

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 AUGUST 2025

REDEEMER

WINCHESTER

(Charitable Incorporated Organisation)

CHARITY REGISTRATION No: 1183897

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LEGAL AND ADMINISTRATIVE INFORMATION

CHARITY NUMBER	1183897
DATE OF REGISTRATION	14 June 2019
START OF FINANCIAL YEAR	01 September 2024
END OF FINANCIAL YEAR	31 August 2025
TRUSTEES AS AT 31st AUGUST 2025	J. A. Clifton (Pastor, Elder) G. Davies (Elder) C. Evans (Assistant Pastor, Elder) N. K. Mountney (Elder) C. B. Sanford (Elder) J. Alfred (Elder, appointed 6th October 2025) M. Smyth (Elder, appointed 6th October 2025)
LEGAL STATUS	Charitable Incorporated Organisation
GOVERNING INSTRUMENT	CIO Foundation Registered 14th June 2019

OBJECTS

1) THE ADVANCEMENT OF THE CHRISTIAN FAITH IN ACCORDANCE WITH THE BASIS OF FAITH, PRIMARILY, BUT NOT EXCLUSIVELY, WITHIN WINCHESTER AND THE SURROUNDING NEIGHBOURHOOD.

2) SUCH OTHER CHARITABLE PURPOSES AS SHALL, IN THE OPINION OF THE CHARITY TRUSTEES, PUT INTO PRACTICE THE CHRISTIAN FAITH IN ACCORDANCE WITH THE BASIS OF FAITH, INCLUDING BUT NOT LIMITED TO: THE PREVENTION AND RELIEF OF NEED, HARDSHIP AND SICKNESS; THE ADVANCEMENT OF EDUCATION; AND THE PROVISION OF FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE INFIRMITY OR DISABILITY, FINANCIAL HARDSHIP OR SOCIAL CIRCUMSTANCES WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE; PROVIDED THAT THE ADVANCEMENT OF SUCH PURPOSES MUST BE UNDERTAKEN IN A MANNER THAT IS CONSISTENT WITH THE DOCTRINAL DISTINCTIVES AND ETHICAL STATEMENTS AS MAY BE ADOPTED AND AMENDED BY THE CHURCH FROM TIME TO TIME.

CORRESPONDENCE ADDRESS	Redeemer Winchester St Johns House The Broadway Winchester SO23 9BE
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PRIMARY BANKERS	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4TA
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INDEPENDENT EXAMINER	Rachel Goddard BA FCA
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INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/members of Redeemer Winchester CIO on the accounts for the period ended 31st August 2025 set out on pages 7 to 13.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 August 2025.

Responsibilities and basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the ICAEW.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Name: Rachel Goddard BA FCA

Date:

TRUSTEES' REPORT

OBJECTIVES AND ACTIVITIES

The purposes of Redeemer Winchester are

- i) *the advancement of the Christian faith in accordance with the Basis of Faith, primarily, but not exclusively, within Winchester and the surrounding neighbourhood; and*
- ii) *such other charitable purposes as shall, in the opinion of the charity trustees, put into practice the Christian faith in accordance with the Basis of Faith, including but not limited to: the prevention and relief of need, hardship and sickness; the advancement of education; and the provision of facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life; provided that the advancement of such purposes must be undertaken in a manner that is consistent with the Doctrinal Distinctives and Ethical Statements as may be adopted and amended by the Church from time to time.*

When planning and reviewing the objectives of the activities of the Church, due consideration has been given to the Charity Commission's general guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion.

In particular, the church set out to enable people to live out their faith as part of our church in their local communities through:

- Worship and prayer
- Learning about the gospel
- Developing their knowledge and trust in Jesus
- Provision of pastoral care for those attending the church
- Missionary and outreach work

ACHIEVEMENTS AND PERFORMANCE

The Church is committed to reaching, teaching, discipling and training Christians to live out and hold out the Christian faith in Winchester and further afield. The Church welcomes members and attenders from all backgrounds and actively seeks to invite members of both the Church and the local community to benefit from its ministries.

