

# THE CAMBRIDGE FRIENDSHIP TRUST

England & Wales · Charity number 1187876

## Details

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Other names	LYN'S HOUSE CAMBRIDGE
Status	Registered
Legal form	CIO
Registered	2020-02-11
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Lyn's House The Lodge 12-14 Grange Road Cambridge CB3 9DU
Phone	01223741039
Email	<a href="mailto:lynshouse.cam@gmail.com">lynshouse.cam@gmail.com</a>
Website	<a href="http://www.lynshouse.org">www.lynshouse.org</a>

## Activities

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**Objects:** THE OBJECT OF THE CIO IS: TO RELIEVE THE NEEDS OF THOSE WITH LEARNING DISABILITIES BY SUPPORTING A COMMUNITY INSPIRED BY THE TEACHINGS OF JEAN VANIER AND THE ETHOS OF THE INTERNATIONAL FEDERATION OF L'ARCHE COMMUNITIES BY OFFERING FRIENDSHIP AND HOSPITALITY TO PEOPLE WITH LEARNING DISABILITIES AND FOSTERING AND SUPPORTING ACADEMIC RESEARCH AND DISSEMINATING ALL USEFUL RESULTS. NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR THE PURPOSES WHICH ARE NOT CHARITABLE IN ACCORDANCE WITH [SECTION 7 OF THE CHARITIES AND TRUSTEE INVESTMENT (SCOTLAND) ACT 2005] AND [SECTION 2 OF THE CHARITIES ACT (NORTHERN IRELAND) 2008].

**Activities:** The Cambridge Friendship Trust works to relieve the needs of those with learning disabilities by supporting a community in Cambridge inspired by the ethos of the International Federation of L'Arche Communities offering friendship and hospitality to people with learning disabilities and fostering and supporting academic research and disseminating all useful results.

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Education/training, Disability, Religious Activities
- **Who:** People With Disabilities, Other Defined Groups

## Geography

- Scotland
- Throughout England

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£86,751	£86,277	-	-
2024-08-31	£30,415	£74,126	-	-
2023-08-31	£122,617	£38,667	-	-
2022-08-31	£37,647	£35,833	-	-
2021-08-31	£8,133	£8,859	-	-
2020-08-31	£5,832	£3,865	-	-

## Trustees

Name	Role	Appointed
<b>Professor David Frank Ford</b>	Chair	2020-02-11
Anna Juliet Margaret Caffell		2023-09-01
Barbara Bennett		2021-10-28
Dr Victoria Ann Rose Grebe		2025-06-26
Jonathan Andrew Young		2020-02-11
Judith Ann Gardom		2020-02-11
Professor Loraine Gelsthorpe		2025-06-26
Rev Anna Holt Jones		2023-09-01
Rev Deborah Perrin Ford		2020-02-11
Toby John Payne		2025-06-26

**THE CAMBRIDGE FRIENDSHIP TRUST**

England & Wales - Charity number 1187876

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# Accounts

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**THE CAMBRIDGE FRIENDSHIP TRUST  
OPERATING AS: LYN'S HOUSE CAMBRIDGE**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2024**

**REGISTERED CHARITY No 1187876  
REGISTERED COMPANY No CE020646**

**THE CAMBRIDGE FRIENDSHIP TRUST  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2024**

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**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2024**

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**The Trustees' Report**

The Trustees present their report with the financial statements of the Charitable Incorporated Organisation for the year ended 31 August 2024. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities 2019 and the Companies Act 2006.

**Registration as a Charity**

The Cambridge Friendship Trust was incorporated as a Charitable Incorporated Organisation and registered with the Charity Commission for England and Wales on 11 February 2020 with the registration number 1187876. The registration with Companies House has the reference CE020468.

**Charitable Objects**

The Cambridge Friendship Trust works to relieve the needs of those with learning disabilities by supporting a community in Cambridge inspired by the ethos of the International Federation of L'Arche Communities offering friendship and hospitality to people with learning disabilities and fostering and supporting academic research and disseminating all useful results.

**Who We Are**

The Cambridge Friendship Trust (operating as Lyn's House) is a community of people with mixed abilities – some with and some without intellectual disabilities. We seek to build mutually transforming relationships within an atmosphere of friendship and acceptance. Christian faith shapes our ethos and our life together. We are committed to finding ways to articulate and express what that means and to share our learning. The community is made up of people from an unusually wide range of Christian denominations and traditions. At the same time, we are open to people of all faiths and none and we value and celebrate the gifts and presence of each person.

**Structure, Governance and Management**

The operation of the Charitable Incorporated Organisation is governed by its Foundation Document. As a charity registered with the Charity Commission for England and Wales, HM Revenue Customs have recognised the charity for tax purposes. Since the charity only uses its funds for charitable purposes no taxation is then payable on the income or gains. The overall responsibility for the operations of the Charitable Incorporated Organisation and its finances is with the Trustees.

**Trustees**

The Trustees who have served during the year and subsequently are:

Professor David Ford

Mrs Barbara Bennett

Miss Anna Caffell (appointed 1 September 2023)

Revd Deborah Ford

Mrs Judith Gardom

Revd Anna Jones (appointed 1 September 2023)

Mr William McVey

Mr Jonathan Young

**Appointment and Training of Trustees**

The power to appoint and remove Trustees is vested with the Trustees. Under the terms of the Foundation Document there shall not be less than three, and not more than twelve, Trustees. Trustees are each appointed for a period of three years. On appointment each Trustee receives copies of the principal constitutional and policy documents of the Trust, with current and forward financial planning information. Trustees are provided with regular updates of relevant information from the Charity Commission and other relevant sources.

**Achievements and Performance**

The reporting period has seen the consolidation of a return to full and 'normal' life in Lyn's House following the global pandemic (30 January 2020 – 5 May 2023). The community has been able to relax into meeting and relating in person again and to begin to look and plan into the future. It has been relief to see a few individuals severely impacted by the pandemic (especially those already suffering with anxiety and social isolation) finally beginning to emerge and flourish again.

The Trustees have developed their membership and elected two new trustees who began their terms in October 2023.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2024**

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During this reporting period, the Trustees have continued to build and nurture Lyn's House's relationship with Queen's College (its new Landlord) through exploring possibilities for collaboration and organising several events together (see below for details). The Trustees also successfully negotiated two significant pieces of refurbishment/improvement work on the house we rent from them for the work of Lyn's House. These were: 1) a full refit of the kitchen units; and 2) replacement/upgrade of the front door and front porch window with new sealed double-glazed units in each case.

### **Aims and Objectives**

Lyn's House is the operating name of the Cambridge Friendship Trust. Lyn's House was founded in consultation with people with intellectual disabilities and their families in the Cambridge area. It gained charitable status (as the Cambridge Friendship Trust) in 2020.

Social isolation and stigma persist for people with intellectual disabilities. Mencap documents the reality of their ongoing impact, despite a shift to community-based models of care. Current financial pressures mean that the providing and ensuring the quality and continuity of social care needed to counter them is often far from ideal – especially given growing professionalisation, where care providers are actively discouraged from developing friendships with those for whom they care. Research by the charity 'WAVE for Change' (2019) shows the importance of social contact in reducing negative attitudes and isolation but demonstrates that people with and without intellectual disabilities rarely meet outside a social care or family setting.

Lyn's House was founded in 2013 not as a care provider, but as a community of friendship for people with and without disabilities. It has links with the University of Cambridge and many of its members are also members of the university. It is also working to develop its relationship with Anglia Ruskin University.

Lyn's House seeks to counter the social isolation and stigmatisation of people with intellectual disabilities, but perhaps more importantly, fosters mutual enrichment and benefit in friendship among people of differing abilities. The experience of being valued for who they are in Lyn's House (rather than what they can achieve) has been important for people with intellectual disabilities, but equally meaningful for everyone involved: university academic and administrative staff, students, church workers, charity workers, parents, carers and family members, and professionals of different kinds and ages living and working in the pressurised, success-driven environment of a modern university & city.

A small residential community of young adults without intellectual disabilities forms part of the wider Lyn's House community. Each year, three individuals commit themselves to living in intentional Christian community and to participation in the life and wider community of Lyn's House – particularly in developing mutually enriching relationships with people who have intellectual disabilities. There has been a growing trend of residential members asking to stay in the residential community longer than the minimum one-year requirement– some for two years, some three. The trustees and a growing network of friends and supporters in Cambridge and the surrounding area ensure longer term continuity in our commitment to members with intellectual disabilities.

The core events of Lyn's House are designed to fulfil our aims by enabling people to meet and spend time with each other in a safe, supported space, and to grow in mutual understanding and appreciation. We have sought to develop the kinds of activities which are natural ways that groups and friends would have time together. These events are planned and monitored in detail by a Steering group, which reports regularly to the Trustees.

### **Core events**

- **Fortnightly meals for small groups of people**

Small groups of people in their 20s and 30s meet to cook and eat together, to pray and to socialise in a relaxed atmosphere of friendship and mutual hospitality. The groups remain consistent across a whole year - and longer when possible - to allow relationships to grow and develop.

- **Monthly tea parties**

All members of the Lyn's House community are invited to share food and socialise in an informal atmosphere. Family members are also welcomed to these larger gatherings, which have become an important point of support and connection for the families and friends of those members of Lyn's House with intellectual disabilities. It is also a time for prospective members (those who have expressed an interest in learning more about Lyn's House) to visit and meet a range of those involved as a first step in discernment, before applying to be involved and beginning the formal recruitment process.

• **Prayer**

We continue to develop forms of praying which support faith and Christian life in ways meaningful and accessible to people of all intellectual abilities and across different Christian denominations and disciplines. This includes weekly online gatherings for a simple form of Night Prayer ('Compline').

• **Additional *ad hoc* events**

In the current reporting period, these included outings, film nights, craft sessions, Christmas parties, barbecue, fireworks etc – including an annual visit (at the invitation of Pembroke College) to their Advent Carol service, followed by a formal meal with the college community in November 2023; a meal in the Faith centre at Queens' college and a summer picnic by the river in Queens' college.

