Christchurch United Charities, Edward Edwards' Charity, The Albert Institute and Marlborough Street Estates Fund and St. Mary Newington United Charities merged and became known as Southwark (Christchurch and St Mary's) Charities of which Southwark Charities is Corporate Trustee.

Under a uniting direction in the new scheme deed the charity is treated as forming part of the company for the purposes of part II (registration) and part VI (accounting) of the Charities Act 1993. The assets and liabilities of the former Charities were transferred to the new Charity effective from 1st January 2011

Following a uniting direction under Section 96(6) of the 1993 Charities Act dates 31st March 2011, the financial statements incorporate the Joseph Collier Holiday Trust of which Southwark Charities is Corporate Trustee, hence consolidated financial statements are prepared.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest pound.

Going concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements.

In particular, the Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised and have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. The trustees have thus concluded that it therefore remains appropriate for the charitable company to continue adopting the going concern basis in preparing its financial statements.

Company status

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

Fund accounting

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

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

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

Income

All income is recognised once the charitable company has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

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

Rental income and investment income including interest receivable is included on an accruals basis.

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.

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

Tangible fixed assets and depreciation
Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property	2% straight line
Assets under construction	0%

The freehold properties are valued on an annual basis and are subject to revaluation or impairment at the balance sheet date based on the revaluation provided.

Freehold property valuation is undertaken by Savills in December 2022 and June 2024 (See note 13).

Assets under construction represents an almshouse being constructed under a development agreement. The asset has been recognised in the accounts at valuation based the estimated construction costs and will be passed onto the charity for its use upon completion in Summer / Autumn 2027. No depreciation is charged as the asset remains under construction.

Investment properties
Investment properties are included at valuation with changes in valuation being recognised in the statement of financial activities each year.

Investment property valuation was undertaken by S&R Surveyors Ltd, Chartered Surveyors in March 2023 and JTRE Surveyors in June 2024 (see note 14). Impairment is assessed each year by the Trustees.

Listed Investments
Listed Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

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 bank.

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

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.

Creditors and provisions
Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due

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.

Critical accounting estimates and areas of judgement
In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.
Significant accounting judgements and estimates include:

- Useful economic life of assets and associated depreciation rate
- Estimated costs in respect of Assets under Construction (see note 13)
- Carrying value of the operational and investment properties (see note 14)

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

2	Income from Donations	2023 £	2022 £
	Individual giving donations	1,101	-
		1,101	-

All income from donations is attributable to unrestricted funds in both years.

3	Income from Charitable Activities	2023 £	2022 £
	Almshouses weekly maintenance charges	83,966	95,557
	JTRE Management Fees	324,000	-
	Other charitable activities	24,000	12,755
		431,966	108,312

All income from charitable activities is attributable to unrestricted funds in both years.

4	Income from Investments	2023 £	2022 £
	Rental income - investment properties	25,137	72,619
	Dividend income from listed investments	456,129	480,133
	Bank interest received	20,263	12,704
		501,529	565,456

All income from investments is attributable to unrestricted funds in both years.

5	Exceptional: Profit on disposal of assets	2023 £	2022 £
	Sale of long term lease interest	79,059,525	-
	Sale of Intellectual Property rights	5,250,000	-
	Property sales income	2,790,739	-
	Total property disposal income	**87,100,264**	-
	Property purchase costs	(4,690,739)	-
	Long term lease interest disposal	(33,800,000)	-
	Intellectual Property rights disposal	(2,675,552)	-
	Total property disposal costs	**(41,166,291)**	-
	Profit / (Loss) on disposal of assets	**45,933,973**	-

In consideration for disposal of the long term lease interest the charity is entitled to proceeds of £17m and the benefit of an investment property valued at £22m (see note 14) and an Almhouse being reconstructed valued at £39.9m (see note 13). Income is attributable to unrestricted funds.

6	Cost of raising Funds	2023 £	2022 £
	Rental property Maintenance	16,334	28,124
	Support Costs (Note 8)	47,890	32,168
		64,224	60,292

All costs incurred in generating funds are attributable to unrestricted general funds in both years.

Southwark Charities
Consolidated Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
For the year ended 30 December 2023

7 Expenditure on Charitable Activities

	Direct Expenditure £	Member Support £	Almhouses Provisions £	2023 £	2022 £
Grants Payable *(see note 11)*	-	398,024	-	398,024	290,073
EEH Residents Subsidy	-	395,773	-	395,773	-
Almshouses Expenses	-	261,883	-	261,883	190,999
Discretionary Payments	-	28,500	-	28,500	28,805
Art strategy	-	58,500	-	58,500	29,431
Christmas parties and gifts	-	39,223	-	39,223	14,200
Summer holiday costs	-	10,152	-	10,152	54,061
Garden party costs	-	2,544	-	2,544	-
Support costs *(see note 8)*	-	138,301	783,706	922,007	411,615
Governance costs *(see note 9)*	-	42,519	42,519	85,037	61,136
Total expenditure from charitable activities 2023	-	**1,375,419**	**826,225**	**2,201,643**	**1,080,320**
Other activities					
Redevelopment fees	921,585	-	-	921,585	311,950
Total expenditure 2023	**921,585**	**1,375,419**	**826,225**	**3,123,228**	**1,392,270**
Total expenditure 2022	-	**507,254**	**885,016**	**1,392,270**	

8 Support Costs

	Cost of Raising Funds £	Charitable Activities £	2023 £	2022 £
Salaries & National Insurance	39,105	221,593	260,698	135,385
Pensions	2,147	12,165	14,312	8,835
Training	96	544	640	1,522
Rates-Office	470	2,665	3,135	3,807
Insurances-Office	240	1,360	1,600	5,437
Telephone-Office	485	2,747	3,232	2,944
Printing, Postage & Stationery	715	4,054	4,769	3,334
Computer expenses	2,098	11,887	13,985	26,797
Repairs & Maintenance-Office	119	672	791	223
Bank Charges	112	637	749	516
Travel Expenses	155	880	1,035	2,510
Subscriptions	911	5,160	6,071	7,510
Sundry Expense-Office	1,237	7,010	8,247	2,963
Depreciation	-	148,000	148,000	242,000
Advertising	-	502,633	502,633	-
Total Support costs 2023	**47,890**	**922,007**	**969,897**	**443,783**
Total Support Costs 2022	**32,168**	**411,615**	**443,783**	

Analysis of governance costs and supports costs

The Charity initially identifies the costs of its support functions. It then identifies those which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the two key charitable activities undertaken in the year. The allocation is generally based on the Trustees' assessment of staff time spent on each activity. Depreciation of the Almshouses is allocated 100% to the Almshouses provision.

9 Governance Costs	2023 £	2022 £
Audit Fees	17,721	21,582
Other accountancy Fees	5,200	4,615
Legal & Professional Fees	40,921	22,268
Staff support costs per Note (see note 12)	21,195	12,671
	85,037	**61,136**

10 Net Income / (Expenditure)	2023	2022
Net Income / (expenditure) is stated after charging:	£	£
Depreciation of tangiable fixed assets:owned by the charity	148,000	242,000
Auditors' remuneration		
	17,721	***21,582***

11 Grant Awards	2023 £	2022 £
Astley & Cooper TRA	8,670	7,000
AGE UK	20,800	23,000
Art In the Park	11,759	6,400
Ballers Academy	-	500
Bede House	-	7,500
Bermondsey Artists	6,468	-
Bermondsey St TRA	-	500
Blackfriars Settlement	36,500	31,500
BlindAid	7,000	6,000
Brandon 3 TRA	2,000	1,700
Breath of life	4,900	-
Break the Barrier	1,500	-
Barlow & Congreve TRA	5,984	-
Bolivia Latin Age	1,995	-
Camberwell Skylarks	800	1,400
City Hope Church	5,500	-
Coin Street Community Centre	-	3,000
Community Southwark	15,996	-
Copleston Centre	15,125	12,563
Creative Adult Playtime	2,000	-
Docklands Settlement	1,700	6,060
Downside Settlement	-	1,500
Dot Collective	7,000	-
Draper Together	2,835	-
EFA London	-	3,821
Elim House Community	22,428	27,504
Entelechy Arts	5,000	2,500
Excel Beyond Barriers	4,740	-
Flashy Wings Ministry	-	3,000
Goose Green Lunch Club	1,110	820
Grief Matters	2,675	-
Guinness Trust Pages Walk	-	360
Illuminated Arts	6,000	
Kingswood Estate TRA	-	4,360
Keetons Tra	2,750	-
Ketra	1,860	-
Link Age	20,000	10,000
Ladies of Virtue	5,400	-
London Bubble Theatre	3,000	6,113
London Senior Social	48,860	57,720
Lordship Lane Baptist Church	6,000	-
Longfield TRA	3,000	-
Magdalen Hall TRA	2,980	-
MAN Elders	6,000	-
Mental Fight Club	5,000	-
Millwall Community Trust	6,000	-
Mint St Music Festival	-	340
Nunhead's Voice	11,000	6,000
Pecan Foodbank	6,000	-
Paxton Green TB	4,900	-
Purple Ladies	1,980	-
Royal British Legion	-	750
Rockingham Community	1,580	-
Silverfit	9,518	9,850
Southwark Pensioners Centre	5,512	11,425
Southwark Playhouse	3,600	1,800
Spring Community Hub	8,880	-
St Johns Walworth	-	4,000
St Pauls Walworth	1,000	1,455
South London Mission	-	945
Time & Talents	25,000	20,000
Walworth Golden Oldies	5,000	-
	395,305	**281,886**
Grants awarded to Individuals	2,719	4,182
EEH Residents Subsidy	-	3,505
Total grants awarded	**398,024**	**289,573**

12 Staff Costs	2023 £	2022 £
Wages and salaries	234,613	147,214
Social Security	21,584	11,506
Other Pension Costs	14,312	10,743
Termination and Redundancy Costs	25,696	21,083
	296,205	**190,546**

Staff costs reported above have been attocated to resources expanded as:

	2023 £	2022 £
Costs of raising funds	27,708	23,534
Charitable activities- Direct costs	111,485	33,656
Charitables activities - support costs	135,817	120,686
Governance support costs (note 9)	21,195	12,671
	296,205	190,547

	2023	2022
The average montly number of empoyees during the year	4	3

Higher Paid Employees

Employees paid over £60,000 fell into the following bands:	2023	2022
£110,000 - £120,000	1	-
£70,000 - £80,000	-	1

Pension contributions for the higher paid employee totalled £7,868 (2022: £5,612)

Key management personnel include the Trustees, Chief Executive Officer and Operations Manager. Total remuneration paid was £141,302 (2022: £84,470) including employers' national insurance and pension contributions totalling £22,946 (2022: £14,470).

During the year, no Trustees received any remuneration or benefits in Kind (2022: None). During the year, one Trustee received remuneration of £12,000 in her capacity as an artist implementing the Art Strategy (2022: £Nil).

13 Tangible fixed assets - Group & Charity

Group	FreeHold Property	Assets under construction	Total
	£	£	£
Cost			
31st December 2022	12,500,000	2,442,088	14,942,088
Additions	-	40,167,464	40,167,464
Disposals	(5,100,000)	(2,675,552)	(7,775,552)
At 30 December 2023	**7,400,000**	**39,934,000**	**47,334,000**
Depreciation			
31st December 2022	-	-	-
Charge for year	148,000	-	148,000
Depreciation on Elimination of Revalued assest	(148,000)	-	(148,000)
At 30 December 2023	**-**	**-**	**-**
Net book value			
At 30 December 2023	**7,400,000**	**39,934,000**	**47,334,000**
At 30 December 2022	**12,500,000**	**2,442,088**	**14,942,088**

The freehold properties were revalued at 30th December 2022 by Savills / S&R Surveyors Ltd, Chartered Surveyors.

Assets under construction valuation of £39.9m reflects the estimated reconstruction costs of the EEH Almshouse which is being undertaken by the developer who acquired the site on which the previous Almshouse stood. The new Almshouse will be leased to the charity at a peppercorn rent for its use upon completion in Summer / Autumn 2027. The valuation was undertaken by Savills. No depreciation charged as under construction.

The Trustees are satisfied that the valuations are appropriate.

Charity	SMNC Almshouse	EEH Almshouse	Other property	Assets under construction	Total Freeehold Properties
	£	£	£	£	£
Cost					
31st December 2022	7,400,000	4,700,000	-	-	12,100,000
Additions	-	-	-	39,934,000	39,934,000
Assets transferred from subsidiary	-	-	400,000	-	400,000
Disposals	-	(4,700,000)	(400,000)	-	(5,100,000)
At 30 December 2023	**7,400,000**	**-**	**-**	**39,934,000**	**47,334,000**
Depreciation					
31st December 2022	-	-	-	-	-
Charge for year	148,000	-	-	-	148,000
Depreciation on Elimination of Revalued assest	(148,000)	-	-	-	(148,000)
At 30 December 2023	**-**	**-**	**-**	**-**	**-**
Net book value					
At 30 December 2023	**7,400,000**	**-**	**-**	**39,934,000**	**47,334,000**
At 30 December 2022	**7,400,000**	**4,700,000**	**-**	**-**	**12,100,000**

14 Investment property

	Group		Charity	
	2023	2022	2023	2022
	£	£	£	£
At 31st December	31,888,009	4,794,500	31,888,009	4,794,500
Additions	22,000,000	-	22,000,000	-
Disposals	(29,100,000)	-	(29,100,000)	-
Surplus/(deficit) on Valuation	-	27,093,509	-	27,093,509
At 30 December	**24,788,009**	**31,888,009**	**24,788,009**	**31,888,009**

The investments properties were revalued at March 2023 by S&R Surveyors Ltd, Chartered Surveyors.
Investment property additions includes a valuation of the charity's interest in the future rental returns of an office lease on the charity's land. The valuation was undertaken by Savills on 30th June 2024 and reflects the future estimated discounted capital value of rental. The Trustees are satisfied that the valuations are appropriate.

15 Listed Fixed Asset Investments

	Group		Charity	
	2023	2022	2023	2022
Market Value	£	£	£	£
At 31st December	12,514,764	13,982,757	12,514,764	13,982,757
Additions	-	-		-
Disposal Proceeds	(1,500,000)	-	(1,500,000)	-
Net gains / (losses) on revaluation	751,650	(1,467,993)	751,650	(1,467,993)
At 30 December	**11,766,414**	**12,514,764**	**11,766,414**	**12,514,764**

All the fixed assest investments are held in the UK

	Group		Charity	
	2023	2022	2023	2022
Investments at market value comprise	£	£	£	£
Listed Investments	11,766,414	12,514,764	11,766,414	12,514,764
Unlisted Inveestment in subsidiaries (see note 15a)				
Edward Edwards Development Company Limited Company no: 11847761 Country of registration/operation: England and wales Principal activities: Development of building projects	100	100	100	100
Total investments	**11,766,414**	**12,514,864**	**11,766,514**	**12,514,864**

All the fixed assest investments are held in the UK

15a Trading subsidiary

Southwark Charities owns the whole of the issued ordinary share capital of Edwards Edwards Development Compant Ltd, a company registered in England and Wales. The share capital of the subsidiary consists of shares of £1 each. The principal activity of Edwards Edwards Development Company Ltd is the development of building projects. The taxable profits of the subsidiary are gifted to Southwark Charities.