Here is a summary of the ongoing activities of the church:

i) Sunday church services for corporate worship, prayer and teaching from the Bible

The main activity of the church is our weekly Sunday gathering at Westgate School. Not only is there a service for adults, but alongside the Sunday service are several groups for children ranging from babies to teenagers. By the end of the reporting period there was an average attendance of 250-260. Including 85-95 under 18s.

During our Sunday morning services, we covered a range of teaching series including a series on the book of Acts, the book of Exodus, the book of Jonah and the book of James. There were one-off talks that were more accessible for visitors (Encounters with Jesus).

The evening service continues to be well attended, with an average of around 60. As part of each evening service there is preaching, singing, prayer and usually an interview with one of the church members. In the evenings, we taught through the books of Isaiah, 2 Peter and Luke with some one-off talks answering common objections people have to the Christian faith.

ii) Redeemer Midweek

Midweek groups provide support, bible study and prayer in a small group setting. There were about 120 adults involved in Redeemer Midweek across 10 groups. The groups also serve as a place where members of the church can find support and practical help if they are facing difficult times.

TRUSTEES' REPORT

iii) Redeemer Women

A weekly group for women to discuss the Bible, encourage one another and pray. There were about 50 women who were involved in the group, although not all would come each week. A creche ran alongside the meeting so that new mums could take part as well. There was a spread of ages and the group included mums, shift workers and retirees. They spent most of the year going through the book of Romans.

iv) Redeemer Students

Redeemer Students is a midweek group mainly for the students who attend Redeemer. The students are mix of undergraduates and post-graduates with some from the University of Winchester and some from the Winchester School of Art.

Tom Sussex joined the staff team as a Trainee Pastor with specific responsibility for overseeing the student ministry. During the reporting period, the group moved from a Sunday afternoon to a Thursday evening. Each week the students enjoyed a cooked meal, time to chat and then time looking at the Bible in smaller groups. In the autumn term there was the annual Student Weekend Away in the New Forest which included Bible teaching on the topic of The Resurrection given by Tom. There were also walks and seminars. 30 joined us.

v) Redeemer Kids

During the reporting period, there were 5 groups meeting on a Sunday morning with about 75 0-11yr olds taking part. There is a team of volunteers who help run Redeemer Kids, headed up by the Youth and Children's Worker.

vi) Redeemer Youth

There are two groups that serve the 11-18yr olds at Redeemer. Rooted (11-14yr olds) met most Sunday mornings and three times each term for a midweek meal. There were on average about 10 who joined the group each week. On a Sunday morning they spent time looking at different passages from the Bible. Anchored (14-18s) moved to meeting every other week on a Sunday morning to meeting every other week on a Tuesday evening with about 5 meeting each week. There was a weekend away for the Rooted age group.

During the week, the church also ran a group called Re:Charge for school years 4-7. It met on a Wednesday for Bible study and games with about 10 attending each week.

vii) Ministry Training Scheme

In line with our objective to provide training, two Ministry Trainees continued into a second year with Redeemer. They received training in pastoral ministry, theology and Biblical studies through a training course based in Southampton called Equip. The Ministry Trainees also served the church as part of the Redeemer Kids and Redeemer Students team.

viii) Partnering with Reach South

As part of our objective to support gospel ministry beyond Winchester, Redeemer Winchester partnered with three other churches as part of the Reach South network. In the reporting period, Redeemer Winchester helped spear-head a new church planting venture in Chichester. Redeemer provided funds and human-resources to help with planning and launching the new church.

On top of these regular ministries, there were a number of one-off groups that met and activities that took place:

- Two Membership Matters courses were arranged for new members.
- We ran a parenting evening for families within the church.
- In April we had our bi-annual church weekend away. About 150 joined us for a weekend with up front teaching on Prayer, children's groups and activities and other social events arranged.

TRUSTEES' REPORT

- The youth group (Anchored) hosted a church-wide evening in support of persecuted Christians across the world. They cooked a three course meal (each course represented a different country) and all the money raised went to support Christians in need.
- In June we arranged for a group of 5 from a church in Slovakia to spend a weekend with our church family to increase ties between the two churches and offer training and input.

During the reporting period, the church also hosted a number of community events. There were two carol services at Christmas; a children's Turn Up and Take Part Nativity event and a Women's Christmas wreath evening. Members of the wider community attended each event.