• **Induction, support and training**

We provide these for young adults without intellectual disabilities who participate in the Lyn's House community in a variety of ways.

In so doing, we help non-disabled young adults to engage with their peers who have intellectual disabilities in ways which are respectful, mutual and safe. We also foster reflection and learning, helping them to value the presence and contribution of people with intellectual disabilities and to communicate this in other settings.

We provide regular one-to-one and community support for members of the resident community, together with regular safeguarding training, induction and ongoing supervision of all volunteers involved in Lyn's House.

• **Outreach**

Lyn's House seeks opportunities to communicate our work, and the value and gifts of people with intellectual disabilities, across a growing network of churches, colleges, student groups and supporters in and around Cambridge, and beyond.

In addition to numerous informal conversations and networking, formal speaking/publicity events have included: speaking and preaching about Lyn's House in local churches & University Colleges in Cambridge; regular participation in CamCan (The Cambridge Christian Action Network) events; being present for the first time for the Freshers' Fair at Anglia Ruskin University; contributing to work on theology and disability at St Edmund's College, Cambridge (through their Von Hügel Institute); and contributing to the training/formational work of the Rose Castle Foundation in reconciliation work across difference

**Developing the academic dimension of our charitable purposes**

In line with our charitable aims, there has been significant development of the academic dimension of our work during this period.

In 2023/24, the Trustees finalised a partnership with the University of Aberdeen, through its world-leading research Centre for Spirituality, Health and Disability. The Centre will host our research project 'Growing in Friendship' and will employ the project leader. The project will investigate how people experience belonging to the Lyn's House community; its impact on their lives and faith and will build on and share the findings with other potential beneficiaries. Also in the reporting period, members of the Lyn's House community of all abilities have been involved in designing the research, which received ethical approval from Aberdeen University at the end of the period.

The wider community of Lyn's House will be active participants in the research, and later in its dissemination.

We have continued to develop additional academic partnerships for this work – including the Von Hügel Institute in St Edmund's College, Cambridge and the University of Notre Dame Global Gateway – the latter partnership having included meeting and working with members of L'Arche Italy in Rome (L'Arche is an international network of residential communities for people with and without intellectual disabilities).

**Public Benefit**

The key public benefit Lyn's House provides is the relatively unique opportunity for adults with intellectual disabilities to meet and form friendship groups with others who are not members of their family or carers, nor exclusively other adults with intellectual disabilities.

During the period of this report, the activities of Lyn's House have provided a regular benefit to 16 individuals with an intellectual disability.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2024**

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Lyn's House provides multiple further benefits: both to members of our community (both those with and without intellectual disabilities) and to wider society within Cambridge and beyond – particularly in enabling mutual understanding and friendship across differences that all too often divide and separate people (age, gender, culture, faith, politics, socioeconomic status etc)

Once they become involved in the life of Lyn's House, most of our volunteers stay involved until they move away from Cambridge – and even then, stay in touch –both in the UK and all over the world - taking and sharing their experience and the ethos of Lyn's House into whatever/wherever they have moved on to (often jobs and careers with significant social impact).

During this period, the activities of Lyn's House have provided regular benefit and support to 18+ family members/carers/supporters of our disabled community members. As time progresses and some parents/carers are having to face the loss of a partner/fellow carer, along with other age-related diminishments, Lyn's House has provided an opportunity for them to talk openly about their concerns and future hopes/plans/challenges in ensuring ongoing care and provision for their adult children (with intellectual disabilities) beyond their lifetime.

During this reporting period, at least 18 volunteers without intellectual disabilities were actively involved in the regular events of Lyn's House – many of them students at Cambridge University or young professionals living and working within Cambridge.

Others have become aware of (and some then involved in) Lyn's House through external events (see Core Events: 'Outreach' above).

People with intellectual disabilities and the contribution they make are often not visible. The work, activities and outreach of Lyn's House also aim to increase awareness about and the visibility of people with intellectual disabilities, and to increase understanding and valuing of their gifts.

The ongoing promotion and circulation of our publication *A Kind of Upside-Downness* (Jessica Kingsley, 2019) continues to contribute to this wider dimension of public benefit.

#### **Financial review**

Generous donations have been received regularly from individual local supporters. In addition we have gratefully received generous donations from The Leys School Cambridge, Jesus College and trusts and organisations both within and beyond Cambridge. We are truly appreciative, not only for all the financial contributions of £9,697 (2023: £33,985), but also for the support and encouragement.

A substantial range and number of social activities and events continued to be held during the year at a cost of £5,403 (2023:£5,349); the cost of taxis remains a substantial and necessary outgoing.

The result in the Unrestricted Fund was a deficit for the year of £6,250 (2023 surplus:£16,261).

The academic project in partnership with the University of Aberdeen started during the year with the consequential costs of £37,461 becoming payable. The donation received in the previous year provides the first funding towards the early stages of this work. Further funding income has been identified for the succeeding stages.

The result in the Designated Fund was a deficit for the year of £37,461

The balances carried forward at 31 August 2024 were thus: Unrestricted Fund £13,066 (2023:£19,316) and Designated Fund £30,228 (2023: £67,689)

Free reserves at 31 August 2024 were £12,400.

#### **Post-Balance sheet events**

Fundraising activity by the trustees continues to be a vital activity with a markedly positive effect.

The 'Growing in Friendship' academic project is continuing successfully in conjunction with the University of Aberdeen. Wider links with other academic institutions and organisations are being explored, as mentioned in the main body of the trustees' report.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2024**

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**Risk Management**

The Trustees have examined the major strategic, business and operational risks which the organisation faces and confirm that systems have been established to identify the appropriate action to be taken to manage those risks. Continuing care is being exercised in relation to the COVID 19 pandemic and the Trustees have been guided by advice and assistance from public sources.

The Trustees are conscious of the requirements of compliance with legislation and best practice in respect of working with vulnerable adults and have taken detailed steps to ensure this is appropriately covered.

**Reserves Policy**

It is the intention of the Trustees to create a reserve sufficient to cover the annual standing costs of the organisation. With the increase in donations received during this period the Trustees are steadily moving towards achieving the £30,000 of unrestricted reserves that they consider to be prudent. In addition the Trustees continue to seek further funds to maintain the future work of the academic project that started in the Autumn of 2023.

**Registered Office**

The Lodge, 12-14 Grange Road, Cambridge, CB3 9DU

**Bankers**

Barclays Bank plc, Cambridge, Cambridgeshire

**Responsibilities of the Trustees**

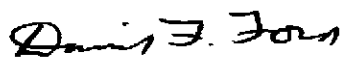
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (UK Generally Accepted Accounting Practice).

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable incorporated organisation and of its incoming resources and application of resources, including income and expenditure, for the accounting period. In preparing those 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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable incorporated organisation and enable them to ensure that the financial statements comply with the relevant legislation. The Trustees are also responsible for safeguarding the assets of the charitable incorporated organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:



Professor David Ford

  
Date

**THE CAMBRIDGE FRIENDSHIP TRUST  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

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I report on the financial statements of the charity for the year ended 31 August 2024 which are set out on pages 7 to 12.

**Responsibilities and basis of report**

As the charity's 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 charity's accounts carried out under section 145 of the 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**

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

*Stuart Berriman*

Chater Allan LLP  
7 Quay Court  
Colliers Lane  
Stow-cum-Quy  
Cambridge  
CB25 9AU

Independent Examiner: Stuart Graham Berriman BFP, FCA, FCCA

Date: 30 June 2025

**THE CAMBRIDGE FRIENDSHIP TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 AUGUST 2024**

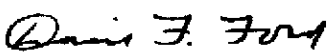
		Unrestricted Funds General Fund	Designated Fund	Total Funds 2024	Total Funds 2023
	Note	£	£	£	£
<b>Income from:</b>					
Donations and legacies		9,697	-	9,697	101,674
Other income					
Rents		20,718	-	20,718	20,943
<b>Total Income</b>		<b>30,415</b>	<b>-</b>	<b>30,415</b>	<b>122,617</b>
<b>Expenditure on:</b>					
Charitable activity					
Promotion of social inclusion	2	36,665	37,461	74,126	38,667
<b>Total Expenditure</b>		<b>36,665</b>	<b>37,461</b>	<b>74,126</b>	<b>38,667</b>
<b>Transfer between funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income/(Expenditure) and net movement in funds for the year</b>		<b>(6,250)</b>	<b>(37,461)</b>	<b>(43,711)</b>	<b>83,950</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>		<b>19,316</b>	<b>67,689</b>	<b>87,006</b>	<b>3,056</b>
<b>Total funds carried forward</b>		<b>13,066</b>	<b>30,228</b>	<b>43,294</b>	<b>87,006</b>

All income and expenditure derive from continuing activities.

**THE CAMBRIDGE FRIENDSHIP TRUST  
BALANCE SHEET  
AS AT 31 AUGUST 2024**

		2024		2023	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible fixed assets	4		666		749
<b>CURRENT ASSETS</b>					
Debtors	5	2,500		-	
Cash at bank and in hand		<u>56,739</u>		<u>87,486</u>	
		59,239		87,486	
<b>CREDITORS</b>					
Creditors due within one year	6	<u>16,611</u>		<u>1,229</u>	
<b>NET CURRENT ASSETS</b>					
			<u>42,628</u>		<u>86,257</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
			43,294		87,006
<b>NET ASSETS</b>					
			<u>43,294</u>		<u>87,006</u>
<b>FUNDS OF THE CHARITY:</b>					
Unrestricted funds	8		13,066		19,316
Designated fund	7		30,228		67,689
<b>TOTAL FUNDS</b>					
			<u>43,294</u>		<u>87,006</u>

Approved by the Board of Trustees and signed on their behalf by:

  
.....  
Professor David Ford

  
.....  
Date

## **1 ACCOUNTING POLICIES**

### **1.1 Basis of preparation**

The financial statements have been prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006, and UK Generally Accepted Accounting Practice.

#### **Description of Fund Types**

Unrestricted Funds may be used for any purpose permitted by the Charitable Deed.

Restricted Funds are funds under the control of the Trustees, the assets and net income of which may be used only for certain purposes.