	2023	2022
	£	£
Turnover	8,040,739	-
Cost of sales and administration expenses	(6,007,072)	(4,699)
Net Profit	**2,033,667**	**(4,699)**
Amount gifted to parent charity	-	-
Retained in the subsidiary	**2,033,667**	**(4,699)**

The aggregate of the assets, liabilities and reserves of the subsidiary were:

	2023	2022
	£	£
Assets	6,382,733	2,871,178
Liabilities	(4,663,593)	(3,185,705)
Aggregate share capital and reserves	**1,719,140**	**(314,527)**

16 Debtors:

	Group		Charity	
	2023	2022	2023	2022
	£	£	£	£
Trade debtors	2,781	5,373	2,781	5,373
VAT recoverable	14,596	28,616	-	-
Prepayments and accrued income	7,850	36,525	7,850	36,525
VAT Loan debtors	558,068	-	-	-
Other Debtors	5,250,000	-	-	-
Amounts due from subsidiary undertaking	-	-	4,099,517	3,183,028
Total debtors due within one year	**5,833,295**	**70,514**	**4,110,148**	**3,224,926**
Other debtors due after one year	14,500,000	-	14,500,000	-
Total debtors	**20,333,295**	**70,514**	**22,709,665**	**6,407,954**

Debtor due after more than one year reflects amounts due in Summer / Autumn 2027 upon substantial completion of the construction of the redevelopment site under the terms of the disposal of a long term leasehold interest. (see note 5)

17 Creditors: amounts falling due within one year

	Group		Charity	
	2023	2022	2023	2022
	£	£	£	£
Trade creditors	14,940	29,066	14,933	18,327
Taxation and social security	7,229	4,532	7,229	4,532
Accruals and Deferred Income	105,247	163,183	101,347	171,246
	127,416	**196,781**	**123,509**	**194,105**

18 Reconciliation of movement in funds

Year ended 30 December 2023

Group	Balance b/f	Income	Expenditure	Transfers	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	34,419,746	45,933,973	(2,933,070)	(2,657,842)	148,000	**74,910,807**
General Funds	25,551,548	934,596	(254,382)	2,657,842	751,650	**29,641,254**
	59,971,294	**46,868,569**	**(3,187,452)**	**-**	**899,650**	**104,552,061**

Charity	Balance b/f	Income	Expenditure	Transfer	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	37,602,774	45,259,525	(2,933,070)	833,095	148,000	**80,910,324**
General Funds	22,683,046	934,596	(1,613,700)	(833,095)	751,650	**21,922,497**
	60,285,820	**46,194,121**	**(4,546,770)**	**-**	**899,650**	**102,832,821**

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including improvement or rebuilding of the almshouses.

18a COMPARATIVE INFORMATION: Reconciliation of movement in funds for Year ended 30 December 2022

Group	Balance b/f	Income	Expenditure	Transfer	Gains / (Losses)	Balance c/f
	£	£	£	£		£
Designated Funds	7,000,000	-	(311,950)	837,696	26,894,000	34,419,746
General Funds	26,482,572	673,768	(1,140,612)	(837,696)	373,516	25,551,548
	33,482,572	**673,768**	**(1,452,562)**	**-**	**27,267,516**	**59,971,294**

Charity	Balance b/f	Income	Expenditure	Transfer	Gains/ (Losses)	Balance c/f
	£	£	£	£	£	£
Designated Funds	9,458,256	-	(311,950)	1,562,468	26,894,000	37,602,774
General Funds	24,334,143	673,768	(1,135,913)	(1,562,468)	373,516	22,683,046
	33,792,399	**673,768**	**(1,447,863)**	**-**	**27,267,516**	**60,285,820**

19 Analysis of assets and liabilities between funds

Group	General Fund £	Designated Fund £	2023 Total Funds £
Tangible fixed assets	7,400,000	39,934,000	47,334,000
Fixed assest investment	11,766,414	-	11,766,414
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	5,833,295	-	5,833,295
Cash at the Bank and in hand	80,952	376,807	457,759
Creditors due with in one Year	(127,416)	-	(127,416)
Year ended 30 December 2023	**27,741,254**	**76,810,807**	**104,552,061**
Charity			
Tangible fixed assets	7,400,000	39,934,000	47,334,000
Fixed assest investment	11,766,414	-	11,766,414
Investment property	2,788,009	22,000,000	24,788,009
Non - current assets	-	14,500,000	14,500,000
Debtors	10,631	4,099,517	4,110,148
Cash at the Bank and in hand	80,952	376,807	457,759
Creditors due with in one Year	(123,509)	-	(123,509)
At 30 December 2023	**21,922,497**	**80,910,324**	**102,832,821**

Group 2022 comparative	General Fund £	Designated Fund £	2022 Total Fund £
Tangible fixed assets	10,242,088	4,700,000	14,942,088
Fixed assest investments	12,514,864	-	12,514,864
Investment property	2,788,009	29,100,000	31,888,009
Debtors	70,514	-	70,514
Cash at the Bank and in hand	132,854	619,746	752,600
Creditors due with in one Year	(127,416)	-	(196,781)
At 30 December 2022	**25,620,913**	**34,419,746**	**59,971,294**
Charity 2022 comparative			
Tangible fixed assets	7,400,000	4,700,000	12,100,000
Fixed assest investment	12,514,864	-	12,514,864
Investment property	2,788,009	29,100,000	31,888,009
Debtors	41,898	3,183,028	3,224,926
Cash at the Bank and in hand	132,380	619,746	752,126
Creditors due with in one Year	(194,105)	-	(194,105)
At 30 December 2022	**22,683,046**	**37,602,774**	**60,285,820**

20 Reconciliation of net income to new cash flow from operating activity

	2023 £	2022 £
Net Movement on Funds	**44,580,767**	**26,488,722**
Deduct: Investment Income	(501,529)	(565,456)
Add: Depreciation Charge	148,000	242,000
Deduct: Profit on Long-term lease interest disposal	(17,799,973)	-
Deduct: Gains on Long-term lease interest disposal	(28,134,000)	-
Deduct: Gains on revluation of Investments	(751,650)	(25,625,516)
Deduct: Gains on revaluation of Tangible Fixed Assests	(148,000)	(1,642,000)
(Increase) / Decrease in debtors	45,287	10,419
(Decrease) / Increase in Creditors	(69,365)	153,033
Net cash flow from operating activities	**(2,630,463)**	**(938,798)**

21 FUND BALANCES AND ASSETS AND LIABILITIES OF AMALGAMATED CHARITIES

The financial statements amalgamate the funds of Southwark (Christchurch and St. Mary's) Charities and Joseph Collier Holiday Trust whose respective assets and liabilities are:-

	2023		2022	
	Southwark (Christchurch and St. Mary's) Charities	Joseph Collier Holiday Trust	Southwark (Christchurch and St. Mary's) Charities	Joseph Collier Holiday Trust
Tangible fixed assets	7,400,000		12,100,000	
Fixed asset investments	11,766,514		12,082,185	432,679
Investment property	31,888,009		31,888,009	
Debtors	3,550,886		3,224,926	
Cash at the bank in hand	457,760		752,126	
Creditors due within one year	(106,637)		(194,105)	
	54,956,533	**-**	**59,853,141**	**432,679**

22 RELATED PARTY DISCLOSURES

Included in debtors is a balance of £4,099,517 (2022: £3,183,028) due from Edward Edwards Development Company Limited a 100% owned subsidiary.

22 POST BALANCE SHEET EVENTS

The various contract conditions of the sale and redevelopment agreement were satisfied in December 2023, and the contract completed in January 2024. This triggered the payment of £5.25m to EEDCo by JTRE London's development vehicle, 220 Blackfriars Propco Ltd to acquire the Intellectual Property rights inherent in the design, planning consent and all associated surveys, reports, appraisals etc as outlined within the Trustees Annual Report.

SOUTHWARK CHARITIES

England & Wales - Charity number 1137760

Accounts

SOUTHWARK CHARITIES

(A company limited by guarantee)

Registered Charity No. 1137760 (England & Wales)

Registered Company No. 07340188

SOUTHWARK CHARITIES

TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 DECEMBER 2022

SOUTHWARK CHARITIES

(A company limited by guarantee)

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 DECEMBER 2022

Trustees
Mr Shelley Charik
Rev Jonathan Coore
Mr Neil Coyle MP
Mr Patrick Crockford
Ms Caroline Croft *(Chair)*
Ms Cecily Davis
Mr Ian Eggers
Cdr Andrew Gordon Lennox RN *(Vice-chair)*
Mr Stephen Graham
Mr Lester Hicks CBE
Cllr Lorraine Lauder MBE *(resigned 7th May 2022)*
Alderman Timothy McNally
Mr Krzystof Mikata-Pralat
Dr Patria Roman
Rev Alan Wild
Ms Laura Wilson
Mr Edward Wingfield *(resigned 17th March 2022)*

Ex-officio Trustees
Rev Ian Mobsby (Rector, Christ Church Blackfriars)

Company registered number
7340188

Charity registered number
1137760

Registered office
39 Edward Edwards' House, Nicholson Street, London SE1 0XL

Company secretary & CEO/Clerk to the Trustees
Mr M C Wilson

Auditors
Moore Kingston Smith LLP
9 Appold Street
London EC2A 2AP

Fund Managers
CCLA – Senator House, 85 Queen Victoria Street, London EC4V 4ET
M&G – 10 Fenchurch Avenue, London EC3M 5AG

TRUSTEES' REPORT
FOR THE YEAR ENDED 30 DECEMBER 2022

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their annual report together with the audited financial statements of Southwark Charities (the company) for the year ended 30 December 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 2015).

Since the company 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.

STRUCTURE, GOVERNANCE AND MANAGEMENT

- **Governance**

In August 2010, *Southwark Charities Ltd* was incorporated in the form of a company limited by guarantee, at which time the Trustees became directors of that company. The company *"Southwark Charities Ltd"* serves as sole trustee of Southwark (Christchurch & St Mary's) Charities & the Joseph Collier Holiday Trust. During the year the stewardship of the St Mary Newington Educational Foundation was transferred to the Newcomen Collett Foundation, whose aims and objectives are closely aligned; this will allow Southwark Charities to focus on its strategic aims of supporting the older population of Southwark. The Articles of Association serve as the governing document of *Southwark Charities*, whereas each charity has its own charitable scheme, describing its objectives.

- **History of Governance**

Christchurch United Charities was formed by a scheme of the Charity Commission dated 7th June 1971 and 27th August 1975 merging the Edward Edwards' Charity, The Vaughan Pension Charities, a number of small Parochial Charities and the Albert Institution & Marlborough Street Estates Charity. The St Mary Newington United Charities were formed under a scheme of the Charity Commission dated 5th July 1904 merging a number of charitable trusts created by the wills of various persons dating from 1619 to 1862, the Henry Smith Charity under a scheme dated 10th December 1641, The Elephant & Castle Charity, Copyhold Estates Charity, the King & Queens Charity by a scheme of the High Court of Chancery dated 25th June 1852 and the Mann's Annuity Fund by a scheme of the High Court of Chancery dated 5th February 1870.

The Christchurch United Charities and the St Mary Newington United Charities were subsequently merged by a scheme of the Charity Commission dated the 10th December 2010 under the title Southwark (Christchurch & St Mary's) Charities. This Scheme was amended by Special Resolution dated 14th October 2019 to reinstate the wider grant-making powers enjoyed by the constituent charities prior to the 2010 Scheme and which had been omitted from that Scheme.

The Joseph Collier Holiday Trust was established by a scheme of the Charity Commission dated 28th March 1985; it has since been wholly absorbed into Southwark (Christchurch & St Mary's) Charities.

- **Appointment of Trustees**

The Board of Trustees have developed a policy for the identification and recruitment of new Trustees. This involves the creation of a matrix of skills and experience required and this is considered in the context of the skills and experience of existing Trustees. The Trustees have agreed that ideally 12 to 15 Trustees should serve on the board at any one time. Potential Trustees are identified as follows:

- Candidates recommended by existing Trustees.
- Approaching other organisations for recommendations.
- Advertising in the local press or on the Charity's website.

All potential Trustees are provided with a comprehensive information pack; annual accounts, Company governing documents, committee structure and terms of reference, history of the Charities, sample minutes, reports and budgets. They meet with the Chair of Trustees and are also encouraged to consult our website, visit

our offices and meet with the Clerk. A report is then provided to all Trustees and the application is considered at a meeting of the Board of Trustees.

The Trustees note the Charity Governance Code guidance with regards to Trustees' length of service. They accept the objective that Trustee terms should not normally exceed ten years, but in the interests of continuity have chosen to transition to that position over a period of time. This involves the reappointment of some long-standing Trustees beyond the ten-year period whilst new Trustees gain the experience and knowledge of the Charity which will be needed for them to take and grow the Charity's activities. The Charity continues to seek to recruit new Trustees with strong links to the community in the Area of Benefit.

Following a Trustee's appointment, the new Trustee is invited to visit the almshouses.

The Charity notes the Charity Governance Code guidance with respect to Equality, Diversity and Inclusion. This is particularly important to the Charity because the community it serves is highly diverse. In seeking new trustees, the Charity particularly sought nominations from women and ethnic minority candidates, both of whom are underrepresented on the Board.

- **Organisation and structure**

The strategy, long-term planning and monitoring of performance are the responsibility of the Board of Trustees, which meets 3 to 4 times per year or at other times if required to deal with urgent business. In order to make the meetings more accessible to working trustees, and thus help to increase the diversity of the Board, these meetings are now held in the evenings.

Trustee responsibility for the operational output of Southwark Charities is delegated to three main sub-committees which meet on a regular basis, each chaired by a Trustee. These committees are as follows:

- **Appointments & Grants Committee:** The Appointments & Grants Committee is responsible for agreeing the criteria for the appointment of applicants for residence in the almshouses, grant giving and appointment of members. The Committee meets 3 to 4 times a year.

- **Finance & General Purposes Committee:** The Finance & General Purposes Committee is responsible for reviewing the performance of the investment assets, including an assessment of risk, asset allocation and selection of investment managers. The Committee is also responsible for overseeing the administration of the charity, the appointment of staff, for reviewing and monitoring the annual capital and revenue budgets and to review and identify any major risks to Southwark Charities. The Committee meets quarterly.

- **Site Development Committee:** The Site Development Committee is mandated by the Board to advise them on all matters related to the development of the site at 216-230 Blackfriars Road. The Committee meets monthly.

Although the pandemic had largely abated, most meetings were conducted in a hybrid format.

PUBLIC BENEFIT (as defined by the Charities Act 2011).
In reviewing the disparate work of the charities that form Southwark Charities, the Trustees can report that the two key principles that underpin "public benefit" have been met:

- There is always an identifiable benefit or benefits and these are apparent from the contents of the Annual Report and are related to the aims of the charities.

- There is a benefit to the public or section of the public. The beneficiaries are appropriate as laid down by the aims of the two charities and there are no unreasonable restrictions. It is recognised that the trustees exercise discretion upon who will benefit from the two charities but that this is permissible under

the aims and objects of the charities concerned and the beneficiaries constitute a "section of the public" and therefore this is a reasonable exercise of discretion.

The aims and objects of Southwark Charities are contained in the company's Articles of Association. The Trustees confirm that they:

- ensure that they pursue the aims and objects of the two charities for the public benefit as defined by the Charities Act 2011.
- have proper regard to the guidance published by the Charity Commission in respect of the subject of public benefit.
- confirm that this report provides sufficient information as to the ways in which public benefit is achieved.

OBJECTIVES AND ACTIVITIES

Almshouses: In 2022 there were two groups of almshouses administered by Southwark Charities, Edward Edwards' House located in Nicholson Street, Blackfriars, London SE1 0XL and St Mary Newington Close, Surrey Square, London SE17 2LP. There are currently 26 residents in 23 flats at Edward Edwards' House and 46 residents in 41 flats at St Mary Newington Close. Each almshouse has guest accommodation for the use of residents' friends and families.

Grant-making:

Organisations

In 2022, Southwark Charities invested £282k in 48 initiatives by community organisations and charities that support the well-being of Southwark's older residents, aged 55 plus (a list of recipients is in note 11). This marked a step-change in the charity's grant-making and was made by possible by the arrival, in April 2022, of its first dedicated grant-making staff member, Matthew Allgood. Matt's 10 years' experience of working with Southwark's community enabled the charity to broaden the geographic reach of its grants in Southwark, while modernising the charity's grants application processes through installation and launch of an online grants application portal and CRM, Flexi-Grant, in June 2022. The below case studies are a snapshot of our grant-making in Southwark in 2022 and there are further case studies of current and recent grants on our website: www.southwarkcharities.co.uk/apply-for-a-grant/case-studies

Bankside and Borough



Blackfriars Settlement Positive Ageing

Blackfriars Settlement is a long and established community centre providing services for residents in and around SE1.

The one-year core grant is supporting the Settlement's Positive Ageing service to put on a diverse programme of activities for local older people who have struggled during two years of pandemic.

Website: https://blackfriars-settlement.org.uk/positive-ageing

Bermondsey



Blind Aid

Blind Aid is London's oldest charity for blind and visually impaired people, and its head office is in West Bermondsey.

The grant is contributing towards the cost of a Sight Support Worker who is providing practical and emotional support to Southwark residents with a visual impairment over the course of a year.

Website: www.blindaid.org.uk

Camberwell



Southwark Pensioners Centre

Based in Camberwell, Southwark Pensioners Centre supports older people, aged 50 and above, to enjoy healthier, independent and more active lives. The grant provided 5-day trips in 2022 for over 300 older people and a celebration event for 200 older people in June 2022. A further grant was awarded for tea and talk sessions with 15 older people that have a visual impairment to design new social and I.T. groups appropriate to their needs.