The charity also supported the advancement of the Christian faith beyond Winchester. The church made gifts to other churches including in Slovakia, Salisbury and Sunderland.

By the end of the reporting period, the church had grown from an initial congregation of about 210 gathering on a Sunday morning, to about 270. The church has a formal register of members. In August 2024 there were 153 formal members of the church. A large proportion of the adults who attend (70 plus) were volunteering in various ways to help the church carry out its ministries.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Church as a legal entity is a Charitable Incorporated Organisation, affiliated to the Fellowship of Independent Evangelical Churches (FIEC). It is governed by a constitution dated 14 June 2019. Registered Charity status was granted on 14 June 2019 under Registration Number 1183897.

The Charity is governed by a board of Trustees who also constitute the members of the Charity and the leadership of the Church. They meet regularly (normally fortnightly) to set policy and review the activities of the Church, and their decisions are subject to the scrutiny of the members of the Church body (via church members meetings) in accordance with the Church Bye-laws (also known as 'The Church's Life and Conduct'), a document which sets out the practical workings of the Church.

Significant financial decisions are taken with the approval of the members of the Church body through a formal vote and in line with the Financial Control's Policy.

Trustees are nominated by existing trustees when they have satisfied themselves of the need of further trustees and the qualifications – spiritual and otherwise – of the person proposed for the role. The church body will then approve the nomination as specified in the Church Bye-Laws.

All trustees serve without remuneration in their capacity as Trustees with the exception of those trustees who are also Pastors of the church. Pastors receive remuneration in that capacity at levels determined by non-Pastor Trustees, as well as – in some cases – rent payments in connection with the Church Manses at levels determined by the non-Pastor Trustees, meeting separately, at or below the appropriate market levels for the relevant property. The Pastors themselves do not participate in any determination of the remuneration they receive. No other Trustees have a beneficial interest in the Church.

FINANCE

Total receipts over the reporting period (01 September 2024 – 31 August 2025) amounted to £324,221 over the year. Total outgoings were £297,221. The balances carried forward into September 2025 totalled £115,909.

A full financial report, together with statement of the Independent Examiner, is appended.

After a large uptick in spending during the previous financial year, the trustees increased spending by a more modest amount. The main areas of increased expenditure came from:

- Increased venue costs due to increases in cost of hire and new venues being leased
- The trustees agreed to subsidise some of the cost of the weekend away
- As the student ministry grew, then so costs increased as well to cover venue and food expenses a

TRUSTEES' REPORT

The Charity's funding principally comes from gifts and donations made by members of the congregation together with associated Gift Aid.

A reserves policy exists whereby – in normal circumstances – cash reserves should be retained amounting to 3 months basic operating costs (such costs being estimated at a nominal 80% of the full current-year charity budget.) In the reporting period this target was met.

It is anticipated that in the coming year there will be a substantial increase in expenditure as the church moves the Sunday morning venue and their midweek venues. The trustees expect to run a budget deficit for the year ending 31 August 2026, but to then move into a surplus again the following financial year.

RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document.

They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

This report was approved by the Trustees of the Church on 24th February 2026 and signed on their behalf by:

C. B. Sanford

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 25

	Notes	YEAR 2025 £	YEAR 2024 £
INCOMING RESOURCES			
Incoming Resources from Generated Funds	3.1	305,631	243,907
Incoming Resources from Charitable Activities	3.2	18,036	4,698
Other Incoming Resources	3.3	253	177
TOTAL INCOMING RESOURCES		323,920	248,782
RESOURCES EXPENDED			
Charitable Activities	4.1	294,646	213,625
TOTAL RESOURCES EXPENDED		294,646	213,625
NET MOVEMENT IN FUNDS		29,274	35,157
TOTAL FUNDS BROUGHT FORWARD		89,109	53,952
TOTAL FUNDS CARRIED FORWARD		118,383	89,109

All funds received and expended by Redeemer Winchester in the period were unrestricted. Movements on all reserves and all recognised gains and losses are shown above.

All of the organisation's operations are classed as continuing.

The notes on pages 9 to 13 form part of these financial statements.