### **1.2 Going concern basis**

The Trustees consider that the going concern basis is appropriate as additional funds were pledged and received in the subsequent year. Consequently they consider the ongoing reserves levels and expected investment income to be at sufficient levels to ensure that the Trustees can meet their financial obligations for the next 12 to 18 months and on that basis the Charity is a going concern.

### **1.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions**

The Trustees have taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102:

- the requirement of Section 7 Statement of Cash Flows.

### **1.4 Income**

Income is included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be reasonably measured reliably and it is probable that the income will be received.

Donations and grants are treated as income when any conditions imposed by the donor concerning the transfer of funds have been met.

Income from activities to generate funds is treated as income in the period the event took place.

### **1.5 Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be reliably measured.

Costs in relation to the administration of the charity are allocated to governance costs.

### **1.6 Tangible fixed assets**

Assets transferred into the charity and those acquired subsequently are all furniture, fittings and equipment. Depreciation is prudently applied at 50% of their acquisition cost as there is an indeterminate life of each asset.

The Lease between The Cambridge Friendship Trust and The Queen's College of St Margaret and St Bernard (commonly called Queens' College in the University of Cambridge) is for one year at a time and therefore has no residual asset value.

### **1.7 Taxation**

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes.

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2024**

**2 EXPENDITURE ON CHARITABLE ACTIVITY**

Promotion of social inclusion

	Unrestricted Funds General Fund	Designated Funds	Total 2024	Total 2023
	£	£	£	£
<b>Direct costs</b>				
Use of the Community Room	8,712	-	8,712	9,181
Rent	20,718	-	20,718	20,943
Hospitality	1,813	-	1,813	1,052
Transport	3,243	-	3,243	3,382
Communications	235	-	235	281
Activities	54	-	54	634
Property costs	468	-	468	2,013
Insurance	394	-	394	-
Depreciation	668	-	668	750
Project costs	-	37,461	37,461	-
<b>Support costs</b>				
Governance				
Independent examination	360	-	360	360
Safeguarding	-	-	-	73
<b>Total</b>	<u>36,665</u>	<u>37,461</u>	<u>74,126</u>	<u>38,667</u>

**3 STAFF COSTS**

No staff were employed during the year.

The Trustees received no remuneration or expenses during the year.

**4 FIXED ASSETS**

	Furniture & Equipment	2024 Total
	£	£
<b>Cost or valuation:</b>		
At 1 September 2023	4,907	4,907
Additions	585	585
At 31 August 2024	<u>5,492</u>	<u>5,492</u>
<b>Depreciation:</b>		
At 1 September 2023	4,158	4,158
Charge for the year	668	668
At 31 August 2024	<u>4,826</u>	<u>4,826</u>
<b>Net book value</b>		
At 31 August 2024	<u>666</u>	<u>666</u>
At 31 August 2023	<u>749</u>	<u>749</u>

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2024**

**5 DEBTORS**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Tax recoverable	-	-
Other debtors	2,500	-
	<u>2,500</u>	<u>-</u>

**6 CREDITORS: Due within one year**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Creditors and accruals	16,611	1,229
	<u>16,611</u>	<u>1,229</u>

**7 ANALYSIS OF DESIGNATED FUND**

	<b>Fund b/fwd</b>	<b>Expenditure</b>	<b>Fund c/fwd</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Growing in Friendship	67,689	37,461	30,228
	<u>67,689</u>	<u>37,461</u>	<u>30,228</u>

Growing in Friendship - Growing in Friendship is a participative research project designed by and based in the Lyn's House community. It began in November 2023. The project seeks to investigate, better understand, and articulate the nature of Lyn's House as a Christian community of people with and without intellectual disabilities, and to share findings in a variety of ways both academic and non-academic.

The project is a partnership between Lyn's House and the University of Aberdeen's Centre for Spirituality, Intellectual Disability and Health. The project's output is envisaged as a series of academic and non-academic articles and presentations of its findings, and practical resources to assist the founding of similar communities in other settings.

**8 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Unrestricted Funds General Fund</b>	<b>Designated Fund</b>	<b>Total Funds 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Tangible fixed assets	666	-	666
Net assets/(liabilities)	12,400	30,228	42,628
Total net assets	<u>13,066</u>	<u>30,228</u>	<u>43,294</u>

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2024**

**9 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	<b>Unrestricted Funds General Fund</b>	<b>Designated Funds</b>	<b>Total Funds 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income from:</b>			
Donations and legacies	33,985	67,689	101,674
Other income			
Rents	20,943	-	20,943
<b>Total Income</b>	<u>54,928</u>	<u>67,689</u>	<u>122,617</u>
<b>Expenditure on:</b>			
Charitable activity			
Promotion of social inclusion	38,667	-	38,667
<b>Total Expenditure</b>	<u>38,667</u>	<u>-</u>	<u>38,667</u>
<b>Transfer between funds</b>	-	-	-
<b>Net Income/(Expenditure) and net movement in funds for the year</b>	<u>16,261</u>	<u>67,689</u>	<u>83,950</u>

**THE CAMBRIDGE FRIENDSHIP TRUST**

England & Wales - Charity number 1187876

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# Accounts

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**THE CAMBRIDGE FRIENDSHIP TRUST  
OPERATING AS: LYN'S HOUSE CAMBRIDGE**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2023**

**REGISTERED CHARITY No 1187876  
REGISTERED COMPANY No CE020646**

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2023**

---

**The Trustees' Report**

The Trustees present their report with the financial statements of the Charitable Incorporated Organisation for the year ended 31 August 2022. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities 2019 and the Companies Act 2006.

**Registration as a Charity**

The Cambridge Friendship Trust was incorporated as a Charitable Incorporated Organisation and registered with the Charity Commission for England and Wales on 11 February 2020 with the registration number 1187876. The registration with Companies House has the reference CE020468.

**Charitable Objects**

The Cambridge Friendship Trust works to relieve the needs of those with learning disabilities by supporting a community in Cambridge inspired by the ethos of the International Federation of L'Arche Communities offering friendship and hospitality to people with learning disabilities and fostering and supporting academic research and disseminating all useful results.

**Who We Are**

The Cambridge Friendship Trust (operating as Lyn's House) is a community of people with and without intellectual disabilities. We seek to build mutually transforming relationships within an atmosphere of friendship and acceptance. Christian faith shapes our ethos and our life together, and we are committed to finding ways to articulate and express what that means for all of us, as people of widely differing intellectual abilities. While we celebrate our Christian identity, we are open to people of all faiths and none. We recognise and value the gifts and presence of each person.

**Structure, Governance and Management**

The operation of the Charitable Incorporated Organisation is governed by its Foundation Document. As a charity registered with the Charity Commission for England and Wales, HM Revenue Customs have recognised the charity for tax purposes. Since the charity only uses its funds for charitable purposes no taxation is then payable on the income or gains. The overall responsibility for the operations of the Charitable Incorporated Organisation and its finances is with the Trustees.

**Trustees**

The Trustees who have served during the year and subsequently are:

Professor David Ford

Mrs Barbara Bennett

Miss Anna Caffell - appointed 1 September 2023

Revd Deborah Ford

Mrs Judith Gardom

Revd Anna Jones - appointed 1 September 2023

Mr William McVey

Mr Jonathan Young

**Appointment and Training of Trustees**

The power to appoint and remove Trustees is vested with the Trustees. Under the terms of the Foundation Document there shall not be less than three, and not more than twelve, Trustees. Trustees are each appointed for a period of three years. On appointment each Trustee receives copies of the principal constitutional and policy documents of the Trust, with current and forward financial planning information. Trustees are provided with regular updates of relevant information from the Charity Commission and other relevant sources.

**Achievements and Performance**

The reporting period covers the continuing emergence from the period of global Covid 19 pandemic (30 January 2020 – 5 May 2023) and increasing return to in person meetings, which has involved careful monitoring and oversight in relation to the activities and work of Lyn's House.

Mindful of the additional risks to people with forms of intellectual disabilities, and (in consultation with our members with intellectual disabilities, their families, carers, and other similar charitable organisations), have taken a cautious approach, balancing benefits with risks. We have also provided clear and accessible information about risks, mitigation, and safe practice. Since online life can be particularly challenging for people with learning disabilities, we have gradually returned to in person meetings whenever possible.

The severe strain the pandemic placed on members has continued to emerge – especially for those already suffering with anxiety and feeling social isolated.

Trustees continue to monitor and make decisions about the safety and need for in person meetings. The Trustees have developed their membership and elected two new trustees to start their terms in Oct 2023.

During this reporting period, the Trustees have also been responsible for navigating and managing arrangements and anxiety in relation to the transfer of ownership of our rental accommodation.

## **Aims and Objectives**

Lyn's House is the operating name of the Cambridge Friendship Trust. Lyn's House was founded in consultation with people with intellectual disabilities and their families in the Cambridge area. It gained charitable status (as the Cambridge Friendship Trust) in 2020.

Social isolation and stigma persist for people with intellectual disabilities. Mencap documents their impact, despite a shift to community-based care models. 2019 research by the charity 'WAVE for Change' shows the importance of contact in reducing negative attitudes and isolation but demonstrates that people with and without intellectual disabilities rarely meet outside a social-care or family setting.

Lyn's House was founded in 2013 not as a care provider but as a community of friendship for people with and without intellectual disabilities, with a focus on people in their 20s and 30s. It has links with the University of Cambridge and many of its members are also members of the university.

Lyn's House seeks to counter the social isolation and stigmatisation of people with intellectual disabilities. But perhaps more importantly, it fosters *mutual* enrichment and benefit in friendship among people of differing abilities. The experience of being valued for who they are in Lyn's House has been important for people with intellectual disabilities, but equally meaningful for staff and students living and working in the success-driven environment of a modern university.

A small, residential community of young adults without intellectual disabilities forms part of the wider Lyn's House community. Each year, three individuals commit themselves to intentional Christian community, and to participation in the life and community of Lyn's House - particularly in developing mutually enriching relationships with young people of their own generation who have intellectual disabilities.