Website: www.southwarkpensioners.org.uk

Dulwich

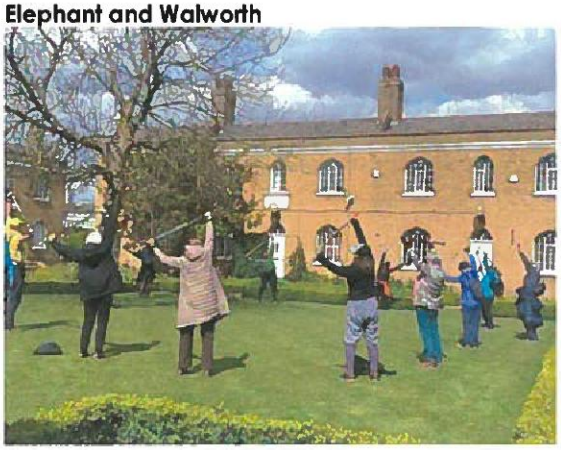


Kingswood Estate Tenants & Residents Association

Kingswood is a large social housing estate, by Sydenham Hill rail station, which is situated in an area of income deprivation. The grant is supporting the costs of a weekly wellbeing club for older people for two years, including the costs of massage and yoga sessions, chair-based exercise and knitting sessions; plus a seaside coach trip for older people and their carers.

Website: www.kingswoodestatetra.org

Elephant and Walworth



Silverfit

Silverfit provides fun fitness and exercise activities for older people across London. The grant is supporting the costs of 5 weekly exercise sessions in Southwark for 1 year, including Nordic walking, yoga and spin classes, at Burgess Park, the Draper Estate Tenants & Residents Association Hall in Walworth and Elephant & Castle Leisure Centre, as well as venues in Rotherhithe and in Dulwich.
Website: www.silverfit.org.uk

Nunhead



Nunhead Green Community Centre's Ivy Club
Nunhead has the lowest life expectancy for men and for women in Southwark.

Our grant is supporting the running costs of the Ivy Club for 30 older residents at Nunhead Green Community Centre, including weekly chair-based exercise, refreshments plus trips to the seaside and theatre.

Website: https://thegreennunhead.org

Peckham



Copleston Centre
Copleston is a church and community centre that provides a programme of activities to older people living in and around Peckham East Dulwich.
The grant is contributing towards the annual running costs of the Community Café over 2 years to increase the number, and diversity, of older people using the service.

Website: https://coplestoncentre.org.uk

Rotherhithe



Time & Talents
Time and Talents is a long-established settlement and community centre in Rotherhithe. The grant is supporting the charity's ongoing work with local older people, including its Neighbourhood Care service; Volunteer befriending service for frail housebound older people; social support groups for those living with dementia and their carers, stroke survivors; and other social activities.
Website: www.timeandtalents.org.uk

Across Southwark



Link Age Southwark
An unrestricted grant is contributing towards Link Age's core costs for 1 year. The charity provides high quality services that support 750 older people in Southwark each year. These include volunteer befriending in homes and community settings, exercise and activity groups at various community venues, parties and events, transportation of older people with mobility issues to groups and events, regular newsletters and practical support.
Website: www.linkagesouthwark.org

Collaborative funding

Southwark Warm Spaces Programme 22-23
A collaboration between Southwark Charities and others to support around 25 VCS organisations operating as Warm Spaces during the cost-of-living crisis, that provided activities for Southwark's older and vulnerable residents in Winter 2022/23. Our grants funded Warm Spaces at Age UK Lewisham & Southwark's Yalding Centre, Copleston Centre Peckham, Royal British Legion Community Club in Walworth, and Art in the Park and Ballers Academy to deliver at Daffodil Cafe, Nunhead.
Website:
https://communitysouthwark.org/warm-spaces-in-southwark

The charity introduced new eligibility and assessment criteria for applications from April 2022, with recommendations decided by the charity's Appointments & Grants Committee after 5 working days. All successful applicants are required to accept a grant offer, including terms and conditions, and to submit a light touch online end of grant report following completion of funded activities.

Rotherhithe Consolidated Charities
Southwark Charities was appointed under Service Level Agreement by the Trustees of Rotherhithe Consolidated Charities (RCC) in June 2022 to administer RCC's finances and operations. The Trustees had earlier commissioned an independent needs assessment and review of local giving and, reflecting on the review findings, had committed to modernising the charity. Matthew Allgood was appointed as Clerk to the Trustees, and Chris Wilson as its Finance Manager. New grants priorities and criteria were adopted by the RCC Trustees to benefit people living in the charity's area of benefit, The Ancient Parish of Rotherhithe, that are in need. This includes a refocused grants to organisations programme, using an online application portal, targeted stipends to older people and grants by voluntary / public sector agency referral to adults, experiencing financial hardship, for essential household items. A review of the existing stipendiary list was carried out in Autumn 2022, with re-application required against assessment criteria, following which the existing membership reduced to 28, from 152. The new programmes will be publicly launched and reopened from March 2023.

Individuals
The charity continued its programme of discretionary payments to older people meeting the eligibility criteria for charity membership. As at 30.12.2022, the charity had 141 individual members. During the year the charity moved to an upgraded membership CRM ('Memb.rs').
Residents and members were invited to participate in a variety of social and community events, including day

trips and excursions, theatre visits, Jubilee parties and teas, and week-long holidays. The Joseph Collier Holiday Trust also provided financial assistance to Southwark older people towards the cost of the holiday. Due to the rising costs of excursions, visits and holidays post-pandemic, and the availability of similar provision by local charities and community organisations, it is not proposed to continue these in 2023.

FINANCIAL REVIEW, INVESTMENT AND RESERVES POLICY

Southwark Charities is financially strong with reserves of £60,285,820 (2021: £33,792,399) at 30th December 2022. Of these, £22,683,046 consists of General Unrestricted Funds of which £752,146 (2021: £1,871,097) is held in cash. Whilst the General Funds have stood still, which in the circumstances of a volatile year is a satisfactory outcome, the Designated Fund now stands at £37,602,774 (2021: £9,458,356). This Fund comprises those assets directly connected to the Blackfriars site which will be redeveloped over the next 5 years and includes a loan of £3,183,028 (2021: £2,458,356) made by the Charity to its subsidiary company Edward Edwards Development Co Ltd, which is managing the development project on behalf of the Charity. The main cause of the significant increase in value was the granting of planning consent in July 2022, following the final agreement of the Section 106 with LB Southwark.

The almshouses are currently run at a deficit; however, this policy will be reviewed as part of the overall review of the Strategy. The charity currently charges Weekly Maintenance Charges (WMC) of £30 for residents in its almshouses; this matches the allocated budget for ordinary maintenance.

The investment policy is for a balanced return with a medium level of risk. The Trustees seek to produce the optimum total return, commensurate with at least maintaining the capital value in line with inflation. The investment managers are required to generate, at the present time, a minimum spendable return of £500,000 per annum.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks to which the charity is exposed and maintain these in a register which is reviewed and updated regularly and formally by the trustees. They are satisfied that systems are in place to mitigate exposure to major risks and resources and to manage the risks faced by the charity, its staff, residents and beneficiaries.

The key risks are:

- Reputational
- Financial
- Operational
- Developmental

The Trustees gathered again in October to focus on the strategic direction of the charity as the prospect of the redevelopment of our Blackfriars site moves closer to becoming reality. This will unlock resources, funds and the capacity to consider whether our housing model can be extended to other categories of need. The workshop was facilitated by a consultant from the Centre for Charity Effectiveness, part of Bayes Business School, City University, and directed by the sub-group of Trustees who are carrying this activity. The following discussion points and questions were distilled from the workshop.

(i) **What is our vision for the redevelopment of the St Mary Newington Close almshouse in Surrey Square?**

(ii) **How will the Surrey Square project be financed?**

(iii) **What is the Charity's present and planned policy on grant-giving and community outreach in the light of the funding deal on Blackfriars South?**

(v) **Should we review our commitment to provide services to non-resident Members?**

(vi) **How far should we continue to 'stand-alone' as an almshouse and grant-giving charity, and how far should we work jointly with other comparable charities in North Southwark?**

(vii) **What are the longer-term options/ longer term prospects for Blackfriars North (i.e. Conoco House)?**

(viii) **Is there an opportunity to consider different types of social accommodation (away from purely independent-living almshouse provision), possibly with support from LB Southwark?**

(ix) **Should we secure the legacy of Edward Edwards by buying land on higher ground outside London to anticipate the impact of climate change over the next century?**

The Trustees will continue to discuss and review these issues over the next few years.

ART STRATEGY

One other item was discussed at the Awayday, and that was the formulation of an Art Strategy. This has arisen in response to the first major development in 50 years, namely the replacement of the existing almshouse in Blackfriars. The almshouse is situated within a unique geographical location, close to the Southbank, an area which has a rich cultural and social history of artists and thinkers and surrounded by a breadth of cultural organisations including Tate Modern, Hayward Gallery, Jerwood Space and Rambert to name just a few. Through developing an art strategy for Southwark Charities in parallel with realising a new building, there is the exciting opportunity to develop a unique embedded artistic programme enriching the lives of the residents for years to come and contribute to the rich cultural offer of Southwark.

The proposal is to work with Southwark Charities, staff, trustees, residents, and stakeholders to produce an innovative, ambitious and world class strategy for the embedding of art and culture into the daily life of the Almshouse and its residents. To explore methods and processes through which art and culture can enhance the daily life of residents, foster the building of a community and the activation of the new building, and assist in the processes of change and transition. Our understanding of art, culture and creativity is expansive and inclusive, culture is the expression of who we are and how we live our lives individually and together.

A pilot programme will be devised to test some approaches and mark the transition to Appleby Blue. Informed by the pilot programme and discussions with Southwark Charities an art strategy would be developed. Through this programme of work the aim is to:

- Mark, honour and record the residents' time and memories in the existing Almshouse.
- Offer a free programme of artist-led activities during transition for residents and local community.
- Test out different approaches with existing residents to feed into the developing art strategy.
- Realise a series of workshops and 2 new art works of different scales developed through research and conversations/ workshops with residents.

DEVELOPMENT PLANS

As reported last year, the charity finally received planning permission in September 2021, discussions with a funding/development partner were proceeding very positively and a non-binding Heads of Terms was signed in January. However, the Russian invasion of Ukraine had an immediate impact on the global economy, depressing stock markets, increasing interest rates and fuelling inflation. The cumulative effect of these factors caused our potential partner to withdraw. This was a severe blow to our hopes for commencing the development in 2022. Our agents, Savills, went back to the market and identified two European companies, both of whom were in the final stages of completing their first major London developments and looking for the next opportunity. Both of them submitted serious and substantial offers and presented them to the Board. The Board decided to enter into a partnership with JTRE, who as well as building the Triptych on Park Street, are also building the new almshouse in Bermondsey for United St Saviour's Charity, Appleby Blue - the residents of Edward Edwards' House will be relocated to Appleby Blue when it is ready. Rapid progress towards a contractual agreement were made, and the contract was signed in March 2023. We are now working closely with the JTRE team to plan the construction project.

POST-BALANCE SHEET EVENTS

As can already be read in the report so far, the Charity is preparing for one of the most significant developments in its history.

This will see the construction of a new almshouse with a capacity of c62 flats and a capital endowment that we hope could help us secure the additional funding to allow us to plan to redevelop our second almshouse, bringing our total capacity to c150 flats. The potential significant increase in annual income from our Blackfriars project would also allow us to expand our grants programme and community engagement in Southwark. In the

longer-term extra staff will be required both during the transition and also when the buildings are completed. But at the beginning of 2023 the Finance Officer left, and the Welfare Officer agreed a new job description which provides for a much greater degree of pastoral support to members and residents. The Charity has recruited a Grants Manager with a decade of experience in the VCS sector in Southwark, whose main task is to extend and expand the reach and impact of our grant-giving over the next few years. The Charity is also aware of other local charities who are providing similar benefits but who lack the means to administer their funds effectively; our Grants Manager could offer assistance to these organisations. An Operations Manager has also been recruited to assist the Clerk with the day-to-day administration and direction of the Charity.

GOING CONCERN

The Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised. The Trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report of the Trustees and financial statements.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Southwark Charities Ltd 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 and charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. 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 estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.
-

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

PROVISION OF INFORMATION TO AUDITORS

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

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

This report was approved by the Trustees on 15th June 2023 and signed on their behalf, by:



Ms Caroline Croft
Director

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF SOUTHWARK CHARITIES

Opinion

We have audited the financial statements of Southwark Charities ('the charitable company') for the year ended 30th December 2022 which comprise the Statement of Financial Activities (incorporating the Summary Income and Expenditure Account), the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's 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 there is 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.

Opinions 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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

[Insert where no material misstatements have been identified in the strategic report, if separately prepared, or trustees' annual report] In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in [the strategic report or] the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the trustees' annual report and from preparing a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 12, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit.

However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith

Date 27/06/2023

Neil Finlayson (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

SOUTHWARK CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)
For the year ended 30 December 2022

	Note	Unrestricted Funds 2022 £	Unrestricted Funds 2021 £
INCOME AND ENDOWMENTS FROM:			
Investments	2	565,456	779,287
Charitable activities	3	108,312	96,417
Donations	4	-	250
Government grant	5	-	11,745
TOTAL INCOME AND ENDOWMENTS		**673,768**	**887,699**
EXPENDITURE ON:			
Cost of raising funds:			
Investment property costs	6	60,280	47,555
Charitable activities:			
Member support	7	506,561	290,401
Almhouses provision	7	881,022	583,085
TOTAL EXPENDITURE		**1,447,863**	**921,041**
NET (EXPENDITURE)		**(774,095)**	**(33,342)**
Gains/ (losses) on revaluation of investment assets	14, 15	25,625,516	2,775,173
Gains / (losses) on revaluation of tangible fixed assets	13	1,642,000	(272,599)
Transfer between funds		-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		**26,493,421**	**2,469,232**
Total funds brought forward at 1 January		33,792,399	31,323,167
TOTAL FUNDS CARRIED FORWARD AT 31 DECEMBER		**60,285,820**	**33,792,399**

All activities relate to continuing operations.

The notes on pages 20-29 form part of these financial statements.

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

SOUTHWARK CHARITIES

BALANCE SHEET
as at 30 December 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Tangible assets	13	12,100,000	10,700,000
Investment property	14	31,888,009	4,794,500
Investments	15	12,514,864	13,982,857
		56,502,873	29,477,357
CURRENT ASSETS			
Debtors	16	3,224,926	2,490,513
Cash at bank and in hand		752,126	1,871,097
		3,977,052	4,361,610
CREDITORS: Amounts falling due within one year	17	(194,105)	(46,568)
NET CURRENT ASSETS		3,782,947	4,315,042
NET ASSETS		**60,285,820**	**33,792,399**
CHARITY FUNDS			
Permanent endowment fund	18	-	-
Unrestricted funds			
General fund	18	22,683,046	24,334,143
Designated fund	18	37,602,774	9,458,256
		60,285,820	**33,792,399**

These financial statements have been prepared in accordance the provisions applicable to companies subject to the small companies' regime under Part 15 of the Companies Act 2006.

The financial statements were approved by the Trustees on 5/6/23 and signed on their behalf, by:

Ms Caroline Croft
Director

The notes on pages 20-29 form part of these financial statements.

Company number: 07340188

SOUTHWARK CHARITIES

STATEMENT OF CASH FLOWS
for the year ended 30 December 2022

	Note	2022 £	2021 £
Cash flows from operating activities	20	(1,684,428)	(1,324,721)
Cash flows from investing activities			
Investment income	2	565,456	779,288
Purchase of investments	15	-	(1,000,000)
Proceeds from sale of investments	15	-	2,699,080
Change in cash and cash equivalents in the year		(1,118,972)	1,153,647
Cash and cash equivalents brought forward		1,870,997	717,350
Cash and cash equivalents carried forward		**752,126**	**1,870,997**

Analysis of cash and cash equivalents	2022 £	2021 £
Cash in hand	1,463	1,726
Cash at Bank	130,917	307,748
Cash in notice deposits	619,746	1,561,623
	752,126	**1,871,097**

Analysis of changes in net debt	31 December 2021 £	Cash Flows £	30 December 2022 £
Cash	1,870,997	(1,118,972)	**752,026**
Loans falling due within one year	-	-	-
Loans falling due after more than one year	-	-	-
Total	**1,870,997**	**(1,118,972)**	**752,026**

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 30 December 2022

1 Accounting Policies

Company Information

Southwark Charities, a registered charity, is a company limited by guarantee, not having a share capital and is incorporated in England and Wales. The registered office is 39 Edward Edward's House, Nicholson Street, London SE1 0XL.