REDEEMER WINCHESTER
(Charitable Incorporated Organisation)

**BALANCE SHEET
AS AT 31 AUGUST 2025**

	Notes	TOTAL 2025 £	TOTAL 2024 £
Fixed Assets			
Tangible Assets	8	241	482
Total Fixed Assets		<u>241</u>	<u>482</u>
Current Assets			
Debtors & Prepayments	9	56,471	22,686
Cash at Bank and in Hand	10	69,634	73,964
Total Current Assets		<u>126,105</u>	<u>96,650</u>
Creditors: Amounts falling due within one year	11	7,963	8,023
NET CURRENT ASSETS		118,142	88,627
TOTAL ASSETS less current liabilities		<u>118,383</u>	<u>89,109</u>
NET ASSETS		<u>118,383</u>	<u>89,109</u>
Funds of the Charity			
General Funds		118,383	89,109
Total Funds		<u>118,383</u>	<u>89,109</u>

Approved by the Trustees on 24th February 2026.

Signed on their behalf by Trustee

C. B. Sanford

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2025

1. BASIS OF PREPARATION

1.1 Basis of Accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) - (Charities SORP - FRS102) and the Charities Act 2011.

The Charity meets the definition of a public benefit entity under FRS102 through the objectives as set out in the Trustees' Report.

Assets and liabilities are initially recognised at historical cost unless otherwise stated in the relevant accounting policy notes.

1.2 Assessment of Going Concern

Preparation of the accounts is on a going concern basis. The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The trustees have prepared projections for more than 12 months from the signing of the accounts and are confident that the charity will be able to meet its financial obligations as they fall due in the foreseeable future

2. ACCOUNTING POLICIES

2.1 Income

Income is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part, income is generally recognised when it is received. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Recoverable Gift Aid is recognised when the related donation is received. Gift aid that has not been recovered by the Balance Sheet date is included as a debtor.

The Charity relies on volunteers to carry out many of its activities. However, in accordance with the SORP, the value of these services has not been included in these financial statements as they cannot be reliably measured.

2.2 Expenditure & Liabilities

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Governance costs are those costs associated with the governance arrangements which primarily relate to constitutional and statutory requirements and include the strategic planning processes that contribute to the future development of the charity.

Pension contributions are charged to the statement of Financial Activities as they become payable.

2.3 Tangible Fixed Assets

Items purchased or donated for the charity's own use are capitalised when the cost of purchased items, or the fair value of donated items, is more than £500 and the item is expected to benefit the charity over more than one accounting period.

REDEEMER WINCHESTER
(Charitable Incorporated Organisation)

3. INCOMING RESOURCES

	2025	2024
	£	£
3.1 Incoming Resources from Generated Funds		
Voluntary Income:		
Donations, Gifts & Offerings	256,958	199,896
Gift Aid Tax Recovered	48,673	43,711
Grants	-	300
	305,631	243,907
3.2 Incoming Resources from Charitable Activities		
Student Weekend	1,299	1,456
Church Weekend	13,005	-
Events & Activities	1,420	1,668
Food Contributions	1,795	1,286
Bookstall Income	517	288
	18,036	4,698
3.3 Other Incoming Resources		
Bank & Other Interest	253	177
	253	177

4. RESOURCES EXPENDED

	Notes	TOTAL	TOTAL
		2025	2024
		£	£
4.1 Charitable Activities			
Ministry Activities			
Staff Costs	5.1, 6	184,744	138,400
Venue Hire		27,860	26,551
Refreshments		1,549	2,238
Equipment Costs		1,164	541
Depreciation Expense	8	241	430
Ministry Costs		31,005	14,195
Training Activities & External Costs			
Training Costs		7,296	2,937
External Mission		19,446	10,074
Administrative Costs			
Office Premises		9,399	11,451
Office Expenses		5,170	4,985
Legal, Professional & Affiliation Fees		1,616	1,596
Benevolent Fund		5,156	227
		294,646	213,625

REDEEMER WINCHESTER
(Charitable Incorporated Organisation)

5. DETAILS OF CERTAIN LINES OF EXPENDITURE

5.1 Trustee Expenses

	2025	2024
Number of trustees who were paid expenses	2	2
Nature of the expenses	Ministry, Training & Administrative Costs	Ministry, Training & Administrative Costs
Total amount paid	<u><u>£ 1,707</u></u>	<u><u>£ 1,573</u></u>

5.2 Trustee Remuneration

During the period, Jonathan Clifton, a trustee of Redeemer Winchester received remuneration in his capacity as Pastor, and not as a trustee, as permitted by the governing document. This was comprised of Gross Pay of £29,662 (2024: £28,521), Employer Pension Contributions of £5,191 (2024: £4,991), and Accommodation Costs of £21,676 (2024: £20,842).