The core events of Lyn's House are designed to fulfil our aims by enabling young people to meet and spend time with each other in a safe and supported space, and to grow in mutual understanding and appreciation. We have sought to develop the kinds of activities which are natural ways that groups of friends would spend time together. These events are planned and monitored in detail by a Steering Group.

### **Core events**

- **Fortnightly meals for small groups of young people**  
Small groups of people in their 20s and 30s meet to cook and eat together, to pray and to socialise in a relaxed atmosphere of friendship and mutual hospitality. The groups remain consistent across a whole year - and longer when possible - to allow relationships to grow and develop.
- **Monthly tea parties**  
All members of the Lyn's House community are invited to share food and socialise in an informal atmosphere. Family members are also welcomed to these larger gatherings, which have become an important point of support and connection for the families and friends of those members of Lyn's House with intellectual disabilities.
- **Prayer**  
We continue to develop forms of praying which support faith and Christian life in ways meaningful and accessible to people of all intellectual abilities.
- **Additional *ad hoc* events**  
In the current reporting period, these included outings, film nights, craft sessions, Christmas parties etc, and take place throughout the year. Also the annual visit at the invitation of Pembroke College, Cambridge to their Advent Carole service and formal meal with the college community in December 2021.
- **Induction, support and training**  
We provide these for young adults without intellectual disabilities who participate in the Lyn's House community in a variety of ways.  
In so doing, we help non-disabled young adults to engage with their peers who have intellectual disabilities in ways which are respectful, mutual and safe. We also foster reflection and learning, helping them to value the presence and contribution of people with intellectual disabilities and to communicate this in other settings.
- **Outreach**  
Lyn's House seeks opportunities to communicate our work, and the value and gifts of people with intellectual disabilities, across a growing network of churches, colleges, student groups and supporters around Cambridge and beyond.

### **Developing the academic dimension of our charitable purposes**

The Trustees plan a feasibility study for a funded project to research how people experience belonging to the community and its impact on their lives and faith, and to build on and share the findings with other potential beneficiaries. A core commitment is that the community of Lyn's House will be participants in, rather than objects of this research, which will mean developing research tools and methods appropriate for people of differing intellectual abilities.

We have also identified potential collaborative partners for this work: the Von Hügel Institute in St Edmund's College, Cambridge; The University of Notre Dame Global Gateway, Rome; The L'Arche Community, Rome; and The University of Aberdeen's Centre for Spirituality, health and Disability.

### **Public Benefit**

The Trustees, in setting the objectives, have had due regard to the public benefit guidance issued by the Charity Commission.

The key public benefit Lyn's House provides is the relatively unique opportunity for young adults with intellectual disabilities to meet and form friendship groups with others of their own age - who are not members of their family or carers, nor exclusively other young adults with intellectual disabilities.

During the period of this report, the activities of Lyn's House have provided a benefit to 14 individuals with an intellectual disability as well as to their families and friends.

Lyn's House provides additional benefits to members of our community who do not have an intellectual disability, and to wider society within Cambridge and beyond (during this period, at least 15 volunteers were involved on a regular basis - many of them students at Cambridge University or young professionals living and working within Cambridge).

People with intellectual disabilities, and their contribution, are often not visible. The work, activities and outreach of Lyn's House aim to increase the visibility of people with intellectual disabilities and the understanding and valuing of their gifts.

The ongoing promotion and circulation of our publication *A Kind of Upside-Downness* (Jessica Kingsley, 2019) continues to contribute to this wider dimension of public benefit.

### **Financial review**

Much effort was devoted to further fundraising during this year. Generous donations totalling £33,985 (2022:£17,569) were received from institutions and personal supporters within and beyond Cambridge. As a result, a greater range and number of social activities and events were held in this year, at a cost of £5,349 (2022:£3,300).

Property costs, including rent and depreciation, together with Governance costs, totalled £12,377 for the year (2022:£12,455).

The result in the Unrestricted Fund was a surplus for the year of £16,260 (2022:£1,814).

Unrestricted Fund reserves carried forward at 31 August 2023 thus increased to £19,316 (2022:£3,056).

In August 2023 a most generous donation of £67,689 was received towards the initial funding of the 'Growing in Friendship' academic project (described above). No costs were incurred before the 31 August 2023, and the entire balance of £67,689 has been carried forward as a Designated Fund.

The contractual arrangement with the University of Aberdeen requires the first instalment payment of a proportion of fees for the academic year 2023-24, to be made in the early part of 2024.

Further funding is being sought by the Trustees to support the work beyond the academic year 2023-24.

Free reserves at 31 August 2023 were £18,567.

### **Post-Balance sheet events**

As noted above, fundraising activity by the trustees has been increased with a markedly positive effect.

The 'Growing in Friendship' academic project has been started in conjunction with the University of Aberdeen.

During 2023 The Margaret Beaufort Institute of Theology sold their site, including the accommodation occupied by Lyn's House. Negotiations with the new owners - Queens' College Cambridge - resulted in their generous renewal of security of tenure for Lyn's House for the academical year 2023-24 and beyond.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2023**

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**Risk Management**

The Trustees have examined the major strategic, business and operational risks which the organisation faces and confirm that systems have been established to identify the appropriate action to be taken to manage those risks. Continuing care is being exercised in relation to the COVID 19 pandemic and the Trustees have been guided by advice and assistance from public sources.

The Trustees are conscious of the requirements of compliance with legislation and best practice in respect of working with vulnerable adults and have taken detailed steps to ensure this is appropriately covered.

**Reserves Policy**

It is the intention of the Trustees to create a reserve sufficient to cover the annual standing costs of the organisation. With the increase in donations received during this period the Trustees are steadily moving towards achieving the £30,000 of unrestricted reserves that they consider to be prudent. In addition the Trustees continue to seek further funds to maintain the future work of the academic project that started in the Autumn of 2023.

**Registered Office**

The Lodge, 12-14 Grange Road, Cambridge, CB3 9DU

**Bankers**

Barclays Bank plc, Cambridge, Cambridgeshire

**Responsibilities of the Trustees**

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

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable incorporated organisation and of its incoming resources and application of resources, including income and expenditure, for the accounting period. In preparing those 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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable incorporated organisation and enable them to ensure that the financial statements comply with the relevant legislation. The Trustees are also responsible for safeguarding the assets of the charitable incorporated organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:

  
.....  
Professor David Ford

30 April 2024  
.....  
Date

**THE CAMBRIDGE FRIENDSHIP TRUST  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

---

I report on the financial statements of the charity for the year ended 31 August 2023 which are set out on pages 6 to 11.

**Responsibilities and basis of report**

As the charity's 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 charity's accounts carried out under section 145 of the 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**

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

*Chater Allan LLP*

Chater Allan LLP  
7 Quay Court  
Colliers Lane  
Stow-cum-Quay  
Cambridge  
CB25 9AU

Independent Examiner: Stuart Graham Berriman BFP, FCA, FCCA

Date: 24 May 2024

**THE CAMBRIDGE FRIENDSHIP TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 AUGUST 2023**


		Unrestricted Funds General Fund	Designated Fund	Total Funds 2023	Total Funds 2022
	Note	£	£	£	£
<b>Income from:</b>					
Donations and legacies		33,985	67,689	101,674	17,569
Other income					
Rents		20,943	-	20,943	20,078
<b>Total Income</b>		<b>54,928</b>	<b>67,689</b>	<b>122,617</b>	<b>37,647</b>
<b>Expenditure on:</b>					
Charitable activity					
Promotion of social inclusion	2	38,667	-	38,667	35,833
<b>Total Expenditure</b>		<b>38,667</b>	<b>-</b>	<b>38,667</b>	<b>35,833</b>
<b>Transfer between funds</b>		<b>-</b>			<b>-</b>
<b>Net Income/(Expenditure) and net movement in funds for the year</b>		<b>16,260</b>	<b>67,689</b>	<b>83,950</b>	<b>1,814</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>		<b>3,056</b>	<b>-</b>	<b>3,056</b>	<b>1,242</b>
<b>Total funds carried forward</b>		<b>19,316</b>	<b>67,689</b>	<b>87,006</b>	<b>3,056</b>

All income and expenditure derive from continuing activities.

**THE CAMBRIDGE FRIENDSHIP TRUST  
BALANCE SHEET  
AS AT 31 AUGUST 2023**

		2023		2022	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible fixed assets	4		749		1,208
<b>CURRENT ASSETS</b>					
Debtors	5	-		3,232	
Cash at bank and in hand		87,486		46	
		<u>87,486</u>		<u>3,278</u>	
<b>CREDITORS</b>					
Creditors due within one year	6	<u>1,229</u>		<u>1,430</u>	
<b>NET CURRENT ASSETS</b>					
			<u>86,257</u>		<u>1,848</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
			87,006		3,056
<b>NET ASSETS</b>					
			<u>87,006</u>		<u>3,056</u>
<b>FUNDS OF THE CHARITY:</b>					
Unrestricted funds	8		19,316		3,056
Designated fund	7		67,689		-
<b>TOTAL FUNDS</b>					
			<u>87,006</u>		<u>3,056</u>

Approved by the Board of Trustees and signed on their behalf by:

  
.....  
Professor David Ford

*30 April 2024*  
.....  
Date

## **1 ACCOUNTING POLICIES**

### **1.1 Basis of preparation**

The financial statements have been prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006, and UK Generally Accepted Accounting Practice.

#### **Description of Fund Types**

Unrestricted Funds may be used for any purpose permitted by the Charitable Deed.

Restricted Funds are funds under the control of the Trustees, the assets and net income of

### **1.2 Going concern basis**

The Trustees consider that the going concern basis is appropriate as additional funds were pledged and received in the subsequent year. Consequently they consider the ongoing reserves levels and expected investment income to be at sufficient levels to ensure that the Trustees can meet their financial obligations for the next 12 to 18 months and on that basis the Charity is a going concern.

### **1.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions**

The Trustees have taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102:

- the requirement of Section 7 Statement of Cash Flows.

### **1.4 Income**

Income is included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be reasonably measured reliably and it is probable that the income will be received.

Donations and grants are treated as income when any conditions imposed by the donor concerning the transfer of funds have been met.

Income from activities to generate funds is treated as income in the period the event took place.