Basis of preparation of financial statements

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

Southwark Charities 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.

Under a new scheme of the Charity Commissioners dated 10th December 2010 the former charities of Christchurch United Charities, Edward Edwards' Charity, The Albert Institute and Marlborough Street Estates Fund and St. Mary Newington United Charities merged and became known as Southwark (Christchurch and St Mary's) Charities of which Southwark Charities is Corporate Trustee.

Under a uniting direction in the new scheme deed the charity is treated as forming part of the company for the purposes of part II (registration) and part VI (accounting) of the Charities Act 1993. The assets and liabilities of the former Charities were transferred to the new Charity effective from 1st January 2011.

Following a uniting direction under Section 96(6) of the 1993 Charities Act dates 31st March 2011, the financial statements incorporate the Joseph Collier Holiday Trust of which Southwark Charities is Corporate Trustee, hence consolidated financial statements are prepared.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest pound.

Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements.

In particular, the Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised and have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. The trustees have thus concluded that it therefore remains appropriate for the charitable company to continue adopting the going concern basis in preparing its financial statements.

Company status

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

Fund accounting

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

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

1 **Accounting Policies (continued)**

The permanent endowment fund represents those assets that must be held permanently by the Charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as either restricted or unrestricted income, as appropriate. It was identified that this had been misstated since 2011 and therefore has been transferred to general unrestricted funds during the year.

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

Income

All income is recognised once the charitable company has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

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

Rental income and investment income including interest receivable is included on an accruals basis.

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.

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property - 2% straight line

The freehold properties are valued on an annual basis and are subject to revaluation or impairment at the balance sheet date based on the revaluation provided.

Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

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 bank.

Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are

1 Accounting Policies (continued)

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.

Creditors and provisions

Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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.

Critical accounting estimates and areas of judgement

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Significant accounting judgements and estimates include:

- Carrying value of the operational and investment properties
- Useful economic life of assets and associated depreciation rate

2 INVESTMENT INCOME

	Unrestricted funds 2022	Unrestricted funds 2021
	£	£
Rental income - Investment properties	72,619	252,821
Dividend income from listed investments	480,133	526,374
Bank interest received	12,704	92
	565,456	**779,287**

3 INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2022	Unrestricted funds 2021
	£	£
Almshouses Weekly Maintenance charges	95,557	96,417
Other charitable activities	12,755	-
	108,312	**96,417**

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4 INCOME FROM DONATIONS

	Unrestricted funds 2022	Unrestricted funds 2021
	£	£
Donations	-	250

5 INCOME FROM GOVERNMENT GRANTS

	Unrestricted funds 2022	Unrestricted funds 2021
	£	£
Coronavirus Job Retention Scheme	-	11,745

All incoming resources are attributable to unrestricted funds in both years.

6 COSTS OF RAISING FUNDS

	Unrestricted funds 2022	Restated Unrestricted funds 2021
	£	£
Rental property maintenance costs	28,124	27,013
Support costs (Note 8)	32,156	20,542
	60,280	**47,555**

All costs incurred in generating funds are attributable to unrestricted general funds in both years.

7 EXPENDITURE ON CHARITABLE ACTIVITES

	Member support	Almshouses Provision	Total 2022	Restated 2021
	£	£	£	£
Almshouses expenses	-	190,999	190,999	189,677
Christmas parties and gifts	14,200	-	14,200	27,560
Summer Holiday Benefits	54,061	-	54,061	-
Discretionary payments	28,805	-	28,805	30,144
Grants payable (Note 11)	290,073	-	290,073	165,837
Redevelopment fees	-	311,950	311,950	105,395
Art Strategy	29,431	-	29,431	-
Support costs (Notes 8)	61,732	349,812	411,544	315,933
Governance costs (Note 9)	28,260	28,260	56,521	38,940
Net expenditure from charitable activities	**506,561**	**881,022**	**1,387,583**	**873,486**
Net expenditure from charitable activities 2021	**290,401**	**583,085**	**873,486**	

Amounts totalling £1,040,254 of expenditure on charitable activities were attributable to general unrestricted funds (2021: £873,486) and amounts totalling £311,950 were attributable to designated funds (2021: £Nil).

7 EXPENDITURE ON CHARITABLE ACTIVITES (CONTINUED)

COMPARATIVE INFORMATION: EXPENDITURE ON CHARITABLE ACTIVITES YEAR ENDED 30 DECEMBER 2021 (RESTATED)

	Member support £	Almshouses Provision £	2021 £
Almshouses expenses	-	189,677	189,677
Christmas parties and gifts	27,560	-	27,560
Summer Holiday Benefits	-	-	-
Discretionary payments	30,144	-	30,144
Grants payable (Note 11)	165,837	-	165,837
Redevelopment fees	-	105,395	105,395
Support costs (Notes 8)	47,390	268,543	315,933
Governance costs (Note 9)	19,470	19,470	38,940
Net expenditure from charitable activities	**290,401**	**583,085**	**873,486**

8 SUPPORT COSTS

	Costs of raising funds £	Charitable activities £	Total 2022 £	Restated Total 2021 £
Training	228	1,294	1,522	2,519
Telephone	442	2,502	2,944	2,418
Computer expenses	4,020	22,777	26,797	12,863
Council Tax & Rates	571	3,236	3,807	2,323
Insurance	816	4,621	5,437	1,166
Printing, postage & stationary	500	2,834	3,334	2,511
Repair & maintenance	33	190	223	151
Bank Charges	65	367	432	-
Travel	377	2,134	2,510	1,659
Subscriptions	1,127	6,384	7,510	1,459
Sundry expenses	445	2,519	2,964	3,239
Pension	1,611	7,223	8,835	6,721
Social security	1,726	6,881	8,607	5,098
Wages & Salaries	20,196	106,582	126,778	80,348
Depreciation	-	242,000	242,000	214,000
TOTAL SUPPORT COSTS 2022	**32,156**	**411,544**	**443,700**	**336,475**
TOTAL SUPPORT COSTS 2021 (RESTATED)	**20,542**	**315,933**	**336,475**	

Analysis of governance costs and support costs
The Charity initially identifies the costs of its support functions. It then identifies those which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the two key charitable activities undertaken in the year. The allocation is generally based on the Trustees' assessment of staff time spent on each activity. Depreciation of the Almshouses is allocated 100% to the Almshouses provision.

9 GOVERNANCE COSTS

	2022 £	Restated 2021 £
Auditors remuneration	21,582	10,795
Other accountancy Fees	-	11,902
Legal and professional fees	22,268	1,772
Staff support costs (Note 12)	12,671	14,471
	56,521	**38,940**

10 NET RESOURCES EXPENDED

This is stated after charging:

	2022 £	2021 £
Depreciation of tangible fixed assets: owned by the charity	242,000	214,000
Auditors' remuneration:		
Audit fees - current year	15,000	12,000
Audit fees - Under / (over) accrual from prior year	2,982	(1,205)
Non audit services - Tax advice	3,600	-
	21,582	**10,795**

11 GRANT AWARDS

Grants awarded to organisations and individuals during the year are listed below:

	2022 £	2021 £
A Helping Hand NP	-	1,500
Astley & Cooper TRA	7,000	4,000
AGE UK	23,000	-
Art in the Park	6,400	-
Ballers Academy	500	-
Bede House	7,500	-
Bermondsey Artists	-	4,686
Bermondsey St TRA	500	-
Blackfriars Settlement	31,500	26,000
BlindAid	6,000	5,000
Brandon 3 TRA	1,700	-
Breath of life	-	4,500
Camberwell Skylarks	1,400	-
Coin Street Community Centre	3,000	-
Connected at Christmas	-	10,000
Copleston Centre	12,563	9,885
Docklands Settlement	6,060	-
Downside Settlement	1,500	-
East Dulwich TRA	-	10,000
EFA London	3,821	-
Elim House Community	27,504	9,168
Entelechy Arts	2,500	-
Flashy Wings Ministry	3,000	-
Goose Green Lunch Club	820	-
Guinness Trust Pages Walk	360	-
Hawkstone TRA	500	-
Kingswood Estate TRA	4,360	-
Link Age	10,000	-
London Bubble Theatre	6,113	-
London Senior Social	57,720	48,300
Mayflower TRA	500	-
Mint St Music Festival	340	250
Nunhead's Voice	6,000	-
Pecan Foodbank	0	-
Royal British Legion	750	-
Silverfit	9,850	18,926
Southwark Pensioners Centre	11,425	-
Southwark Playhouse	1,800	1,980
St Johns Walworth	4,000	-
St Pauls Walworth	1,455	-
South London Mission	945	-
Time & Talents	20,000	7,000
Walworth Golden Oldies	-	5,000
	282,386	**166,195**
Grants awarded to individuals	4,182	3,274
EEH Residents Subsidy	3,505	-
Credited from previous year	-	(3,632)
Total Grants awarded	**290,073**	**165,837**

12 STAFF COSTS

	2022	Restated 2021
	£	£
Wages and salaries	147,214	122,819
Social security costs	11,506	8,509
Other pension costs	10,743	8,966
Termination and Redundancy costs	21,083	
	190,546	140,294

Staff costs reported above have been allocatd to resources expanded as:

	2022	Restated 2021
	£	£
Costs of raising funds	23,534	15,996
Charitable activites- Direct costs	33,656	33,656
Charitable activites- Support costs	120,686	76,172
Governance support costs (note 9)	12,671	14,471
	190,546	140,295

The average monthly number of employees during the year was as follows:

	2022	2021
	No.	No.
	3	3

One employee received remuneration between £70,000-£79,000 (2021: 1).
Key management personnel include the Trustees and Chief Executive Officer. Total remuneration paid was £84,470 (2021: £96,471).
During the year no Trustees received any remuneration or benefits in kind (2021: None). Trustees did not receive any reimbursment of expenses during the year (2021: £Nil)

13 TANGIBLE FIXED ASSETS

	SMNC Almshouse	EEH Almshouse	Total Freehold Property
	£	£	£
Valuation			
At 31 December	6,000,000	4,700,000	10,700,000
Additions	-	-	-
Revaluation	1,400,000	-	1,400,000
At 30 December 2022	7,400,000	4,700,000	12,100,000
Depreciation			
Charge for the year	148,000	94,000	242,000
On revalued assets	(148,000)	(94,000)	(242,000)
At 30 December 2022	-	-	-
Net Book Value			
At 30 December 2022	7,400,000	4,700,000	12,100,000
At 30 December 2021	6,000,000	4,700,000	10,700,000

The freehold properties were revalued at 30th December 2022 by S&R Surveyors, Chartered Surveyors and the Trustees are satisfied that the value is appropriate.

14 INVESTMENT PROPERTY

	2022	2021
	£	£
Valuation		
At 30 December	4,794,500	3,811,976
Additions	-	-
Surplus/(deficit) on revaluation	27,093,509	982,524
At 30 December 2022	31,888,009	3,811,976

The investment properties were revalued at 30th December 2022 by Savills, Chartered Surveyors and the Trustees are satisfied that the value is appropriate.

15 FIXED ASSET INVESTMENTS

	Listed securities 2022	Listed securities 2021
	£	£
Market value		
At 30 December	13,982,757	13,889,189
Additions	-	1,000,000
Disposal proceeds	-	(2,699,081)
Realised/unrealised gains	(1,467,993)	1,792,649
At 30 December	12,514,764	13,982,757

Investments at market value comprise:

	2022	2021
All the fixed asset investments are held in the UK.	£	£
Listed investments	12,514,764	13,982,757

Unlisted investment in subsidiaries	2022	2021
	£	£
Edward Edwards Development Company Limited	100	100
Company no: 11847761		
Country of registration/operation: England and Wales		
Principal activities: Development of building projects		
Total Fixed Asset Investments	12,514,864	13,982,857

16 DEBTORS

	2022	2021
	£	£
Trade debtors	5,373	18,766
Prepayments and accrued income	36,525	13,491
Amounts due from subsidiary undertakings	3,183,028	2,458,256
	3,224,926	2,490,513

17 CREDITORS: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	18,327	26,611
Social security and other taxes	4,532	5,957
Accruals and deferred income	171,246	12,000
	194,105	44,568

Amounts reported above includes deferred income of £nil (2021: £nil)

18 SUMMARY OF FUNDS

	Funds b/f (restated) £	Incoming Resources £	Resources expended £	Transfer £	Gains/ (Losses) £	Carried forward £
Designated funds	9,458,256	-	(311,950)	1,562,468	26,894,000	37,602,774
General funds	24,334,143	673,768	(1,135,913)	(1,562,468)	373,516	22,683,046
	33,792,399	**673,768**	**(1,447,863)**	**-**	**27,267,516**	**60,285,820**

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including improvement or rebuilding of the almshouses.

COMPARATIVE INFORMATION: EXPENDITURE ON CHARITABLE ACTIVITES YEAR ENDED 30 DECEMBER 2021 (RESTATED)

SUMMARY OF FUNDS

	Funds b/f £	Incoming Resources £	Resources expended £	Transfer £	Gains/ (Losses) £	Carried forward (restated) £
Designated funds	8,246,905	-	-	1,266,039	(54,688)	**9,458,256**
General funds	23,076,262	887,699	(921,041)	(1,266,039)	2,557,262	**24,334,143**
	31,323,167	**887,699**	**(921,041)**	**-**	**2,502,574**	**33,792,399**

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including improvement or rebuilding of the almshouses.

19 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General fund £	Designated fund £	Total 2022 £	Total 2021 £
Tangible fixed assets	7,400,000	4,700,000	**12,100,000**	10,700,000
Fixed asset investments	12,514,864	-	**12,514,864**	13,982,857
Investment property	2,788,009	29,100,000	**31,888,009**	4,794,500
Debtors	41,898	3,183,028	**3,224,926**	2,490,513
Cash at the bank and in hand	132,380	619,746	**752,126**	1,871,097
Creditors due within one year	(194,105)	-	**(194,105)**	(46,568)
	22,683,046	**37,602,774**	**60,285,820**	**33,792,399**

COMPARATIVE INFORMATION: ANALYSIS OF NET ASSETS BETWEEN FUNDS YEAR ENDED 30 DECEMBER 2021 (RESTATED)

	Restated General fund £	Restated Designated fund £	Total 2021 £
Tangible fixed assets	6,000,000	4,700,000	**10,700,000**
Fixed asset investments	13,982,857	-	**13,982,857**
Investment property	2,494,500	2,300,000	**4,794,500**
Debtors	32,257	2,458,256	**2,490,513**
Cash at the bank and in hand	1,871,097	-	**1,871,097**
Creditors due within one year	(46,568)	-	**(46,568)**
	24,334,143	**9,458,256**	**33,792,399**

20 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022 £	2021 £
Net movement on funds	26,493,421	2,469,232
Deduct: Investment income	(565,456)	(779,287)
Add: Depreciation charge	242,000	214,000
Add/Deduct: Gains / (losses) on investments	(25,625,516)	(2,775,173)
Add/Deduct: Revaluation on tangible fixed assets	(1,642,000)	272,599
(Increase) in debtors	(734,413)	(743,889)
Increase in creditors	147,537	17,797
	(1,684,428)	**(1,324,721)**

21 FUND BALANCES AND ASSETS AND LIABILITIES OF AMALGAMATED CHARITIES

The financial statements amalgamate the funds of Southwark (Christchurch and St. Mary's) Charities and Joseph Collier Holiday Trust whose respective assets and liabilities are:-

	Southwark (Christchurch and St. Mary's) Charities £	Joseph Collier Holiday Trust £
Tangible fixed assets	12,100,000	
Fixed asset investments	12,082,185	432,679
Investment property	31,888,009	
Debtors	3,224,926	
Cash at the bank in hand	752,126	
Creditors due within one year	(194,105)	
	59,853,141	**432,679**

22 RELATED PARTY DISCLOSURES

Included in debtors is a balance of £3,183,028 (2021: £1,458,356) due from Edward Edwards Development Company Limited a 100% owned subsidiary.