During the period, Christopher Evans, a trustee of Redeemer Winchester received remuneration in his capacity as Assistant Pastor, and not as a trustee, as permitted by the governing document. This was comprised of Gross Pay of £22,483 (2024: £20,132), Employer Pension Contributions of £2,810 (2024: £2,406), and Accommodation Costs of £17,004 (2024: £18,337).

5.3 Trustee Donations

Donations from Trustees and their related parties, received without conditions, during the year amounted to £26,849 (2024: £26,295).

5.4 Related Party Transactions

Redeemer Winchester holds a perpetual lease with Jonathan Clifton for the use of residential property as a manse. The initial monthly rental was set at market value and it has been increased in line with annual inflation since. The only other payments made to the trustees or any person connected with them consisted of reimbursements for items purchased on behalf of the Church in furthering the Charity's objects. No other trustees received any remuneration or benefits in kind during the financial year.

5.5 Funds Received as Agent

Within Sundry Creditors are amounts held on behalf of other entities, which the Charity has held as agent, as follows.

		2025	2024
		£	£
Grants for ministry trainees (2024)	Received		1,000
	Paid Out		1,000
	Balance at year end	-	-
Donations to Open doors	Received	835	500
	Paid Out		500
	Balance at year end	835	-
Total	Received	835	1,500
	Paid Out	-	1,500
	Balance at year end	<u><u>835</u></u>	<u><u>-</u></u>

REDEEMER WINCHESTER
(Charitable Incorporated Organisation)

6. STAFF COSTS AND NUMBERS

	2025	2024
	£	£
Gross Wages & Salaries	125,828	84,892
Social Security Costs	4,159	1,283
Defined Contribution Pension Scheme	14,659	12,316
Accommodation Costs	38,680	39,179
Other Costs	1,418	730
	184,744	138,400

Employees who were engaged in each of the following activities:

	TOTAL	TOTAL
	2025	2024
Charitable Activities	6	4
	6	4

No employees received emoluments in excess of £60,000 (2024: None)

7. OPERATING LEASE COMMITMENTS

The commitments under non-cancelling operating leases and capital commitments as at:

		LAND & BUILDINGS	OTHER
		£	£
31 August 2025:	Within 1 year	1,885	422
	After 1 year	-	-
31 August 2024:	Within 1 year	8,492	422
	After 1 year	1,885	1,091

8. FIXED ASSETS

		2025	2025
		Equipment	TOTAL
		£	£
Cost	1 September 2024	1,346	1,346
Additions		-	-
Disposals		-	-
Cost Value at	31 August 2025	1,346	1,346
Depreciation	1 September 2024	864	864
Charge		241	241
Disposal		-	-
Depreciation at	31 August 2025	1,105	1,105
Net Book Value	1 September 2024	482	482
Net Book Value	31 August 2025	241	241

REDEEMER WINCHESTER
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9. DEBTORS AND PREPAYMENTS

	TOTAL	TOTAL
	2025	2024
	£	£
Sundry Debtors	19,282	1,657
Accrued Income	27,407	11,298
Prepayments	9,782	9,731
	56,471	22,686

10. CASH AT BANK AND IN HAND

	TOTAL	TOTAL
	2025	2024
	£	£
Cash at Bank & in Hand	69,634	73,964
	69,634	73,964

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	TOTAL	TOTAL
	2025	2024
	£	£
Creditors	3,760	6,581
Sundry Creditors	835	-
PAYE & NI	3,080	1,442
Accruals	288	-
	7,963	8,023

12. EVENTS AFTER THE REPORTING DATE

On 24th September 2025 the trustees signed a lease for a term of 5 years for the property of St John's House, The Broadway, Winchester. There is a review date after 3 years and a break in the tenancy can be served six months after the review date.