### **1.5 Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be reliably measured.

Costs in relation to the administration of the charity are allocated to governance costs.

### **1.6 Tangible fixed assets**

Assets transferred into the charity and those acquired subsequently are all furniture, fittings and equipment. Depreciation is prudently applied at 50% of their acquisition cost as there is an indeterminate life of each asset.

The Lease between The Cambridge Friendship Trust and The Margaret Beaufort Institute of Theology is for one year at a time and therefore has no residual asset value.

### **1.7 Taxation**

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes.

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2023**

**5 DEBTORS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Tax recoverable	-	654
Other debtors	-	2,578
	<u>-</u>	<u>3,232</u>

**6 CREDITORS: Due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Creditors and accruals	1,229	480
Loan	-	950
	<u>1,229</u>	<u>480</u>

**7 ANALYSIS OF DESIGNATED FUND**

	<b>Fund b/fwd</b>	<b>Income</b>	<b>Fund c/fwd</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Growing in Friendship	-	67,689	67,689
	<u>-</u>	<u>67,689</u>	<u>67,689</u>

Growing in Friendship - Growing in Friendship is a participative research project designed by and based in the Lyn's House community. It began in November 2023. The project seeks to investigate, better understand, and articulate the nature of Lyn's House as a Christian community of people with and without intellectual disabilities, and to share findings in a variety of ways both academic and non-academic.

The project is a partnership between Lyn's House and the University of Aberdeen's Centre for Spirituality, Intellectual Disability and Health. The project's output is envisaged as a series of academic and non-academic articles and presentations of its findings, and practical resources to assist the founding of similar communities in other settings.

**8 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Unrestricted Funds General Fund</b>	<b>Designated Fund</b>	<b>Total Funds 2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Tangible fixed assets	749	-	749
Net assets/(liabilities)	18,567	67,689	86,257
Total net assets	<u>19,316</u>	<u>67,689</u>	<u>87,006</u>

THE CAMBRIDGE FRIENDSHIP TRUST  
 NOTES TO THE FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 31 AUGUST 2023

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9 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Funds General Fund	Total Funds 2022
	£	£
<b>Income from:</b>		
Donations and legacies	17,569	17,569
Other income		
Rents	20,078	20,078
<b>Total Income</b>	37,647	37,647
<b>Expenditure on:</b>		
Charitable activity		
Promotion of social inclusion	35,833	35,833
<b>Total Expenditure</b>	35,833	35,833
<b>Transfer between funds</b>	-	-
<b>Net Income/(Expenditure) and net movement in funds for the year</b>	1,814	1,814

**THE CAMBRIDGE FRIENDSHIP TRUST**

England & Wales - Charity number 1187876

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# Accounts

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**THE CAMBRIDGE FRIENDSHIP TRUST  
OPERATING AS: LYN'S HOUSE CAMBRIDGE**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2022**

**REGISTERED CHARITY No 1187876  
REGISTERED COMPANY No CE020646**

**THE CAMBRIDGE FRIENDSHIP TRUST  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2022**

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Independent Examiner's Report	5
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### **Registration as a Charity**

The Cambridge Friendship Trust was incorporated as a Charitable Incorporated Organisation and registered with the Charity Commission for England and Wales on 11 February 2020 with the registration number 1187876. The registration with Companies House has the reference CE020468.

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The Cambridge Friendship Trust works to relieve the needs of those with learning disabilities by supporting a community in Cambridge inspired by the ethos of the International Federation of L'Arche Communities offering friendship and hospitality to people with learning disabilities and fostering and supporting academic research and disseminating all useful results.

### **Who We Are**

The Cambridge Friendship Trust (operating as Lyn's House) is a community of people with and without intellectual disabilities. We seek to build mutually transforming relationships within an atmosphere of friendship and acceptance. Christian faith shapes our ethos and our life together, and we are committed to finding ways to articulate and express what that means for all of us, as people of widely differing intellectual abilities. While we celebrate our Christian identity, we are open to people of all faiths and none. We recognise and value the gifts and presence of each person.

### **Structure, Governance and Management**

The operation of the Charitable Incorporated Organisation is governed by its Foundation Document. As a charity registered with the Charity Commission for England and Wales, HM Revenue Customs have recognised the charity for tax purposes. Since the charity only uses its funds for charitable purposes no taxation is then payable on the income or gains. The overall responsibility for the operations of the Charitable Incorporated Organisation and its finances is with the Trustees.

### **Trustees**

The Trustees who have served during the year and subsequently are:

Professor David Ford  
Mrs Barbara Bennett  
Revd Deborah Ford  
Mrs Judith Gardom  
Revd Dr Carole Irwin - resigned 7 July 2022  
Mr William McVey  
Mr Jonathan Young

### **Appointment and Training of Trustees**

The power to appoint and remove Trustees is vested with the Trustees. Under the terms of the Foundation Document there shall not be less than three, and not more than twelve, Trustees. Trustees are each appointed for a period of three years. On appointment each Trustee receives copies of the principal constitutional and policy documents of the Trust, with current and forward financial planning information. Trustees are provided with regular updates of relevant information from the Charity Commission and other relevant sources.

### **Achievements and Performance**

The reporting period covers the gradual emergence from the period of the global coronavirus pandemic the past year, and a return to in person gatherings, which has involved careful monitoring and oversight in relation to the work and activities of Lyn's House.

Since its inception, the work of Lyn's House has been premised on face-to-face events which enable mutual encounter and the building of relationships. Several periods of lockdown have made it impossible to continue with the core events outlined above. In periods of less severe restrictions on gatherings in person, mindful of the additional risks to people with forms of intellectual disability from COVID-19 infection, we have taken a cautious approach to in-person meeting, balancing benefits with risks, in consultation with our members with intellectual disabilities, their families and carers. We have also provided clear and accessible information about risks, mitigations, and safe practice.

The period of the pandemic has also involved considerable strain and isolation for many people, particularly for our members with intellectual disabilities.

In order to continue to fulfil our charitable aims, we continued our events during periods when in-person meeting was restricted or risky by moving them online, and we adapted them for a virtual environment. This has involved significant learning, flexibility and upskilling for everyone. We have been aware that online life can be particularly challenging for people with intellectual disabilities and have sought to mitigate this as much as possible in designing virtual events. The Trustees have released funds to purchase the necessary licenses for using online platforms during the period.

While the move to online life has been instrumental in maintaining relationships and connections, we have also continued to grow during this period. Rather than a 'holding' phase for our work and community, we have continued to grow as more young adults with and without disabilities have joined the community.

Trustees continue to monitor and make decisions about the safety and desirability of in-person meetings.

### **Aims and Objectives**

Lyn's House is the operating name of the Cambridge Friendship Trust. Lyn's House was founded in consultation with people with intellectual disabilities and their families in the Cambridge area. It gained charitable status (as the Cambridge Friendship Trust) in 2020.

Social isolation and stigma persist for people with intellectual disabilities. Mencap documents their impact, despite a shift to community-based care models. 2019 research by the charity 'WAVE for Change' shows the importance of contact in reducing negative attitudes and isolation but demonstrates that people with and without intellectual disabilities rarely meet outside a social-care or family setting.

Lyn's House was founded in 2013 not as a care provider but as a community of friendship for people with and without intellectual disabilities, with a focus on people in their 20s and 30s. It has links with the University of Cambridge and many of its members are also members of the university.

Lyn's House seeks to counter the social isolation and stigmatisation of people with intellectual disabilities. But perhaps more importantly, it fosters *mutual* enrichment and benefit in friendship among people of differing abilities. The experience of being valued for who they are in Lyn's House has been important for people with intellectual disabilities, but equally meaningful for staff and students living and working in the success-driven environment of a modern university.

A small, residential community of young adults without intellectual disabilities forms part of the wider Lyn's House community. Each year, three individuals commit themselves to intentional Christian community, and to participation in the life and community of Lyn's House - particularly in developing mutually enriching relationships with young people of their own generation who have intellectual disabilities.

The core events of Lyn's House are designed to fulfil our aims by enabling young people to meet and spend time with each other in a safe and supported space, and to grow in mutual understanding and appreciation. We have sought to develop the kinds of activities which are natural ways that groups of friends would spend time together. These events are planned and monitored in detail by a Steering Group.

### **Core events**

- **Fortnightly meals for small groups of young people**  
Small groups of people in their 20s and 30s meet to cook and eat together, to pray and to socialise in a relaxed atmosphere of friendship and mutual hospitality. The groups remain consistent across a whole year - and longer when possible - to allow relationships to grow and develop.
- **Monthly tea parties**  
All members of the Lyn's House community are invited to share food and socialise in an informal atmosphere. Family members are also welcomed to these larger gatherings, which have become an important point of support and connection for the families and friends of those members of Lyn's House with intellectual disabilities.
- **Prayer**  
We continue to develop forms of praying which support faith and Christian life in ways meaningful and accessible to people of all intellectual abilities.

- **Additional *ad hoc* events**

In the current reporting period, these included outings, film nights, craft sessions, Christmas parties etc, and take place throughout the year. Also the annual visit at the invitation of Pembroke College, Cambridge to their Advent Carole service and formal meal with the college community in December 2021.

- **Induction, support and training**

We provide these for young adults without intellectual disabilities who participate in the Lyn's House community in a variety of ways.

In so doing, we help non-disabled young adults to engage with their peers who have intellectual disabilities in ways which are respectful, mutual and safe. We also foster reflection and learning, helping them to value the presence and contribution of people with intellectual disabilities and to communicate this in other settings.

- **Outreach**

Lyn's House seeks opportunities to communicate our work, and the value and gifts of people with intellectual disabilities, across a growing network of churches, colleges, student groups and supporters around Cambridge and beyond.

### **Developing the academic dimension of our charitable purposes**

The Trustees plan a feasibility study for a funded project to research how people experience belonging to the community and its impact on their lives and faith, and to build on and share the findings with other potential beneficiaries. A core commitment is that the community of Lyn's House will be participants in, rather than objects of this research, which will mean developing research tools and methods appropriate for people of differing intellectual abilities.