SOUTHWARK CHARITIES

England & Wales - Charity number 1137760

Accounts

Southwark Charities

Registered Charity No. 1137760 in England and Wales
Registered Company No. 07340188

Trustees' report and financial statements for the year ended

30 December 2021

SOUTHWARK CHARITIES
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for the year ended 30 December 2021

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SOUTHWARK CHARITIES

(A company limited by guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 DECEMBER 2021

Trustees:
Mr Shelley Charik
Rev Jonathan Coore *(Appointed 11 March 2021)*
Mr Patrick Crockford
Ms Caroline Croft *(Chair)*
Ms Cecily Davies
Mr Ian Eggers
Cdr Andrew Gordon Lennox RN *(Vice-chair)*
Mr Steven Graham
Mr Lester Hicks CBE
Cllr Lorraine Lauder MBE
Alderman Timothy McNally
Mr Krzystof Mikata-Pralat
Dr Patria Roman
Rev Alan Wild
Ms Laura Wilson
Mr Edward Wingfield

Ex-officio Trustees:
Rev Ian Mobsby (Rector, Christ Church Blackfriars) *(Appointed 11 March 2021)*

Company registered number:
7340188

Charity registered number:
1137760

Registered office:
39 Edward Edwards' House, Nicholson Street, London SE1 0XL

Company secretary & CEO/Clerk to the Trustees:
Mr M C Wilson

Auditors:
Moore Kingston Smith LLP
6th floor, Appold Street
London EC2A 2AP

Bankers:
The Co-operative Bank plc
1 Balloon Street
Manchester M60 4EP

Fund Managers:
CCLA
Senator House
85 Queen Victoria Street
London EC4V 4ET

M&G
10 Fenchurch Avenue
London
EC3M 5AG

TRUSTEES' REPORT
FOR THE YEAR ENDED 30 DECEMBER 2021

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their annual report together with the audited financial statements of Southwark Charities (the company) for the year ended 30 December 2021. 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 2015).

Since the company 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.

STRUCTURE, GOVERNANCE AND MANAGEMENT

• Governance

In August 2010, *Southwark Charities Ltd* was incorporated in the form of a company limited by guarantee, at which time the Trustees became directors of that company. The company *"Southwark Charities Ltd"* serves as sole trustee of Southwark (Christchurch & St Mary's) Charities, the Joseph Collier Holiday Trust and the St Mary Newington Educational Foundation. The Articles of Association serve as the governing document of *Southwark Charities*, whereas each charity has its own charitable scheme, describing its objectives.

• History of Governance

Christchurch United Charities was formed by a scheme of the Charity Commission dated 7th June 1971 and 27th August 1975 merging the Edward Edwards' Charity, The Vaughan Pension Charities, a number of small Parochial Charities and the Albert Institution & Marlborough Street Estates Charity. The St Mary Newington United Charities were formed under a scheme of the Charity Commission dated 5th July 1904 merging a number of charitable trusts created by the wills of various persons dating from 1619 to 1862, the Henry Smith Charity under a scheme dated 10th December 1641, The Elephant & Castle Charity, Copyhold Estates Charity, the King & Queens Charity by a scheme of the High Court of Chancery dated 25th June 1852 and the Mann's Annuity Fund by a scheme of the High Court of Chancery dated 5th February 1870.

The Christchurch United Charities and the St Mary Newington United Charities were subsequently merged by a scheme of the Charity Commission dated the 10th December 2010 under the title Southwark (Christchurch & St Mary's) Charities. This Scheme was amended by Special Resolution dated 14th October 2019 to reinstate the wider grant-making powers enjoyed by the constituent charities prior to the 2010 Scheme and which were omitted from that Scheme.

The Joseph Collier Holiday Trust was established by a scheme of the Charity Commission dated 28th March 1985; it has since been wholly absorbed into Southwark (Christchurch & St Mary's) Charities.

- **Appointment of Trustees**

The Board of Trustees have developed a policy for the identification and recruitment of new Trustees. This involves the creation of a matrix of skills and experience required and this is considered in the context of the skills and experience of existing Trustees. The Trustees have agreed that ideally 12 to 15 Trustees should serve on the board at any one time. Potential Trustees are identified as follows:

- Candidates recommended by existing Trustees.
- Approaching other organisations for recommendations.
- Advertising in the local press or on the Charity's website.

All potential Trustees are provided with a comprehensive information pack; annual accounts, Company governing documents, committee structure and terms of reference, history of the Charities, sample minutes, reports and budgets. They meet with the Chair of Trustees and are also encouraged to consult our website, visit our offices and meet with the Clerk. A report is then provided to all Trustees and the application is considered at a meeting of the Board of Trustees.

The Trustees note the Charity Governance Code guidance with regards to Trustees' length of service. They accept the objective that Trustee terms should not normally exceed ten years, but in the interests of continuity have chosen to transition to that position over a period of time. This involves the reappointment of some long-standing Trustees beyond the ten-year period whilst new Trustees gain the experience and knowledge of the Charity which will be needed for them to take and grow the Charity's activities. The Charity continues to seek to recruit new Trustees with strong links to the community in the Area of Benefit.

Following a Trustee's appointment, the new Trustee is invited to visit the almshouses.

The Charity notes the Charity Governance Code guidance with respect to Equality, Diversity and Inclusion. This is particularly important to the Charity because the community it serves is highly diverse. In seeking new trustees, the Charity particularly sought nominations from women and ethnic minority candidates, both of whom are underrepresented on the Board.

- **Organisation and structure**

The strategy, long-term planning and monitoring of performance are the responsibility of the Board of Trustees, which meets 3 to 4 times per year or at other times if required to deal with urgent business. In order to make the meetings more accessible to working trustees, and thus help to increase the diversity of the Board, these meetings are now held in the evenings.

Trustee responsibility for the operational output of Southwark Charities is delegated to three main sub-committees which meet on a regular basis, each chaired by a Trustee. These committees are as follows:

- **Appointments & Grants Committee:** The Appointments & Grants Committee is responsible for agreeing the criteria for the appointment of applicants for residence in the almshouses,

grant giving and appointment of "pensioner" members. The Committee meets 3 to 4 times a year.

- **Finance & General Purposes Committee:** The Finance & General Purposes Committee is responsible for reviewing the performance of the investment assets, including an assessment of risk, asset allocation and selection of investment managers. The Committee is also responsible for overseeing the administration of the charity, the appointment of staff, for reviewing and monitoring the annual capital and revenue budgets and to review and identify any major risks to Southwark Charities. The Committee meets quarterly.

- **Site Development Committee:** The Site Development Committee is mandated by the Board to advise them on all matters related to the development of the site at 216-230 Blackfriars Road. The Committee meets monthly.

Because of the pandemic, all meetings were held remotely via Zoom.

PUBLIC BENEFIT (as defined by the Charities Act 2011).
In reviewing the disparate work of the charities that form Southwark Charities, the Trustees can report that the two key principles that underpin "public benefit" have been met:

- There is always an identifiable benefit or benefits and these are apparent from the contents of the Annual Report and are related to the aims of the charities.

- There is a benefit to the public or section of the public. The beneficiaries are appropriate as laid down by the aims of the two charities and there are no unreasonable restrictions. It is recognised that the trustees exercise discretion upon who will benefit from the two charities but that this is permissible under the aims and objects of the charities concerned and the beneficiaries constitute a "section of the public" and therefore this is a reasonable exercise of discretion.

The aims and objects of Southwark Charities are contained in the company's Articles of Association. The Trustees confirm that they:

- ensure that they pursue the aims and objects of the two charities for the public benefit as defined by the Charities Act 2011.

- have proper regard to the guidance published by the Charity Commission in respect of the subject of public benefit.

- confirm that this report provides sufficient information as to the ways in which public benefit is achieved.

OBJECTIVES AND ACTIVITIES

Almshouses: In 2021 there were two groups of almshouses administered by Southwark Charities, Edward Edwards' House located in Nicholson Street, Blackfriars, London SE1 0XL and St Mary Newington Close, Surrey Square, London SE17 2LP. There are currently 26 residents in 23 flats at Edward Edwards' House and 46 residents in 41 flats at St Mary Newington Close. Each almshouse has guest accommodation for the use of residents' friends and families.

Grant giving: The grant giving charities are Southwark (Christchurch & St Mary's) Charities and the Joseph Collier Holiday Trust. Discretionary payments are made to individuals (known as "members") every quarter and financial assistance towards the cost of a holiday is also available. In addition, grants are made to other local charities and organisations who provide a variety of welfare and support services to the elderly. The charity has been increasing its grants budget for organisations every year, and during 2021 the expenditure rose to £165,837; a list of recipients is shown in Note 9. During the year the number of discretionary payments to individuals was increased to 200, although there are vacancies which we are actively seeking to fill; eligible recipients received £200 pa, plus a Christmas Bonus, which in 2021 amounted to £100.
In addition to these payments, both residents and members are invited to participate in a wide variety of social and community events, including day trips and excursions; visits to the theatre; garden parties and teas, and week-long holidays at a holiday village which caters specially for elderly people. Due to the ongoing pandemic, there were no outings or holidays. The funding was instead diverted to grants. It is hoped that as the pandemic wanes that a programme of activities can take place in 2022.

FINANCIAL REVIEW, INVESTMENT AND RESERVES POLICY

Southwark Charities is financially strong with reserves of £33,792,399 (2020: £31,323,167) at 30th December 2021. Of these, £24,334,043 consists of General Unrestricted Funds of which £1,871,097 (2020: £717,450) is held in cash. The increase in General Funds reflected a return of confidence in the wider economy as the impact of the pandemic began to diminish. Whilst the reserves look substantial, fundamentally they reflect the change in values of the underlying illiquid assets, namely invested funds (which can go down as well as up) and properties. The charity has been providing housing for those in "need, hardship or distress" since 1753, and to ensure our ability to continue to do so, it is important that we maintain a high level of reserves so as to generate the income we require. The charity does not engage in any fund-raising or receive any funding from national or local government; this level of independence insulates us from the short-term nature of policy-making.

The Designated Fund now stands at £9,458,356 (2020: £8,246,905). This Fund comprises those assets directly connected to the Blackfriars site which will be redeveloped over the next 5 years and includes a loan of £2,458,356 (2020: £1,709,014) made by the Charity to its subsidiary company Edward Edwards Development Co Ltd, which is managing the development project on behalf of the Charity.

The almshouses are currently run at a deficit; however, this policy will be reviewed as part of the overall review of the Strategy. The charity currently charges Weekly Maintenance Charges (WMC) of £30 for residents in its almshouses; this matches the allocated budget for ordinary maintenance.

The investment policy is for a balanced return with a medium level of risk. The Trustees seek to produce the optimum total return, commensurate with at least maintaining the capital value in line with inflation. The investment managers are required to generate, at the present time, a minimum spendable return of £450,000 per annum.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks to which the charity is exposed and maintain these in a register which is reviewed and updated regularly and formally by the trustees. They are satisfied that systems are in place to mitigate exposure to major risks and resources and to manage the risks faced by the charity, its staff, residents and beneficiaries.

The key risks are:

- Reputational
- Financial
- Operational
- Impact of Covid-19

The Trustees gathered in mid-September to discuss two specific issues, namely EDI (Equality, Diversity & Inclusion) and Strategy. A consultant from Challenge Consultancy presented an interactive workshop looking at the issue of EDI and how to embed it in the organisational culture. It is particularly important to the Charity, as we serve one of the most diverse populations in London, with almost half of Southwark's residents identifying as people of colour. There are also significant disparities in environmental, employment, health and wealth outcomes. A working group of trustees has continued to meet and has formulated a policy covering all aspects of our work; trustees, staff, residents, members and grant recipients, to ensure that we meet the needs of our community to the best of our ability.

As the redevelopment of our Blackfriars site becomes an ever more real prospect, the trustees participated in a workshop to discuss the strategic consequences for the Charity and how to prioritise and focus our activities. The workshop was facilitated by a consultant from the Centre for Charity Effectiveness, part of Bayes Business School, City University. The trustees reached one fundamental conclusion, which is that the focus of our work will remain on supporting the older population of Southwark, primarily through the provision of genuinely affordable housing, who are in "need, hardship or distress" but the potential growth in income and increase in housing opens up synergistic opportunities to make an even greater impact on the community we serve. One immediate consequence of this decision was to cease being the corporate trustee of the St Mary Newington Educational Foundation and to transfer the administration and stewardship of

this charity to the Newcomen Collett Foundation, whose aims and objects are the same, albeit with a wider area of benefit. The transfer of the assets will be concluded in early 2022. A group of trustees has formed to continue the thinking about strategy, and another workshop is being planned for September 2022.

COVID-19 PANDEMIC

2021 began with a third lockdown and significant growth in the vaccination programme; whilst this was being rolled out there were still restrictions on movements and activities, and the almshouses remained closed to visitors. In the main the staff continued to work from home, although the Finance Officer was furloughed until September, and the Welfare Officer suffered a fall which necessitated a hip replacement, and so was out of action for a few months.

Building on our experience of engaging with the Southwark Community Response Fund in 2020, we were able to expand our grant-making reach again, and made some significantly larger, in some cases multi-year, grants than we have before. This trend is set to continue as the Charity's income grows over the next few years as a result of the Blackfriars development.

DEVELOPMENT PLANS

Our planning application is for a substantial building, with a 22-storey office building fronting onto Blackfriars Road, with a 15-storey almshouse attached at the rear facing onto Chancel Street. The application comprised almost 150 separate reports on all aspects of the development, and consequently required a lot of reviewing and validation work by Southwark Council planning officers before it could be submitted to the Planning Committee. The GLA, whose remit covers the whole of London, also have input to the process. Our application was finally considered in the Planning Committee on 7th September 2021 and received unanimous approval. Whilst in some ways this is a positive climax to many years of effort by the Charity, in other ways it is the beginning of a new process, i.e. to identify the right funding/development partner who has the capacity and resilience to construct the building, and who is interested in creating buildings of quality and longevity which support the health and wellbeing of the people who will work there. The Charity is optimistic that a suitable partner will be identified, however recent economic shocks may delay a formal agreement.

We had hoped that the residents of Edward Edwards' House would be relocated to Appleby Blue, Utd St Saviour's new almshouse in Bermondsey, at the end of 2021, so that the construction phase could begin in 2022. However, due to a range of factors, Appleby Blue was not completed by October 2021 as forecast, and is now expected to complete by October 2022. We now anticipate commencing on site in March 2023.

During the latter part of the year Fathom Architects conducted a series of workshops with the residents of both almshouses to refine the interior design and layout of the almshouse flats, communal areas and gardens. Questionnaires solicited information about their existing living situation and what they would seek to change; this was fed back into the design brief for the accommodation and drilled down to a granular level of fixtures & fittings. Ultimately this detailed design/specification will form part of the contractual agreement with our preferred funding/development partner.

POST-BALANCE SHEET EVENTS

As can already be read in the report so far, the Charity is preparing for one of the most significant developments in its history to date, which will see the construction of two new almshouses with a capacity of c150 flats and a threefold increase in annual income. Extra staff will be required during the transition and also when the buildings are completed. The Charity has recruited a Grants Manager with a decade of experience in the VCS sector in Southwark, whose main task will be to extend and expand the reach and impact of our grant-giving over the next few years; by the completion of the construction phases the Charity is hoping to have a grants budget of c£1m per year, and this will need focussed management. The Charity is also aware of other local charities who are providing similar benefits but who lack the means to administer their funds effectively; our Grants Manager can offer assistance to these organisations.
The Charity has also recruited an Operations Manager, who will run the day-to-day activities of the Charity, thereby releasing the CEO/Clerk to focus on three elements of the development; 1) the physical construction at Blackfriars; 2) obtaining planning permission to rebuild and double the capacity of the almshouse at Surrey Square; and 3) collaborate with Derwent London, who have acquired the lease of the northern half of the Blackfriars site (which comprises Conoco House, Quadrant House and the car park) to bring forward appropriate and harmonious plans to replace the old 1970's buildings and, working with L&Q Housing Association, to increase the quantity of social housing units on the site.

GOING CONCERN

The Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised. The Trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report of the Trustees and financial statements.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Southwark Charities Ltd 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 and charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. 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 estimates that are reasonable and prudent;

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

PROVISION OF INFORMATION TO AUDITORS

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

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and

- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the charitable company's auditors in connection with preparing their report and to establish that the charitable company's auditors are aware of that information.