We have also identified potential collaborative partners for this work: the Von Hügel Institute in St Edmund's College, Cambridge; The University of Notre Dame Global Gateway, Rome; The L'Arche Community, Rome; and The University of Aberdeen's Centre for Spirituality, health and Disability.

### **Public Benefit**

The Trustees, in setting the objectives, have had due regard to the public benefit guidance issued by the Charity Commission.

The key public benefit Lyn's House provides is the relatively unique opportunity for young adults with intellectual disabilities to meet and form friendship groups with others of their own age - who are not members of their family or carers, nor exclusively other young adults with intellectual disabilities.

During the period of this report, the activities of Lyn's House have provided a benefit to 14 individuals with an intellectual disability as well as to their families and friends.

Lyn's House provides additional benefits to members of our community who do not have an intellectual disability, and to wider society within Cambridge and beyond. This includes the members of the resident, intentional community and volunteers. People with intellectual disabilities, and their contribution, are often not visible. The work, activities and outreach of Lyn's House aim to increase the visibility of people with intellectual disabilities and the understanding and valuing of their gifts - within and beyond the community of Lyn's House.

The ongoing promotion and circulation of our publication *A Kind of Upside-Downness* (Jessica Kingsley, 2019) continues to contribute to this wider dimension of public benefit.

### **Financial review**

Generous donations totalling £11,819 were received from institutions within and beyond Cambridge, as well as from personal supporters. Repayment of the loan of £5,750 that had been made by a supporter (subsequently a trustee), was generously waived and was treated as income during the year.

As a result, and in spite of the restrictions associated with COVID-19, we were enabled to continue to hold social activities and events in this year, at a cost of some £3,300. Property costs, including rent during a vacant period and depreciation, together with modest Governance costs, totalled £30,896 in the year. The result was a surplus for the year of £1,814 (2021: deficit £725).

Reserves carried forward at 31 August 2022 thus increased to £3,056 (2021: £1,242). Subsequent fundraising resulted in additional income of £1,555 during September 2022, followed by £8,196 in October and November 2022. Consequently reserves have been restored to a practical working level. In the succeeding months a greater fundraising effort has so far raised an additional £15,000, further improving the financial reserves. Free reserves at 31 August 2022 were £1,848.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2022**

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**Post-Balance sheet events**

As noted above, fundraising activity by the trustees has been increased with a markedly positive effect.

Notice was given by the Margaret Beaufort Institute of their intention to sell the site, including the accommodation occupied by Lyn's House. Subsequent negotiations with the prospective purchaser have resulted in strong indications that Lyn's House will be granted security of tenure for at least the academic year 2023-24. The trustees have therefore continued to seek residents for the community for 2023-24.

As noted above, the trustees are planning a feasibility study for an academic project exploring some of the central aims and objectives of the charity. The engagement of the prestigious partners in this enterprise will be of considerable mutual benefit.

**Risk Management**

The Trustees have examined the major strategic, business and operational risks which the organisation faces and confirm that systems have been established to identify the appropriate action to be taken to manage those risks. Continuing care is being exercised in relation to the COVID 19 pandemic and the Trustees have been guided by advice and assistance from public sources.

The Trustees are conscious of the requirements of compliance with legislation and best practice in respect of working with vulnerable adults and have taken detailed steps to ensure this is appropriately covered.

**Reserves Policy**

It is the intention of the Trustees to create a reserve sufficient to cover the annual standing costs of the organisation. In addition, to fulfil the objective of academic research in this field, the Trustees are keen to create a fund to enable financing of such work. The Trustees aim to have free reserves of £40,000 but there were limited free reserves at 31 August 2022; that situation is being remedied, though not yet to the target level.

**Registered Office**

c/o Margaret Beaufort Institute. 12-14 Grange Road. Cambridge. CB3 9DU

**Bankers**

Barclays Bank plc. Cambridge. Cambridgeshire

**Responsibilities of the Trustees**

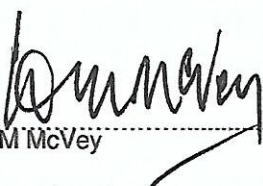
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (UK Generally Accepted Accounting Practice).

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable incorporated organisation and of its incoming resources and application of resources, including income and expenditure, for the accounting period. In preparing those 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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable incorporated organisation and enable them to ensure that the financial statements comply with the relevant legislation. The Trustees are also responsible for safeguarding the assets of the charitable incorporated organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:

  
William M McVey

19th June 2023  
Date

**THE CAMBRIDGE FRIENDSHIP TRUST  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

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I report on the financial statements of the charity for the year ended 31 August 2022 which are set out on pages 6 to 10.

**Responsibilities and basis of report**

As the charity's 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 charity's accounts carried out under section 145 of the 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**

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

*Chater Allan LLP*

Chater Allan LLP  
7 Quay Court  
Colliers Lane  
Stow-cum-Quay  
Cambridge  
CB25 9AU

Independent Examiner: Stuart Graham Berriman BFP, FCA, FCCA

Date: 19 June 2023

**THE CAMBRIDGE FRIENDSHIP TRUST  
STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 AUGUST 2022**


		<b>Unrestricted Funds General Fund</b>	<b>Total Funds 2022</b>	<b>Total Funds 2021</b>
	<b>Note</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income from:</b>				
Donations and legacies	2	17,569	17,569	8,133
Other income				
Rents		20,078	20,078	-
<b>Total Income</b>		<u>37,647</u>	<u>37,647</u>	<u>8,133</u>
<b>Expenditure on:</b>				
Charitable activity				
Promotion of social inclusion	3	35,833	35,833	8,859
<b>Total Expenditure</b>		<u>35,833</u>	<u>35,833</u>	<u>8,859</u>
<b>Transfer between funds</b>		-	-	-
<b>Net income/(Expenditure) and net movement in funds for the year</b>		<u>1,814</u>	<u>1,814</u>	<u>(725)</u>
<b>Reconciliation of funds</b>				
<b>Total funds brought forward</b>		1,242	1,242	1,967
<b>Total funds carried forward</b>		<u>3,056</u>	<u>3,056</u>	<u>1,242</u>

All income and expenditure derive from continuing activities.

**THE CAMBRIDGE FRIENDSHIP TRUST  
BALANCE SHEET  
AS AT 31 AUGUST 2022**

	Note	2022		2021	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible fixed assets	5		1,208		1,301
<b>CURRENT ASSETS</b>					
Debtors	6	3,232		2,795	
Cash at bank and in hand		<u>46</u>		<u>3,676</u>	
		3,278		6,471	
<b>CREDITORS</b>					
Creditors due within one year	7	<u>1,430</u>		<u>780</u>	
<b>NET CURRENT ASSETS</b>			<u>1,848</u>		<u>5,691</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			3,056		6,991
<b>CREDITORS</b>					
Creditors due after one year	8		-		5,750
<b>NET ASSETS</b>			<u>3,056</u>		<u>1,242</u>
<b>FUNDS OF THE CHARITY:</b>					
Unrestricted funds	9		3,056		1,242
<b>TOTAL FUNDS</b>			<u>3,056</u>		<u>1,242</u>

Approved by the Board of Trustees and signed on their behalf by:

  
W M McVey

19<sup>th</sup> June 2023  
Date

## 1 ACCOUNTING POLICIES

### 1.1 Basis of preparation

The financial statements have been prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006, and UK Generally Accepted Accounting Practice.

#### Description of Fund Types

Unrestricted Funds may be used for any purpose permitted by the Charitable Deed.

Restricted Funds are funds under the control of the Trustees, the assets and net income of which may be used only for certain purposes.

### 1.2 Going concern basis

The Trustees consider that the going concern basis is appropriate as additional funds were pledged and received in the subsequent year. Consequently they consider the ongoing reserves levels and expected investment income to be at sufficient levels to ensure that the Trustees can meet their financial obligations for the next 12 to 18 months and on that basis the Charity is a going concern. The Trustees have considered the potential impact on the charity of the global pandemic known as COVID-19. In the opinion of the Trustees there will be no material adverse effect on the charity's ability to continue as a going concern.

### 1.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions

The Trustees have taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102:

- the requirement of Section 7 Statement of Cash Flows.

### 1.4 Income

Income is included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be reasonably measured reliably and it is probable that the income will be received.

Donations and grants are treated as income when any conditions imposed by the donor concerning the transfer of funds have been met.

Income from activities to generate funds is treated as income in the period the event took place.

Gift Aid is recognised when the charity is entitled to it.

### 1.5 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be reliably measured.

Costs in relation to the administration of the charity are allocated to governance costs.

### 1.6 Tangible fixed assets

Assets transferred into the charity and those acquired subsequently are all furniture, fittings and equipment. Depreciation is prudently applied at 50% of their acquisition cost as there is an indeterminate life of each asset.

The Lease between The Cambridge Friendship Trust and The Margaret Beaufort Institute of Theology is for one year at a time and therefore has not residual asset value.

### 1.7 Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes.

THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2022

2 DONATIONS AND LEGACIES

	Unrestricted Funds General Fund £	Total 2022 £	Total 2021 £
Gifts, donations and gift aid	17,569	17,569	8,133
	<u>17,569</u>	<u>17,569</u>	<u>8,133</u>

3 EXPENDITURE ON CHARITABLE ACTIVITY

Promotion of social inclusion

	Unrestricted Funds General Fund £	Total 2022 £	Total 2021 £
<b>Direct costs</b>			
Use of the Community Room	8,712	8,712	2,875
Rent	20,078	20,078	-
Hospitality	403	403	235
Transport	2,687	2,687	1,125
Communications	45	45	153
Activities	165	165	779
Property costs	2,106	2,106	1,935
Depreciation	1,207	1,207	1,299
<b>Support costs</b>			
Governance			
Independent examination	420	420	420
Safeguarding	10	10	39
Total	<u>35,833</u>	<u>35,833</u>	<u>8,859</u>

4 STAFF COSTS

No staff were employed during the period.

The Trustees received no remuneration or expenses during the period.