This report was approved by the Trustees on 16th June 2022 and signed on their behalf, by:



Ms Caroline Croft
Director

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHWARK CHARITIES

Opinion

We have audited the financial statements of Southwark Charities ('the company') for the year ended 30 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 December 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Opinions 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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit, or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a Strategic Report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- • Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Neil Finlayson (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Date 1/7/2022
6th Floor
9 Appold Street
London
EC2A 2AP

SOUTHWARK CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 30 December 2021

	Note	Unrestricted Funds 2021 £	Unrestricted Funds 2020 £
INCOME AND ENDOWMENTS FROM:			
Investments	2	779,287	675,221
Charitable activities	3	96,417	81,791
Donations	4	250	200
Government grant	5	11,745	14,272
TOTAL INCOME AND ENDOWMENTS		887,699	771,484
EXPENDITURE ON:			
Cost of raising funds:			
Investment property costs	6	63,366	51,329
Charitable activities:	7		
Member support		311,497	277,582
Almhouses provision		546,178	478,528
TOTAL EXPENDITURE		921,041	807,438
NET INCOME/(EXPENITURE) AND NET MOVEMENT IN FUNDS BEFORE GAINS AND LOSSES ON INVESTMENTS		(33,342)	(35,954)
Gains and losses on investment assets	14, 15	2,775,173	(216,341)
Revaluation of tangible fixed assets	13	(272,599)	223,732
NET MOVEMENT IN FUNDS FOR THE YEAR		2,469,232	(28,563)
Funds brought forward at 31 December 2020		31,323,167	31,351,730
TOTAL FUNDS AT 30 DECEMBER 2021		33,792,399	31,323,167

All activities relate to continuing operations.
The notes on pages 18-29 form part of these financial statements.
The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

SOUTHWARK CHARITIES
BALANCE SHEET
as at 30 December 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	**13**	10,700,000	11,186,599
Investment property	**14**	4,794,500	3,811,976
Investments	**15**	13,982,857	13,889,189
		29,477,357	28,887,764
CURRENT ASSETS			
Debtors	**16**	2,490,513	1,746,724
Cash at bank and in hand		1,871,097	717,450
		4,361,610	2,464,174
CREDITORS: Amounts falling due within one year	**17**	(46,568)	(28,771)
NET CURRENT ASSETS		4,315,042	2,435,403
NET ASSETS		33,792,399	31,323,167
CHARITY FUNDS			
Unrestricted funds			
General fund	**18**	24,334,043	23,076,262
Designated fund	**18**	9,458,356	8,246,905
		33,792,399	31,323,167

The financial statements were approved by the Trustees on 16/6/22 and signed on their behalf, by:

Ms Caroline Croft
Director
The notes on pages 18-29 form part of these financial statements.

SOUTHWARK CHARITIES
STATEMENT OF CASH FLOWS
for the year ended 30 December 2021

	Note	2021 £	2020 £
Cash flows from operating activities	**20**	(1,324,721)	(1,586,609)
Cash flows from investing activities			
Investment income	**2**	779,288	675,222
Purchase of investments	**15**	(1,000,000)	-
Proceeds from sale of investments	**15**	2,699,080	-
Change in cash and cash equivalents in the year		1,153,647	(911,387)
Cash and cash equivalents brought forward		717,350	1,628,737
Cash and cash equivalents carried forward		**1,871,097**	**717,350**

Analysis of net resources

	At 31 December 2020	Cashflow	At 30 December 2021
Cash at bank and in hand	1,628,737	242,360	1,871,097

1 Accounting Policies

Company Information

Southwark Charities, a registered charity, is a company limited by guarantee, not having a share capital and is incorporated in England and Wales. The registered office is 39 Edward Edward's House, Nicholson Street, London SE1 0XL.

Basis of preparation of financial statements

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Southwark Charities 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.

Under a new scheme of the Charity Commissioners dated 10th December 2010 the former charities of Christchurch United Charities, Edward Edwards' Charity, The Albert Institute and Marlborough Street Estates Fund and St. Mary Newington United Charities merged and became known as Southwark (Christchurch and St Mary's) Charities of which Southwark Charities is Corporate Trustee.

Under a uniting direction in the new scheme deed the charity is treated as forming part of the company for the purposes of part II (registration) and part VI (accounting) of the Charities Act 1993. The assets and liabilities of the former Charities were transferred to the new Charity effective from 1st January 2011.

Following a uniting direction under Section 96(6) of the 1993 Charities Act dates 31st March 2011, the financial statements incorporate the Joseph Collier Holiday Trust of which Southwark Charities is Corporate Trustee, hence consolidated financial statements are prepared.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest pound.

Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular, the trustees have considered the charitable company's forecasts and projections and have taken account of pressures on income and the impact of Covid-19. This has affected the value of our investment portfolio although it is expected that this will recover in the medium term. After making enquiries, the trustees have concluded that there is a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. The charitable company therefore continues to adopt the going concern basis in preparing its financial statements.

Company status

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

1 **Accounting Policies (continued)**
Fund accounting

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

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

The permanent endowment fund represents those assets that must be held permanently by the Charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as either restricted or unrestricted income, as appropriate. It was identified that this had been misstated since 2011 and therefore has been transferred to general unrestricted funds during the year.

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

Income
All income is recognised once the charitable company has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

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

Rental income and investment income including interest receivable is included on an accruals basis.

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.

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property - 2% straight line

The freehold properties are valued on an annual basis and are subject to revaluation or impairment at the balance sheet date based on the revaluation provided.

1 **Accounting Policies (continued)**

Investments
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

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 bank.

Debtors

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

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.

Creditors and provisions

Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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.

Critical accounting estimates and areas of judgement

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.
Significant accounting judgements and estimates include:

- Carrying value of the operational and investment properties
- The depreciation rate

2 INVESTMENT INCOME

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Rental income - Investment properties	252,821	142,757
Dividend income from listed investments	526,374	528,893
Bank interest received	92	3,571
	779,287	675,221

3 INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Almshouses Weekly Maintenance charges	96,417	81,791

4 INCOME FROM DONATIONS

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Donations	250	200

5 INCOME FROM GOVERNMENT GRANTS

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Coronavirus Job Retention Scheme	11,745	14,272

6 COSTS OF RAISING FUNDS

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Rental property maintenance costs	27,013	26,567
Support costs (Note 9)	36,353	24,762
	63,366	51,329

7 EXPENDITURE ON CHARITABLE ACTIVITES

	Member support £	Almshouses Provision £	Total 2021 £	2020 £
Almshouses expenses	-	189,677	189,677	167,050
Christmas parties and gifts	27,560	-	27,560	23,353
Outdoor pensions	30,144	-	30,144	31,900
Grants payable (Note 11)	165,837	-	165,837	148,361
Support costs (Notes 9)	57,545	326,091	383,636	339,300
Governance costs (Note 8)	30,411	30,411	60,821	46,145
Net expenditure from charitable activities	311,497	546,178	857,675	756,109

8 GOVERNANCE COSTS

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Auditors remuneration	10,795	11,940
Other accountancy Fees	11,902	2,985
Legal and professional fees	1,771	6,458
Support costs (Note 9)	36,353	24,762
	60,821	46,145

9 SUPPORT COSTS

	Costs of raising funds	Charitable activities	Governance costs	Total 2021	Total 2020
	£	£	£	£	£
Training	378	1,763	378	2,519	-
Telephone	363	1,692	363	2,418	2,240
Computer expenses	1,930	9,005	1,930	12,865	16,029
Council Tax & Rates	348	1,626	348	2,322	2,594
Insurance	175	816	175	1,166	1,525
Printing, postage & stationary	377	1,757	377	2,511	3,261
Repair & maintenance	23	105	23	151	200
Travel	249	1,161	249	1,659	968
Subscriptions	219	1,021	219	1,459	1,514
Sundry expenses	487	2,270	487	3,244	3,159
Pension	1,345	6,276	1,345	8,966	8,966
Social security	1,876	8,756	1,876	12,509	11,848
Wages & Salaries	28,583	133,388	28,583	190,554	112,788
Depreciation	-	214,000	-	214,000	223,732
	36,353	383,636	36,353	456,343	388,824

Analysis of governance costs and support costs

The Charity initially identifies the costs of its support functions. It then identifies those which relate to the governance function.

NET RESOURCES EXPENDED

10 This is stated after charging:

	2021	2020
	£	£
Depreciation of tangible fixed assets: owned by the charity	214,000	223,732
Auditors' remuneration	12,000	11,940
Over accrual from prior year	(1,205)	-

During the year, no Trustees received any remuneration
During the year, no Trustees received any benefits in kind.
During the year, no Trustees received any reimbursement of expenses.

GRANT AWARDS

11 Grants awarded to organisations and individuals during the year are listed below:

	2021
	£
A Helping Hand NP	1,500
Astley & Cooper TRA	4,000
Bermondsey Artists	4,686
Blackfriars Settlement	26,000
BlindAid	5,000
Breath of life	4,500
Copleston Centre	9,885
East Dulwich TRA	10,000
Elim House Community	9,168
London Senior Social	48,300
Mint St Music Festival	250
Silverfit	18,926
Southwark Playhouse	1,980
Time & Talents	7,000
Walworth Golden Oldies	5,000
Connected at Christmas	10,000
	166,195
Grants awarded to individuals	3,274
Credited from previous year	(3,632)
Total Grants awarded	165,837

STAFF COSTS

12 **Staff costs were as follows:**

	2021	2020
	£	£
Wages and salaries	228,214	116,776
Social security costs	12,509	12,509
Other pension costs	8,966	8,966
	249,689	138,251

The average monthly number of employees during the year was as follows:

	2021	2020
	No.	No.
	3	3

One employee received remuneration between £70,000-£79,000 (2020: 1) [redacted]
Key management personnel include the Trustees and Chief Executive Officer. Total remuneration paid was £96,471 (2020: £84,053).

13 TANGIBLE FIXED ASSETS

	Freehold Property £
Valuation	
At 31 December 2020	11,186,599
Additions	-
Revaluation	(486,599)
At 30 December 2021	10,700,000
Depreciation	
Charge for the year	214,000
On revalued assets	(214,000)
At 30 December 2021	-
Net Book Value	
At 30 December 2021	10,700,000
At 30 December 2020	11,186,599

The freehold properties were revalued at 30th December 2021 by S&R Surveyors, Chartered Surveyors and the Trustees are satisfied that the value is appropriate.

14 INVESTMENT PROPERTY

	Investment property 2021	Investment property 2020
	£	£
Valuation		
At 30 December 2020	3,811,976	3,811,976
Additions	-	-
Disposals	-	-
Surplus/(deficit) on revaluation	982,524	-
At 30 December 2021	4,794,500	3,811,976

The investment properties were revalued at 30th December 2021 by S&R Surveyors, Chartered Surveyors and the Trustees are satisfied that the value is appropriate.

15 FIXED ASSET INVESTMENTS

	Listed securities 2021	Listed securities 2020
	£	£
Market value		
At 30 December 2020	13,889,189	14,105,530
Additions	1,000,000	-
Disposal proceeds	(2,699,081)	-
Realised/unrealised gains	1,792,649	(216,341)
At 30 December 2021	13,982,757	13,889,189

Investments at market value comprise:

	2021	2020
All the fixed asset investments are held in the UK.	£	£
Listed investments	13,982,757	13,889,189

Unlisted investment in subsidiaries	2021	2020
	£	£
Edward Edwards Development Company Limited	100	100
Company no: 11847761		
Country of registration/operation: England and Wales		
Principal activities: Development of building projects		
Total Fixed Asset Investments	13,982,857	13,889,289

16 DEBTORS	2021 £	2020 £
Trade debtors	18,766	1,117
Prepayments and accrued income	13,491	18,557
Amounts due from subsidiary undertakings	2,458,256	1,727,050
Other debtors		
	2,490,513	1,746,724

17 CREDITORS: amounts falling due within one year	2021 £	2020 £
Social security and other taxes	5,957	3,370
Other creditors	28,611	8,401
Accruals and deferred income	12,000	17,000
	46,568	28,771

There is no deferred income in 2021 (2020: £nil)

18 SUMMARY OF FUNDS

	Funds b/f	Incoming Resources	Resources expended	Transfer	Gains/ (Losses)	Carried forward
	£	£	£	£	£	£
Designated funds	8,246,905	-	-	1,266,139	(54,688)	9,458,356
General funds	23,076,262	887,699	(921,041)	(1,266,139)	2,557,262	24,334,043
	31,323,167	887,699	(921,041)	-	2,502,574	33,792,399

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including
After investigation it was agreed the permanent endowment fund in the Joseph Collier Holiday Trust had been misstated since 2011. It was therefore transferred into the General Unrestricted Funds. Investment fund growth is now accrued to the General Funds.

19 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General fund	Designated fund	Total 2021	Total 2020
	£	£	£	£
Tangible fixed assets	5,509,570	5,190,430	10,700,000	11,186,599
Fixed asset investments	13,982,857	-	13,982,857	13,459,987
Investment property	2,930,242	1,864,258	4,794,500	3,811,976
Debtors	32,157	2,458,356	2,490,513	1,746,724
Cash at the bank and in hand	1,871,097	-	1,871,097	717,450
Creditors due within one year	(46,568)	-	(46,568)	(28,771)
	24,279,355	9,513,044	33,792,399	30,893,965

20 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net movement on funds	2,469,232	2,183,913
Add: Depreciation charge	214,000	223,732
Deduct: Investment income	(779,287)	(786,339)
Add/Deduct: Gains on investments	(2,775,173)	(1,894,525)
Deduct: Revaluation on tangible fixed assets	272,599	(223,732)
Decrease (increase) in debtors	(743,889)	(637,425)
Increase (decrease) in creditors	17,797	(16,397)
	(1,324,721)	(1,150,773)

21 FUND BALANCES AND ASSETS AND LIABILITIES OF AMALGAMATED CHARITIES

The financial statements amalgamate the funds of Southwark (Christchurch and St. Mary's) Charities and Joseph Collier

	Southwark (Christchurch and St. Mary's) Charities £	Joseph Collier Holiday Trust £
Tangible fixed assets	10,700,000	
Fixed asset investments	13,492,194	490,663
Investment property	4,794,500	
Debtors	2,490,513	
Cash at the bank in hand	1,871,097	
Creditors due within one year	(46,568)	
	33,301,736	**490,663**

22 RELATED PARTY DISCLOSURES

Included in debtors is a balance of £2,458,356 (2020: £1,727,050) due from Edward Edwards Development Company Limited

SOUTHWARK CHARITIES

England & Wales - Charity number 1137760

Accounts

Southwark Charities

Registered Charity No. 1137760 in England and Wales
Registered Company No. 07340188

Trustees' report and financial statements for the year ended

30 December 2020

SOUTHWARK CHARITIES
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for the year ended 30 December 2020

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SOUTHWARK CHARITIES
Legal and administrative information
for the year ended 30 December 2020

Trustees:

Captain Guy Brocklebank RN (Deceased 29/6/2020)
Rev Jonathan Coore
Mr Shelley Charik (Appointed 26th November 2020)
Mr Patrick Crockford (Appointed 26th November 2020)
Ms Caroline Croft (Chair)
Ms Cecily Davies (Appointed 26th November 2020)
Mr Ian Eggers
Cdr Andrew Gordon-Lennox RN (Vice-chair)
Mr Steven Graham
Mr David Hart (Deceased 7/6/2020)
Mr Lester Hicks CBE
Cllr Lorraine Lauder MBE
Alderman Timothy McNally
Mr Krzystof Mikata-Pralat
Dr Patria Roman (Appointed 26th November 2020)
Reverend Alan Wild
Ms Laura Wilson
Mr Edward Wingfield

Ex-officio Trustees
Rev Ian Mobsby (Rector, Christ Church Blackfriars) (Appointed 26th November 2020)

Company registered number:
7340188

Charity registered number:
1137760

Registered office:
39 Edward Edward's House
Nicholson Street
London
SE1 0XL

Company secretary:
Mr M C Wilson

Clerk to the Trustees:
Mr M C Wilson

Auditors:
Moore Kingston Smith LLP
Devonshire House
Goswell Road
London
EC1M 7AD

Bankers:
The Co-operative Bank
1 Balloon Street
Manchester
M60 4EP

Fund Managers
CCLA
M&G

TRUSTEES' REPORT
FOR THE YEAR ENDED 30 DECEMBER 2020

The Trustees (who are also directors of the charity for the purposes of the Companies Act) submit their annual report together with the audited financial statements of Southwark Charities (the company) for the year ended 30 December 2020. 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 2015).

Since the company 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.

STRUCTURE, GOVERNANCE AND MANAGEMENT

- **Governance**

In August 2010, *Southwark Charities Ltd* was incorporated in the form of a company limited by guarantee, at which time the Trustees became directors of that company. The company "*Southwark Charities Ltd*" serves as sole trustee of Southwark (Christchurch & St Mary's) Charities, the Joseph Collier Holiday Trust and the St Mary Newington Educational Foundation. The Articles of Association serve as the governing document of *Southwark Charities*, whereas each charity has its own charitable scheme, describing its objectives.