5 FIXED ASSETS

	Furniture & Equipment £	2022 Total £
<b>Cost or valuation:</b>		
At 1 September 2021	3,502	3,502
Additions	1,114	1,114
At 31 August 2022	<u>4,616</u>	<u>4,616</u>
<b>Depreciation:</b>		
At 1 September 2021	2,201	2,201
Charge for the year	1,207	1,207
At 31 August 2022	<u>3,408</u>	<u>3,408</u>
<b>Net book value</b>		
At 31 August 2022	<u>1,208</u>	<u>1,208</u>
At 31 August 2021	<u>1,301</u>	<u>1,301</u>

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2022**

**Lease**

The Margaret Beaufort Institute of Theology granted to Lyn's House a lease of accommodation at the Institute for the 12 month period 1 September 2021 to 31 August 2022.

The annual rent was discharged by equal monthly instalments throughout the year; no premium was paid at any time.

**6 DEBTORS**

	<b>2022</b>	<b>2021</b>
	£	£
Tax recoverable	654	217
Other debtors	2,578	2,578
	<u>3,232</u>	<u>2,795</u>

**7 CREDITORS: Due within one year**

	<b>2022</b>	<b>2021</b>
	£	£
Creditors and accruals	480	780
Loan	950	-
	<u>1,430</u>	<u>780</u>

During the year another trustee made an interest-free loan of £950 to the charity to ease the cashflow situation. This loan was subsequently repaid in February 2023.

**8 CREDITORS: Due after one year**

	<b>2022</b>	<b>2021</b>
	£	£
Loans	-	5,750
	<u>-</u>	<u>5,750</u>

During the period prior to registration as a charity and while preparations were being made to move the activities to the Margaret Beaufort Institute individuals made loans totalling £5,750 to the unincorporated organisation. The loans were made free of interest and without any specified repayment date.

On the registration of The Cambridge Friendship Trust as a charity one of the individuals was appointed as a Trustee of the charity.

The individuals proposed the transfer of each loan to the charity under the same terms and conditions under which their loan had been made to the unincorporated organisation. The charity accepted those liabilities until such time as the cash-flow allowed repayment to be made. It was agreed that the loans would be waived during the year ended 31 August 2022

**9 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Unrestricted Funds General Fund</b>	<b>Total Funds 2022</b>
	£	£
Tangible fixed assets	1,208	1,208
Net assets/(liabilities)	1,848	1,848
	<u>3,056</u>	<u>3,056</u>

**THE CAMBRIDGE FRIENDSHIP TRUST**

England & Wales - Charity number 1187876

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# Accounts

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**THE CAMBRIDGE FRIENDSHIP TRUST  
OPERATING AS: LYN'S HOUSE CAMBRIDGE**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021**

**REGISTERED CHARITY No 1187876  
REGISTERED COMPANY No CE020646**

**THE CAMBRIDGE FRIENDSHIP TRUST  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021**

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Balance Sheet	7
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**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2021**

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**The Trustees' Report**

The Trustees present their report with the financial statements of the Charitable Incorporated Organisation for the year ended 31 August 2021. The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements and comply with the charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities 2019 and the Companies Act 2006.

**Registration as a Charity**

The Cambridge Friendship Trust was incorporated as a Charitable Incorporated Organisation and registered with the Charity Commission for England and Wales on 11 February 2020 with the registration number 1166233. The registration with Companies House has the reference CE020468.

**Charitable Aims**

The Cambridge Friendship Trust works to relieve the needs of those with learning disabilities by supporting a community in Cambridge inspired by the ethos of the International Federation of L'Arche Communities offering friendship and hospitality to people with learning disabilities and fostering and supporting academic research and disseminating all useful results.

**Who We Are**

The Cambridge Friendship Trust (operating as Lyn's House) is a community of people with and without intellectual disabilities. We seek to build mutually transforming relationships within an atmosphere of friendship and acceptance. Christian faith shapes our ethos and our life together, and we are committed to finding ways to articulate and express what that means for all of us, as people of widely differing intellectual abilities. While we celebrate our Christian identity, we are open to people of all faiths and none. We recognise and value the gifts and presence of each person.

**Structure, Governance and Management**

The operation of the Charitable Incorporated Organisation is governed by its Foundation Document. As a charity registered with the Charity Commission for England and Wales, HM Revenue Customs have recognised the charity for tax purposes. Since the charity only uses its funds for charitable purposes no taxation is then payable on the income or gains. The overall responsibility for the operations of the Charitable Incorporated Organisation and its finances is with the Trustees.

**Trustees**

The Trustees who have served during the year and subsequently are:

Professor David Ford  
Mrs Barbara Bennett  
Revd Deborah Ford  
Mrs Judith Gardom  
Revd Dr Carole Irwin  
Mr William McVey  
Mr Jonathan Young

**Appointment and Training of Trustees**

The power to appoint and remove Trustees is vested with the Trustees. Under the terms of the Foundation Document there shall not be less than three, and not more than twelve, Trustees. Trustees are each appointed for a period of three years. On appointment each Trustee receives copies of the principal constitutional and policy documents of the Trust, with current and forward financial planning information. Trustees are provided with regular updates of relevant information from the Charity Commission and other relevant sources.

**Achievements and Performance**

Lyn's House is the operating name of the Cambridge Friendship Trust. Lyn's House was founded in consultation with people with intellectual disabilities and their families in the Cambridge area in 2012. It gained charitable status (as the Cambridge Friendship Trust) in 2020.

A key finding from those initial conversations which led to the founding of Lyn's House ten years ago was that the relationships young people with intellectual disabilities form are almost exclusively with either family members, carers, or other young people with disabilities. The primary aim of Lyn's House, which emerged from these initial conversations, was to enable people with and without intellectual disabilities to encounter one another in an atmosphere of friendship and mutuality, rather than care or service-provision, and with a particular focus on people in their 20s and 30s.

A small, residential community of young adults without intellectual disabilities forms part of the wider Lyn's House community. Each year, three individuals commit themselves to intentional Christian community, and to participation in the life and community of Lyn's House - particularly in developing mutually enriching relationships with young people of their own generation who have intellectual disabilities.

### **Events and Activities**

The core events of Lyn's House are designed to fulfil our aims by enabling young people to meet and spend time with each other in a safe and supported space, and to grow in mutual understanding and appreciation. We have sought to develop the kinds of activities which are natural ways that groups of friends would spend time together. These events are planned and monitored in detail by a Steering Group.

#### **Core events**

- ***Fortnightly meals for small groups of young people***

Small groups of people in their 20s and 30s meet to cook and eat together, to pray and to socialise in a relaxed atmosphere of friendship and mutual hospitality. The groups remain consistent across a whole year to allow relationships to grow and develop.

- ***Monthly tea parties***

All members of the Lyn's House community are invited to share food and socialise in an informal atmosphere. Family members are also welcomed to these larger gatherings, which have become an important point of support and connection for the families and friends of those members of Lyn's House with intellectual disabilities.

- ***Prayer***

We continue to develop forms of praying which support faith and Christian life in ways meaningful and accessible to people of all intellectual abilities.

- ***Additional ad hoc events***

These include outings, film nights, craft sessions, Christmas parties etc, and take place throughout the year.

- ***Induction, support and training***

We provide these for young adults without intellectual disabilities who participate in the Lyn's House community in a variety of ways.

In so doing, we help non-disabled young adults to engage with their peers who have intellectual disabilities in ways which are respectful, mutual and safe. We also foster reflection and learning, helping them to value the presence and contribution of people with intellectual disabilities and to communicate this in other settings.

- ***Outreach***

Lyn's House seeks opportunities to communicate our work, and the value and gifts of people with intellectual disabilities, across a growing network of churches, colleges, student groups and supporters around Cambridge and beyond.

#### **Challenges during the time of the pandemic**

The reporting period covers the period of the global coronavirus pandemic which has involved profound challenges for the work of Lyn's House and its oversight by the Trustees of the Cambridge Friendship Trust.

Since its inception, the work of Lyn's House has been premised on face-to-face events which enable mutual encounter and the building of relationships. Several periods of lockdown have made it impossible to continue with the core events outlined above. In periods of less severe restrictions on gatherings in person, mindful of the additional risks to people with forms of intellectual disability from COVID-19 infection, we have taken a cautious approach to in-person meeting, balancing benefits with risks, in consultation with our members with intellectual disabilities, their families and carers. We have also provided clear and accessible information about risks, mitigations, and safe practice.

The period of the pandemic has also involved considerable strain and isolation for many people, particularly for our members with intellectual disabilities.

In order to continue to fulfil our charitable aims, we undertook to continue our events during periods when in-person meeting was restricted or risky by moving them online, and we adapted them for a virtual environment. This has involved significant learning, flexibility and upskilling for everyone. We have been aware that online life can be particularly challenging for people with intellectual disabilities and have sought to mitigate this as much as possible in designing virtual events. The Trustees have released funds to purchase the necessary licences for using online platforms during the period.

While the move to online life has been instrumental in maintaining relationships and connections, we have also continued to grow during this period. Rather than a 'holding' phase for our work and community, we have continued to grow as more young adults with and without disabilities have joined the community. Trustees are continuing to monitor and make decisions about the safety and desirability of in-person meetings over time.

#### **Developing the academic dimension of our charitable purposes**

In the latter part of the reporting period, Trustees have committed to explore a proposal for a funded academic post to take this aspect of our work forward. If adopted, the proposal would involve an initial feasibility study and approaches to potential funders. A fundraising committee already exists, and a working group has been established to flesh out details of the proposed academic role and the parameters of the initial feasibility study.

#### **Public Benefit**

The key public benefit Lyn's House provides is the relatively unique opportunity for young adults with intellectual disabilities to meet and form friendship groups with others of their own age - who are not members of their family or carers, nor exclusively other young adults with intellectual disabilities.

During the period of this report, the activities of Lyn's House have provided a benefit to 14 individuals with an intellectual disability as well as to their families and friends.

Lyn's House provides additional benefits to members of our community who do not have an intellectual disability, and to wider society within Cambridge and beyond. This includes the members of the resident, intentional community and volunteers. People with intellectual disabilities, and their contribution, are often not visible. The work, activities and outreach of Lyn's House aim to increase the visibility of people with intellectual disabilities and the understanding and valuing of their gifts - within and beyond the community of Lyn's House. The ongoing promotion and circulation of our publication *A Kind of Upside-Downness* (Jessica Kingsley, 2019) continues to contribute to this wider dimension of public benefit.