- **History of Governance**

Christchurch United Charities was formed by a scheme of the Charity Commission dated 7th June 1971 and 27th August 1975 merging the Edward Edwards' Charity, The Vaughan Pension Charities, a number of small Parochial Charities and the Albert Institution & Marlborough Street Estates Charity. The St Mary Newington United Charities were formed under a scheme of the Charity Commission dated 5th July 1904 merging a number of charitable trusts created by the wills of various persons dating from 1619 to 1862, the Henry Smith Charity under a scheme dated 10th December 1641, The Elephant & Castle Charity, Copyhold Estates Charity, the King & Queens Charity by a scheme of the High Court of Chancery dated 25th June 1852 and the Mann's Annuity Fund by a scheme of the High Court of Chancery dated 5th February 1870. The Christchurch United Charities and the St Mary Newington United Charities were subsequently merged by a scheme of the Charity Commission dated the 10th December 2010 under the title Southwark (Christchurch & St Mary's)

Charities.
The Joseph Collier Holiday Trust was established by a scheme of the Charity Commission dated 28th March 1985; it has since been wholly absorbed into Southwark (Christchurch & St Mary's) Charities.

- **Appointment of Trustees**

The Board of Trustees have developed a policy for the identification and recruitment of new Trustees. This involves the creation of a matrix of skills and experience required and this is considered in the context of the skills and experience of existing Trustees. The Trustees have agreed that ideally 12 to 15 Trustees should serve on the board at any one time. Potential Trustees are identified as follows:

- Candidates recommended by existing Trustees.
- Approaching other organisations for recommendations.
- Advertising in the local press or on the Charity's website.

All potential Trustees are provided with a comprehensive information pack; annual accounts, Company governing documents, committee structure and terms of reference, history of the Charities, sample minutes, reports and budgets. They meet with the Chair of Trustees and are also encouraged to consult our website, visit our offices and meet with the Clerk. A report is then provided to all Trustees and the application is considered at a meeting of the Board of Trustees.

The Trustees note the Charity Governance Code guidance with regards to Trustees' length of service. They accept the objective that Trustee terms should not normally exceed ten years, but in the interests of continuity have chosen to transition to that position over a period of time. This involves the reappointment of some long-standing Trustees beyond the ten-year period whilst new Trustees gain the experience and knowledge of the Charity which will be needed for them to take and grow the Charity's activities. The Charity continues to seek to recruit new Trustees with strong links to the community in the Area of Benefit.

Following a Trustee's appointment, the new Trustee is invited to visit the almshouses.

Sadly two trustees died during the course of the year, Captain Guy Brocklebank RN and Mr David Hart – neither of them from Covid-19. They will be greatly missed. To replace them the charity appointed four new trustees.

The Charity notes the Charity Governance Code guidance with respect to Equality, Diversity and Inclusion. This is particularly important to the Charity because the community it serves is highly diverse. In seeking new trustees, the Charity particularly sought nominations from women and ethnic minority candidates, both of whom are underrepresented on the Board.

- **Organisation and structure**

The strategy, long-term planning and monitoring of performance are the responsibility of the Board of Trustees, which meets 3 to 4 times per year or at other times if required to deal with urgent business. In order to make the meetings more accessible to working trustees, and thus help to increase the diversity of the Board, these meetings are now held in the evenings.

Trustee responsibility for the operational output of Southwark Charities is delegated to three main sub-committees which meet on a regular basis, each chaired by a Trustee. These committees are as follows:

- **Appointments & Grants Committee:** The Appointments & Grants Committee is responsible for agreeing the criteria for the appointment of applicants for residence in the almshouses, grant giving and appointment of "pensioner" members. The Committee meets 3 to 4 times a year.

- **Finance & General Purposes Committee:** The Finance & General Purposes Committee is responsible for reviewing the performance of the investment assets, including an assessment of risk, asset allocation and selection of investment managers. The Committee is also responsible for overseeing the administration of the charity, the appointment of staff, for reviewing and monitoring the annual capital and revenue budgets and to review and identify any major risks to Southwark Charities. The Committee meets quarterly.

- **Site Development Committee:** The Site Development Committee is mandated by the Board to advise them on all matters related to the development of the site at 216-230 Blackfriars Road. The Committee meets as required by the exigencies of the development.

Because of the pandemic, from March onwards all meetings were held virtually via Zoom.

PUBLIC BENEFIT (as defined by the Charities Act 2011).

In reviewing the disparate work of the charities that form Southwark Charities, the Trustees can report that the two key principles that underpin "public benefit" have been met:

- There is always an identifiable benefit or benefits and these are apparent from the contents of the Annual Report and are related to the aims of the charities.

- There is a benefit to the public or section of the public. The beneficiaries are appropriate as laid down by the aims of the two charities and there are no unreasonable restrictions. It is recognised that the trustees exercise discretion upon who will benefit from the two charities but that this is permissible under the aims and objects of the charities concerned and the beneficiaries constitute a "section of the public" and therefore this is a reasonable exercise of discretion.

The aims and objects of Southwark Charities are contained in the company's Articles of Association. The Trustees confirm that they:

- ensure that they pursue the aims and objects of the two charities for the public benefit as defined by the Charities Act 2011.

- have proper regard to the guidance published by the Charity Commission in respect of the subject of public benefit.

- confirm that this report provides sufficient information as to the ways in which public benefit is achieved.

OBJECTIVES AND ACTIVITIES

Almshouses: In 2020 there were two groups of almshouses administered by Southwark Charities, Edward Edwards' House located in Nicholson Street, Blackfriars, London SE1 0XL and St Mary Newington Close, Surrey Square, London SE17 2LP.

There are currently 26 residents in 23 flats at Edward Edwards' House and 46 residents in 41 flats at St Mary Newington Close. Each almshouse has guest accommodation for the use of residents' friends and families.

Grant giving: The grant giving charities are Southwark (Christchurch & St Mary's) Charities and the Joseph Collier Holiday Trust. Discretionary payments are made to individuals (known as "members") every quarter and financial assistance towards the cost of a holiday is also available. In addition grants are made to other local charities and organisations who provide a variety of welfare and support services to the elderly. The charity has been increasing its grants budget for organisations every year, and during 2020 the expenditure rose to £148,361; a list of recipients is shown in Note 9. During the year the number of discretionary payments to individuals was increased to 200, although there are vacancies which we are actively seeking to fill; eligible recipients received £200 pa, plus a Christmas Bonus, which in 2020 amounted to £100. In addition to these payments, both residents and members are invited to participate in a wide variety of social and community events, including day trips and excursions; visits to the theatre; garden parties and teas, and week-long holidays at a holiday village which caters specially for elderly people. Due to the pandemic apart from a single theatre visit there were no outings or holidays. The funding was instead diverted to grants.

FINANCIAL REVIEW, INVESTMENT AND RESERVE POLICY

Southwark Charities is financially strong with reserves of £31,323,167 (2019: £31,351,730) at 30th December 2020. Of these, £23,076,262 consists of General Unrestricted Funds of which £717,450 (2019: £1,628,737) is held in cash. The decrease in General Funds was due to the fall in the value of the investments due to the pandemic. Whilst the reserves look substantial, fundamentally they reflect the change in values of the underlying illiquid assets, namely invested funds (which can go down as well as up) and properties. The charity has been providing housing for those in "need, hardship or distress" since 1753, and to ensure our ability to continue to do so, it is important that we maintain a high level of reserves so as to generate the income we require. The charity does not engage in any fund-raising or receive any funding from national or local government; this level of independence insulates us from the short-term nature of policy-making.

The Designated Fund now stands at £8,246,905 (2019: £8,246,905). On investigation and in consultation with the auditors it was agreed that the Permanent Endowment

Fund of £249,000 (2019: £249,000) in the Joseph Collier Holiday Trust had been misstated since 2011 and therefore it was transferred into the General Unrestricted Fund. Investment fund growth is now accrued to the General Funds.

The almshouses are run at a deficit; however, the policy of the Trustees is to respect the original intentions of the founder, Mr Edward Edwards, that only people who "do not receive alms or pension from the said parish [Christchurch] or any other" are admitted to residency. The invested funds of the charities generate sufficient income to cover the shortfall, and the Weekly Maintenance Charges (WMC) are kept deliberately low so that residents are not obliged to claim Housing Benefit from Southwark Council. The charity currently charges WMC of £25 for residents in its almshouses; this matches the allocated budget for ordinary maintenance; this will rise to £30 per week from January 2021.

The investment policy is for a balanced return with a medium level of risk. The Trustees seek to produce the optimum total return, commensurate with at least maintaining the capital value in line with inflation. The investment managers are required to generate, at the present time, a minimum spendable return of £450,000 per annum.

RISK MANAGEMENT

The trustees have examined the major strategic, business and operational risks to which the charity is exposed and maintain these in a register which is reviewed and updated regularly and formally by the trustees. They are satisfied that systems are in place to mitigate exposure to major risks and resources and to manage the risks faced by the charity, its staff, residents and beneficiaries.

The key risks are:

- Reputational
- Financial
- Operational
- Impact of Covid-19

COVID-19 PANDEMIC

In the previous Report we hoped that the worst of the pandemic would be behind

us as we entered into 2021, but this has not been the case; 2021 began with a third lockdown and whilst the vaccination programme is being rolled out there are still restrictions on movements and activities.
In 2020 the first impact of the lockdown imposed in March was the closure of the almshouses to all but essential visitors (e.g. service engineers), with deliveries made to a central location and hand sanitisers and anti-bacterial cleaners required for all residents and visitors. All the outings, events and holidays were cancelled, and the Trustees agreed to reallocate the expenditure from these activities to grant-making.
A major fall in the stock market created an unrecognised loss of c£1.5m in the first quarter, although the market recovered by the year-end such that the loss was only £216k. Our fund managers, CCLA and M&G, warned that investment income would be reduced, due to a number of major companies suspending their dividend distributions, and the general downturn in economic activity. However, the forecast income is always calculated with great prudence, so that the reduction was only £22,500 for the whole year.
Our major response to the pandemic crisis was to partner with United St Saviour's Charity (USt SC), the Peter Minet Trust, Guy's & St Thomas's Charity and the St George the Martyr Charity to create the Southwark Community Response Fund (SCRF). Our contribution was £75,000. Applications were channelled via the London Funder's portal. A single application form was created and screened for eligibility by a central team before being available for consideration by participating funders. At the SCRF level, terms of reference and membership for a Working Group and Advisory Group were drawn up and criteria for selection agreed. Our particular emphasis on support for the older demographic was reflected in the specific applications we supported.
The Working Group, comprising of USt SC, Peter Minet Trust and Southwark Charities, identified and assessed Southwark focused applicants. Between April and August this group had almost daily contact. Applications and assessments were discussed and agreed via Zoom.
Weekly meetings of the wider 'Advisory Group' were also held. St George the Martyr and Guy's and St Thomas's Charity were invited to these meetings to allow for input into the process. Principles woven into the approach of the Southwark partnership were trust, communication and a commitment to minimize administrative burdens for applicants. In practice, this meant that a lot of assessments were done by telephone conversations with applicants. Over 90 applications were assessed by the Working Group overall. Between March and September 2020 there were 3 'Waves' of funding through the London Community Response:
Wave 1 was for crisis funding in the form of small grants of under £5,000, for food and essentials.

Wave 2 was for larger 'Crisis' grants of up to £10,000 and 'Delivering Differently' grants of up to £50,000 for initiatives which sought to reach and support population groups in different ways as a result of the Covid restrictions.
Wave 3 was launched at the end of lockdown at the beginning of July. In this wave applicants could apply for small and large grants for crisis activity, 'enable' and 'adapt' activities.

The local partnership selected applicants which were targeting Southwark alone or Southwark and one other borough. The process for selecting, assessing and awarding grants followed that of the London Community Response Fund except in Wave 3. On the back of the Black Lives Matters and the growing recognition that Black and Minority Ethnic groups were particularly badly impacted by the pandemic, a decision was made to prioritize Wave 3 grants in Southwark towards BAME- led, and particularly Black-led, groups.

64 grants were awarded, to 54 different groups, totalling £589,139. Of this:
£54,150 was allocated in Wave 1
£417,149 in Wave 2
£117,840 in Wave 3

Whilst 71% of the funding went to registered charities, 9% was paid to faith-based charities, a further 9% to social enterprises, 4% to community groups and 7% to Tenants & Residents Associations. Activities supported by the funding were 46% on food & essentials; 20% on infrastructure; 2% on digital inclusion; 10% on advice & support services, and 22% on general services, which included programmes and support for young people and care leavers, amongst other things. As noted, nearly half the grants supported food and essentials for people in need. However, some of the funds in the 'infrastructure' category also supported the back office and transformation costs associated with food distribution. Some of the 'infrastructure' investment also supported IT and telecommunication capital costs for charities, many of which found that their infrastructure was insufficient to support the demands of home working and remote contact with clients.

SCRF Activities and Impact
Across all waves, the SCRF helped to ensure that:

39,000 Southwark residents received support (of various kinds) to mitigate the impact of the lockdown. This included the following:

7,700 families and 9,030 individuals in need received weekly food and essentials, distributed by an army of volunteers. They were 'in need' because of isolating at home or financially struggling because of the lockdown.

750 refugees/asylum seekers and around **4,400** new immigrants – received regular food parcels, essentials and support. Many of these groups were very hard hit by the lockdown. This figure includes advice in Spanish for Latin Americans, befriending and other support for the Somali community.

30,000 cooked meals were produced and delivered to older and vulnerable people who were not able or wanting to leave their houses over lockdown (many of whom would normally be attending community or day centres).

6 of Southwark's food distribution hubs received funds to cover staffing, infrastructure and food supplies. This enabled them to secure food and distribute food to thousands of people in need. The funding was particularly critical given that many of them had to close their buildings and forfeit the essential income.

5 frontline organisations were funded for essential IT or phone improvements so that they were able to continue to deliver important community and 1-1 services to around 6,500 users.

1,600 children and young people were engaged and supported in various ways, from provision of computers to homework support, mentoring and youth club activities (after July) and online activities.

A helpline for homeless people was set up with start-up funding and received 600 enquiries over 12 weeks.

120 tenants in financial stress and/or at risk of eviction because of the lockdown have been funded to get legal and other advice (a 12-month service)

80 care-leavers, a particularly vulnerable group at this time, were supported with an online helpline and therapeutic support

500 people with mental health and anxiety concerns, were able to take part in an online community choir and received online peer support.

1,850 local residents benefitted from online community quizzes and events, exhibitions, socially distanced fetes and cycling projects during the covid-19 restrictions.

The experience of working collaboratively was extremely positive and productive; we were able to identify many more VCS organisations across Southwark which will bear fruit once we have achieved our development goals and have a significantly greater grant-making capacity.

DEVELOPMENT PLANS

As indicated in last years' report, the Trustees regretfully terminated the contract with Allies & Morrison and appointed Fathom Architects, who designed a single building solution, with a garden to the rear, which addresses all the issues identified with the A&M two building design. Positive engagement with LB Southwark continued via video meeting, with a series of Pre-application discussions. A formal planning application was submitted on 2nd November 2020, the 303rd anniversary of Edward Edwards' Deed, and an auspicious date for the charity. The application can be viewed on the Southwark Council Planning Portal reference number 20/AP/3250 (https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJIZCQKB03Q00)

Before submission a public exhibition and consultation was conducted in July, between the first and second lockdowns. We were particularly pleased to show our plans to residents of Quadrant House, who have been apprehensive about the impact of local developments on them, and they were very supportive of our proposed gardens facing Chancel Street, and the provision of a Community Hub, a "Village Hall", available to the local community. At the same time the existing residents of Edward Edwards' House were invited to meet staff from United St Saviour's Charity, whose new almshouse in Southwark Park Road, Bermondsey commenced construction in March 2020; it has been agreed that all the residents will move to this new almshouse, partly nominated by the Council. The building, named Appleby Blue, will open in early 2022, when the residents will relocate. The charity has reassured the residents that they will be subsidised if required so that they will not be faced with increased costs as a result of the move. They have also been assured that, if they wish to, they will be able to return to the new almshouse when it opens in late 2024/early 2025.

Savills were appointed to act as marketing agents for the new development, both to identify and approach potential funding partners and potential tenants.

POST-BALANCE SHEET EVENTS

The charity has begun to engage with institutional investors and funding partners to be able to achieve its goal of commencing the construction phase of the development in early 2022. It is probable that our application will be considered by the planning committee in July 2021, and we are confident that the plans will be approved.

GOING CONCERN

The Trustees consider that the demand for the charity's services will continue. The Trustees continue to ensure that the risks associated with financial markets relating to investments are minimised. The Trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report of the Trustees and financial statements.