#### **Financial Review**

Generous donations totalling £8,133 were received from institutions within and beyond Cambridge, as well as from personal supporters. As a result, and in spite of the restrictions associated with COVID 19, a greater number of social activities and events was held in this year at a cost of some £5,166. Property costs, including rent during a vacant period and depreciation, together with modest Governance costs, totalled £3,692 in the year. The result was a deficit for the year of £725. Discussions have been held with the holder of the loan of £5,750 to the charity with the possibility that this may be converted into a donation. At the same time a specific initiative is being undertaken to raise both medium term funding and regular donations; these are intended to begin exploration of the intended academic research work and support the community activities of friendship and hospitality.

#### **Reserves Policy**

It is the intention of the Trustees to create a reserve sufficient to cover the annual standing costs of the organisation. The Trustees aim to have free reserves of £40,000 but there were no free reserves at 31 August 2021.

**THE CAMBRIDGE FRIENDSHIP TRUST  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 AUGUST 2021**

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**Risk Management**

The Trustees have examined the major strategic, business and operational risks which the organisation faces and confirm that systems have been established to identify the appropriate action to be taken to manage those risks. Continuing care is being exercised in relation to the COVID 19 pandemic and the Trustees have been guided by advice and assistance from public sources.

The Trustees are conscious of the requirements of compliance with legislation and best practice in respect of working with vulnerable adults and have taken detailed steps to ensure this is appropriately covered.

**Registered Office**

c/o Margaret Beaufort Institute. 12-14 Grange Road. Cambridge. CB3 9DU

**Bankers**

Barclays Bank plc. Cambridge. Cambridgeshire

**Responsibilities of the Trustees**

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

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable incorporated organisation and of its incoming resources and application of resources, including income and expenditure, for the accounting period. In preparing those 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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- and prepare the financial statements on the going concern basis unless it is not appropriate to assume that the company will continue on that basis.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable incorporated organisation and enable them to ensure that the financial statements comply with the relevant legislation. The Trustees are also responsible for safeguarding the assets of the charitable incorporated organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:

  
.....  
William M McVey

24<sup>th</sup> May 2022  
.....  
Date

**THE CAMBRIDGE FRIENDSHIP TRUST  
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

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I report on the financial statements of the charity for the year ended 31 August 2021 which are set out on pages 6 to 10.

**Responsibilities and basis of report**

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

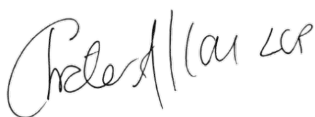
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



Chater Allan LLP  
Beech House  
4a Newmarket Road  
Cambridge  
CB5 8DT

Independent Examiner: Stuart Graham Berriman BFP, FCA, FCCA

Date: 24 May 2022

THE CAMBRIDGE FRIENDSHIP TRUST  
STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 AUGUST 2021


		Unrestricted Funds General Fund	Total Funds 2021	Total Funds 2020
	Note	£	£	£
<b>Income from:</b>				
Donations and legacies	2	8,133	8,133	5,832
<b>Total Income</b>		<u>8,133</u>	<u>8,133</u>	<u>5,832</u>
<b>Expenditure on:</b>				
Charitable activity Promotion of social inclusion	3	8,859	8,859	3,865
<b>Total Expenditure</b>		<u>8,859</u>	<u>8,859</u>	<u>3,865</u>
<b>Transfer between funds</b>		-		-
<b>Net income/(Expenditure) and net movement in funds for the year</b>		<u>(725)</u>	<u>(725)</u>	<u>1,967</u>
<b>Reconciliation of funds</b>				
<b>Total funds brought forward</b>		1,967	1,967	-
<b>Total funds carried forward</b>		<u>1,242</u>	<u>1,242</u>	<u>1,967</u>

All income and expenditure derive from continuing activities.

THE CAMBRIDGE FRIENDSHIP TRUST  
BALANCE SHEET  
AS AT 31 AUGUST 2021

		2021		2020	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible fixed assets	5		1,301		2,367
<b>CURRENT ASSETS</b>					
Debtors	6	2,795		2,575	
Cash at bank and in hand		<u>3,676</u>		<u>3,136</u>	
		6,471		5,711	
<b>CREDITORS</b>					
Creditors due within one year	7	<u>780</u>		<u>360</u>	
<b>NET CURRENT ASSETS</b>			<u>5,691</u>		<u>5,351</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			6,992		7,717
<b>CREDITORS</b>					
Creditors due after one year	8		5,750		5,750
<b>NET ASSETS</b>			<u>1,242</u>		<u>1,967</u>
<b>FUNDS OF THE CHARITY:</b>					
Unrestricted funds	9		1,242		1,967
<b>TOTAL FUNDS</b>			<u>1,242</u>		<u>1,967</u>

Approved by the Board of Trustees and signed on their behalf by:

  
.....  
W M McVey

24<sup>th</sup> May 2022  
.....  
Date

## 1 ACCOUNTING POLICIES

### 1.1 Basis of preparation

The financial statements have been prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006, and UK Generally Accepted Accounting Practice.

#### Description of Fund Types

Unrestricted Funds may be used for any purpose permitted by the Charitable Deed.

Restricted Funds are funds under the control of the Trustees, the assets and net income of which may be used only for certain purposes.

### 1.2 Going concern basis

The Trustees consider that the going concern basis is appropriate as additional funds were pledged and received in the subsequent year. Consequently they consider the ongoing reserves levels and expected investment income to be at sufficient levels to ensure that the Trustees can meet their financial obligations for the next 12 to 18 months and on that basis the Charity is a going concern. The Trustees have considered the potential impact on the charity of the current global pandemic known as COVID-19. In the opinion of the Trustees there will be no material adverse effect on the charity's ability to continue as a going concern.

### 1.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions

The Trustees have taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102:

- the requirement of Section 7 Statement of Cash Flows.

### 1.4 Income

Income is included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be reasonably measured reliably and it is probable that the income will be received.

Donations and grants are treated as income when any conditions imposed by the donor concerning the transfer of funds have been met.

Income from activities to generate funds is treated as income in the period the event took place.

Gift Aid is recognised when the charity is entitled to it.

### 1.5 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be reliably measured.

Costs in relation to the administration of the charity are allocated to governance costs.

### 1.6 Tangible fixed assets

Assets transferred into the charity and those acquired subsequently are all furniture, fittings and equipment. Depreciation is prudently applied at 50% of their acquisition cost as there is an indeterminate life of each asset.

The Lease between The Cambridge Friendship Trust and The Margaret Beaufort Institute of Theology is for one year at a time and therefore has no residual asset value.

### 1.7 Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes.

THE CAMBRIDGE FRIENDSHIP TRUST  
 NOTES TO THE FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 31 AUGUST 2021

2 DONATIONS AND LEGACIES

	Unrestricted Funds General Fund £	Total 2021 £	Total 2020 £
Gifts, donations and gift aid	8,133	8,133	3,713
Unincorporated Lyn's House Cambridge	-	-	2,119
	<u>8,133</u>	<u>8,133</u>	<u>5,832</u>

3 EXPENDITURE ON CHARITABLE ACTIVITY

Promotion of social inclusion

	Unrestricted Funds General Fund £	Total 2021 £	Total 2020 £
<b>Direct costs</b>			
Use of the Community Room	2,875	2,875	1,900
Hospitality	235	235	261
Transport	1,125	1,125	442
Communications	153	153	-
Activities	779	779	-
Property costs	1,935	1,935	-
Depreciation	1,299	1,299	902
<b>Support costs</b>			
Governance			
Independent examination	420	420	360
Safeguarding	39	39	-
Total	<u>8,859</u>	<u>8,859</u>	<u>3,865</u>

4 STAFF COSTS

No staff were employed during the period.

The Trustees received no remuneration or expenses during the period.

5 FIXED ASSETS

	Furniture & Equipment £	2021 Total £
<b>Cost or valuation:</b>		
At 1 September 2020	3,269	3,269
Additions	233	233
At 31 August 2021	<u>3,502</u>	<u>3,502</u>
<b>Depreciation:</b>		
At 1 September 2020	902	902
Charge for the year	1,299	1,299
At 31 August 2021	<u>2,201</u>	<u>2,201</u>
<b>Net book value</b>		
At 31 August 2021	<u>1,301</u>	<u>1,301</u>
At 31 August 2020	<u>2,367</u>	<u>2,367</u>

**THE CAMBRIDGE FRIENDSHIP TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021**

Lease

The Margaret Beaufort Institute of Theology granted to Lyn's House a lease of accommodation at the Institute for the 12 month period 1 September 2020 to 31 August 2021.

The annual rent was discharged by equal monthly instalments throughout the year; no premium was paid at any time.

**6 DEBTORS**

	2021	2020
	£	£
Tax recoverable	217	125
Other debtors	2,578	2,450
	<u>2,795</u>	<u>2,575</u>

**7 CREDITORS: Due within one year**

	2021	2020
	£	£
Creditors and accruals	780	360
	<u>780</u>	<u>360</u>

**8 CREDITORS: Due after one year**

	2021	2020
	£	£
Loans	5,750	5,750
	<u>5,750</u>	<u>5,750</u>

During the period prior to registration as a charity and while preparations were being made to move the activities to the Margaret Beaufort Institute individuals made loans totalling £5,750 to the unincorporated organisation. The loans were made free of interest and without any specified repayment date.

On the registration of The Cambridge Friendship Trust as a charity one of the individuals was appointed as a Trustee of the charity.

The individuals proposed the transfer of each loan to the charity under the same terms and conditions under which their loan had been made to the unincorporated organisation. The charity accepted those liabilities until such time as the cash-flow allowed repayment to be made.

**9 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Unrestricted Funds	Total Funds 2021
	£	£
Tangible fixed assets	1,301	1,301
Net assets/(liabilities)	(59)	(59)
Total net assets	<u>1,242</u>	<u>1,242</u>