TRUSTEES' RESPONSIBILITIES STATEMENT

The Trustees (who are also directors of Southwark Charities Ltd 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 and charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. 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 estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

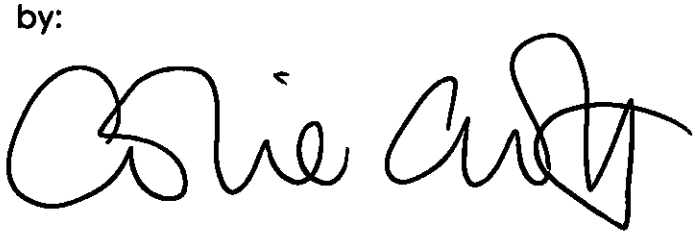
PROVISION OF INFORMATION TO AUDITORS

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

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware, and

- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any information needed by the charitable company's auditors in connection with preparing their report and to establish that the charitable company's auditors are aware of that information.

This report was approved by the Trustees on 17th June 2021 and signed on their behalf, by:



Ms Caroline Croft
Director

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHWARK CHARITIES

Opinion

We have audited the financial statements of Southwark Charities ('the company') for the year ended 30 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 December 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Opinions 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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit, or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a Strategic Report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- • Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Neil Finlayson (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Date 30 July 2021
Devonshire House
60 Goswell Road
London
EC1M 7AD

SOUTHWARK CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 30 December 2020

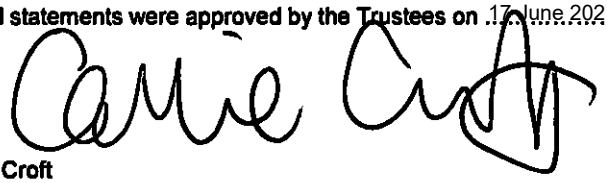
	Note	Unrestricted Funds £	Permanent endowment Fund £	Total 2020 £	Total 2019 £
INCOME AND ENDOWMENTS FROM:					
Investments	2	675,221	-	675,221	786,339
Charitable activities	3	81,791		81,791	82,469
Donations	4	200		200	-
Government grant	5	14,272		14,272	-
TOTAL INCOME AND ENDOWMENTS		771,484	-	771,484	868,808
EXPENDITURE ON:					
Cost of raising funds:					
Investment property costs	6	51,329		51,329	56,256
Charitable activities:	7				
Member support		277,582		277,582	282,253
Almhouses provision		478,528		478,528	464,542
TOTAL EXPENDITURE		807,438	-	807,438	803,051
NET INCOME/(EXPENITURE) AND NET MOVEMENT IN FUNDS BEFORE GAINS AND LOSSES ON INVESTMENTS		(35,954)	-	(35,954)	65,757
Gains and losses on investment assets	14, 15	(216,341)	-	(216,341)	1,894,424
Revaluation of tangible fixed assets	13	223,732	-	223,732	223,732
Transfer between funds		249,000	(249,000)	-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		220,437	(249,000)	(28,563)	2,183,913
Funds brought forward at 31 December 2019		31,102,730	249,000	31,351,730	29,167,816
TOTAL FUNDS AT 30 DECEMBER 2020		31,323,167	-	31,323,167	31,351,729

All activities relate to continuing operations.
The notes on pages 22-33 form part of these financial statements.
The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

SOUTHWARK CHARITIES
BALANCE SHEET
as at 30 December 2020

	Note	2020 £	2019 £
FIXED ASSETS			
Tangible assets	13	11,186,599	11,186,599
Investment property	14	3,811,976	3,811,976
Investments	15	13,889,189	14,105,630
		28,887,764	29,104,205
CURRENT ASSETS			
Debtors	16	1,746,724	652,306
Cash at bank and in hand		717,450	1,628,737
		2,464,174	2,281,043
CREDITORS: Amounts falling due within one year	17	(28,771)	(33,519)
NET CURRENT ASSETS		2,435,403	2,247,524
NET ASSETS		31,323,167	31,351,729
CHARITY FUNDS			
Permanent endowment fund	18	0	249,000
Unrestricted funds			
General fund	18	23,076,262	22,855,824
Designated fund	18	8,246,905	8,246,905
		31,323,167	31,351,729

The financial statements were approved by the Trustees on 17 June 2021 ...and signed on their behalf, by:



Ms Caroline Croft
Director
The notes on pages 22-33 form part of these financial statements.

SOUTHWARK CHARITIES
STATEMENT OF CASH FLOWS
for the year ended 30 December 2020

	Note	2020 £	2019 £
Cash flows from operating activities	20	(1,586,609)	(1,150,773)
Cash flows from investing activities			
Investment income	2	675,222	786,339
Purchase of investments		-	-
Proceeds from sale of investments	15	-	1,444,867
Change in cash and cash equivalents in the year		(911,387)	1,080,433
Cash and cash equivalents brought forward		1,628,737	548,304
Cash and cash equivalents carried forward		717,450	1,628,737

1 Accounting Policies

Company Information

Southwark Charities, a registered charity, is a company limited by guarantee, not having a share capital and is incorporated in England and Wales. The registered office is 39 Edward Edward's House, Nicholson Street, London SE1 0XL.

Basis of preparation of financial statements

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Southwark Charities 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.

Under a new scheme of the Charity Commissioners dated 10th December 2010 the former charities of Christchurch United Charities, Edward Edwards' Charity, The Albert Institute and Marlborough Street Estates Fund and St. Mary Newington United Charities merged and became known as Southwark (Christchurch and St Mary's) Charities of which Southwark Charities is Corporate Trustee.

Under a uniting direction in the new scheme deed the charity is treated as forming part of the company for the purposes of part II (registration) and part VI (accounting) of the Charities Act 1993. The assets and liabilities of the former Charities were transferred to the new Charity effective from 1st January 2011.

Following a uniting direction under Section 96(6) of the 1993 Charities Act dates 31st March 2011, the financial statements incorporate the Joseph Collier Holiday Trust of which Southwark Charities is Corporate Trustee, hence consolidated financial statements are prepared.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest pound.

Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular, the trustees have considered the charitable company's forecasts and projections and have taken account of pressures on income and the impact of Covid-19. This has affected the value of our investment portfolio although it is expected that this will recover in the medium term. After making enquiries, the trustees have concluded that there is a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. The charitable company therefore continues to adopt the going concern basis in preparing its financial statements.

Company status

The company is a company limited by guarantee. The members of the company are the Trustees named on page 1. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

1 **Accounting Policies (continued)**
Fund accounting

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

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

The permanent endowment fund represents those assets that must be held permanently by the Charity. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as either restricted or unrestricted income, as appropriate. It was identified that this had been misstated since 2011 and therefore has been transferred to general unrestricted funds during the year.

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

Income
All income is recognised once the charitable company has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

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

Rental income and investment income including interest receivable is included on an accruals basis.

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.

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Freehold Property - 2% straight line

The freehold properties are valued on an annual basis and are subject to revaluation or impairment at the balance sheet date based on the revaluation provided.

1 **Accounting Policies (continued)**

Investments
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

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 bank.

Debtors

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

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.

Creditors and provisions

Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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.

Critical accounting estimates and areas of judgement

In preparing these accounts, management has made judgements, estimates and assumptions that affect the application of the charity's accounting policies and the reported assets, liabilities, income and expenditure and the disclosures made in the accounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.
Significant accounting judgements and estimates include:

- Carrying value of the operational and investment properties
- The depreciation rate

2 INVESTMENT INCOME

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Rental income - Investment properties	142,757	192,372
Dividend income from listed investments	528,893	589,246
Bank interest received	3,571	4,721
	675,221	786,339

3 INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Almshouses Weekly Maintenance charges	81,791	82,469

4 INCOME FROM DONATIONS

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Donations	200	-

5 INCOME FROM GOVERNMENT GRANTS

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Coronavirus Job Retention Scheme	14,272	-

6 COSTS OF RAISING FUNDS

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Rental property maintenance costs	26,567	36,513
Support costs (Note 9)	24,762	19,743
	51,329	56,256

7 EXPENDITURE ON CHARITABLE ACTIVITES

	Member support £	Almshouses Provision £	Total 2020 £	2019 £
Almshouses expenses	-	167,050	167,050	172,252
Christmas parties and gifts	23,353	-	23,353	27,330
Summer holiday benefits	-	-	-	57,393
Outdoor pensions	31,900	-	31,900	34,025
Grants payable (Note 11)	148,361	-	148,361	92,321
Support costs (Notes 9)	50,895	288,405	339,300	315,866
Governance costs (Note 8)	23,073	23,073	46,145	36,613
Net expenditure from charitable activities	277,582	478,528	756,109	735,800

8 GOVERNANCE COSTS

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Auditors remuneration	11,940	12,321
Other accountancy Fees	2,985	-
Legal and professional fees	6,458	4,548
Support costs (Note 9)	24,762	19,743
	46,145	36,613

9 SUPPORT COSTS

	Costs of raising funds	Charitable activities	Governance costs	Total 2020	Total 2019
	£	£	£	£	£
Training	-	-	-	-	258
Telephone	336	1,568	336	2,240	2,179
Computer expenses	2,404	11,221	2,404	16,029	6,963
Council Tax & Rates	389	1,816	389	2,594	687
Insurance	229	1,067	229	1,525	1,412
Printing, postage & stationary	489	2,283	489	3,261	2,961
Repair & maintenance	30	140	30	200	1,172
Travel	145	678	145	968	864
Subscriptions	227	1,060	227	1,514	1,464
Sundry expenses	473	2,213	473	3,159	2,567
Advertising	-	-	-	-	-
Pension	1,345	6,276	1,345	8,966	-
Social security	1,777	8,294	1,777	11,848	-
Wages & Salaries	16,918	78,952	16,918	112,788	122,090
Depreciation	-	223,732	-	223,732	223,732
	24,762	339,300	24,762	388,824	366,349

Analysis of governance costs and support costs

The Charity initially identifies the costs of its support functions. It then identifies those which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the two key charitable activities undertaken in the year. The allocation is generally based on the Trustees' assessment of staff time spent on each activity. Depreciation of the Almshouses is allocated 100% to the Almshouses provision.

10 NET RESOURCES EXPENDED

This is stated after charging:

	2020	2019
	£	£
Depreciation of tangible fixed assets: owned by the charity	223,732	223,732
Auditors' remuneration	11,940	11,940

During the year, no Trustees received any remuneration
During the year, no Trustees received any benefits in kind.
During the year, no Trustees received any reimbursement of expenses.

11 GRANT AWARDS

Grants awarded to organisations and individuals during the year are listed below:

	2020
	£
Astley & Cooper TRA	5,400
AGE UK	12,000
Blackfriars Settlement	11,000
London Senior Social	16,080
MAN Elders Group	6,700
Mint St Music Festival	1,000
Pecan Hourbank	5,000
Silverfit	3,840
Southwark Playhouse	2,025
Time & Talents	5,000
Walworth Golden Oldies	1,440
Southwark Community Response Fund	75,000
	144,485
Grants awarded to individuals	3,876
Total Grants awarded	148,361

12 STAFF COSTS

Staff costs were as follows:

	2020	2019
	£	£
Wages and salaries	116,776	116,873
Social security costs	11,848	11,085
Other pension costs	8,966	8,310
	137,590	136,249

The average monthly number of employees during the year was as follows:

	2020	2019
	No.	No.
	3	3

One employee received remuneration between £70,000-£79,000 (2019: nil) and no employees received remuneration between £60,000- £69,999 (2019: 1 employee)
Key management personnel include the Trustees and Chief Executive Officer. Total remuneration paid was £84,053.

13 TANGIBLE FIXED ASSETS

	Freehold Property £
Valuation	
At 31 December 2019	11,186,599
Additions	-
Revaluation	-
At 30 December 2020	11,186,599
Depreciation	
Charge for the year	223,732
On revalued assets	(223,732)
At 30 December 2020	-
Net Book Value	
At 30 December 2020	11,186,599
At 30 December 2019	11,186,599

The freehold properties were revalued at 30th December 2017 by S&R Surveyors, Chartered Surveyors and the Trustees are satisfied that there has been no material movement in the valuation as at 30th December 2020 based on advice from independent chartered surveyors.

14 INVESTMENT PROPERTY

	Investment property 2020	Investment property 2019
	£	£
Valuation		
At 30 December 2019	3,811,976	3,811,976
Additions	-	-
Disposals	-	-
Surplus/(deficit) on revaluation	-	-
At 30 December 2020	3,811,976	3,811,976

The investment properties were revalued at 30th December 2017 by S&R Surveyors, Chartered Surveyors and the Trustees are satisfied that there has been no material movement in the valuation as at 30th December 2020.

15 FIXED ASSET INVESTMENTS

	Listed securities 2020	Listed securities 2019
	£	£
Market value		
At 30 December 2019	14,105,530	13,655,972
Additions		-
Disposal proceeds		(1,444,867)
Realised/unrealised gains	(216,341)	1,894,425
At 30 December 2020	13,889,189	14,105,530

Investments at market value comprise:

	2020	2019
All the fixed asset investments are held in the UK.	£	£
Listed investments	13,889,189	14,105,530

Unlisted investment in subsidiaries	2020	2019
	£	£
Edward Edwards Development Company Limited	100	100
Company no: 11847761		
Country of registration/operation: England and Wales		
Principal activities: Development of building projects		
Total Fixed Asset Investments	13,889,289	14,105,630

16 DEBTORS	2020	2019
	£	£
Trade debtors	1,117	17,745
Other debtors	-	1,026
Prepayments and accrued income	18,557	20,553
Amounts due from subsidiary undertakings	1,727,050	612,982
	1,746,724	652,306

17 CREDITORS: amounts falling due within one year	2020	2019
	£	£
Social security and other taxes	3,370	3,766
Other creditors	8,401	8,853
Accruals and deferred income	17,000	20,900
	28,771	33,519

Deferred income relates to rent received in advance.

Deferred income analysis

Balance as at 30 December 2019	3,900
Released from prior year	(3,900)
Deferred in current year	-
Balance as at 30 December 2020	-

18 SUMMARY OF FUNDS

	Funds b/fwd £	Incoming resources £	Resources expended £	Transfer £	Gains/ (Losses) £	Carried forward £
Designated funds	8,246,905	-	(33,656)	33,656	-	8,246,905
General funds	22,855,825	770,607	(772,905)	215,344	7,391	23,076,262
Permanent endowment fund	249,000	-		(249,000)		0
	31,351,730	770,607	(806,561)	-	7,391	31,323,167

The designated reserve fund represents the sums set aside by the trustees for repair and maintenance including improvement or rebuilding of the almshouses.

After investigation it was agreed the permanent endowment fund in the Joseph Collier Holiday Trust had been misstated since 2011. It was therefore transferred into the General Unrestricted Funds. Investment fund growth is now accrued to the General Funds.

19 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General fund £	Designated fund £	Total 2020 £	Total 2019 £
Tangible fixed assets	5,996,169	5,190,430	11,186,599	11,186,599
Fixed asset investments	12,910,213	978,976	13,889,189	14,105,630
Investment property	3,811,976	-	3,811,976	3,811,976
Debtors	37,710	1,709,014	1,746,725	652,306
Cash at the bank and in hand	717,450	-	717,450	1,628,737
Creditors due within one year	(28,771)	-	(28,771)	(33,519)
	23,444,747	7,878,420	31,323,167	31,351,729

20 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2020	2019
	£	£
Net movement on funds	(28,563)	2,183,913
Add: Depreciation charge	223,732	223,732
Deduct: Investment income	(675,221)	(786,339)
Add/Deduct: Gains on investments	216,341	(1,894,525)
Deduct: Revaluation on tangible fixed assets	(223,732)	(223,732)
Decrease (increase) in debtors	(1,094,418)	(637,425)
Increase (decrease) in creditors	(4,748)	(16,397)
	(1,586,609)	(1,150,773)

21 FUND BALANCES AND ASSETS AND LIABILITIES OF AMALGAMATED CHARITIES

The financial statements amalgamate the funds of Southwark (Christchurch and St. Mary's) Charities and Joseph Collier

	Southwark (Christchurch and St. Mary's) Charities	Joseph Collier Holiday Trust
	£	£
Tangible fixed assets	11,186,599	
Fixed asset investments	13,459,987	429,202
Investment property	3,811,976	
Debtors	1,746,724	
Cash at the bank in hand	717,450	
Creditors due within one year	(28,771)	
	30,893,965	429,202

22 RELATED PARTY DISCLOSURES

Included in debtors is a balance of £1,727,050 (2019: £612,982) due from Edward Edwards Development Company Limited a 100% owned subsidiary.