

Charity Registration No. 1188025

Company Registration No. CE020748 (England and Wales)

**SISTERS OF ST JOSEPH OF THE APPARITION CIO
TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

SISTERS OF ST JOSEPH OF THE APPARITION CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees'	Sister J Arrowsmith Sister T Cooney Sister A Callaghan Sister M J J Aye Sister M E McNamara Sister D Vassallo (appointed 4 December 2024) Sister E Tatov (appointed 11 February 2025)
Charity number	1188025
Company number	CE020748
Principal address	Convent of St. Emilie Grange Road Bowdon Vale Cheshire WA14 3EZ
Telephone	0161 928 4412
E-mail	provbur@sjapp.org
Auditors	Azets Audit Services Alpha House 4 Greek Street Stockport SK3 8AB
Bankers	Royal Bank of Scotland plc Drummond House 1 Redheughs Avenue Edinburgh EH12 9JN
Solicitors	Stone King LLP Broad Quay House Bristol BS1 4DJ
Investment managers	Barclays 4th floor, Bridgewater House Counterslip Finzels Reach Bristol BS1 6BX

SISTERS OF ST JOSEPH OF THE APPARITION CIO

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SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and accounts for the year ended 31 December 2024

INTRODUCTION

The Sisters of St Joseph of the Apparition CIO 1188025 (previously Charitable Trust 226571) is part of an international Roman Catholic Religious Congregation supporting many Sisters worldwide. It was founded in France in 1832 and is divided into individual provinces. Its Generalate is now located in Rome.

The accounts accompanying this report are the accounts of the CIO of which the assets of the Congregation in England are held.

MISSION

The Sisters of St Joseph of the Apparition CIO aims to support the religious and other charitable works carried on by the members of the Congregation and to care for those members throughout their lives within the Congregation.

Their overall objective is to further the knowledge of God's love for humanity through the lives and actions of its members working for the wellbeing of people, whether directly through their own involvement, or indirectly when that is impossible, by financially supporting other charities in a position to do so.

When setting the objectives and planning the work of the charity for the year, and when encouraging the work of individual sisters and lay staff, the trustees have given careful consideration to the Charity Commission's general guidance on public benefit and in particular to its supplementary guidance on the advancement of religion and fee charging.

The original objective or mission of the Charity in this Province was to provide care homes for aged, infirm and indigent people who could contribute according to their means, the deficiency in their contributions being made up, as far as possible, by donations from friends.

These objectives were subsequently widened - in line with the spirit of the Order and the needs and opportunities which arose - to include the provision of schools, hospitals and social work.

In recent years our direct involvement has been considerably reduced due to the lack of candidates to the Religious Life and the consequent increase in the average age of the Sisters of the Province.

However, they are currently involved in:

- Caring for the members of the congregation
- Social and pastoral work
- Operation of a nursing home
- Supporting their Religious Order International missionary work
- Supporting other Charities who do similar work.

STRUCTURE, GOVERNANCE AND MANAGEMENT

• Governance

In terms of Canon Law, the Congregation is governed at an international level by the Superior General and her General Council who live in Rome. The General Council Members are elected every six years at a General Chapter which is a meeting of representatives of all the Provinces of the Congregation.

The English congregation became part of a larger European Province in 2019. The management of this Province consists of a European Provincial Sister and a team of Sisters, called Councillors.

In terms of Civil Law the Charity is governed by the Constitution of the Sisters of St Joseph of the Apparition CIO, agreed by the applicants on 03 January 2020, and registered on 18 February 2020. Registered Charity number 1188025

SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

• Current Trustees

Sister Mary McNamara – Chair of Trustees and Bursar
Sister Janet Arrowsmith - Management Team
Sister Gabriel Cooney – Management Team
Sister Marie Ju Ju Aye – Management Team
Sister Anita Callaghan
Sister Agni Papaologou (ceased 2 November 2024)
Sister Florentine Ciobanu (ceased 2 November 2024)
Sister Dennise Vassallo (appointed 4 December 2024)
Sister Ecaterina Tatov (appointed 11 February 2025)

Structure and management reporting

The trustees are ultimately responsible for the policies, activities and assets of the charity. They meet quarterly to review developments with regard to the charity or its activities. When necessary, the trustees seek advice and support from the charity's professional advisers.

A local management team of Sisters control the day to day functions of the local activities.

The day to day management of the Lady of the Vale Nursing Home is delegated to the external management company Careport Limited with appropriate members of the qualified management team in house.

Risk management

In line with the requirement for trustees to undertake a risk assessment exercise, and report on the same in their annual report, the trustees have looked at the risks the Congregation faces and have reviewed the measures already in place or needing to be put in place, to deal with them.

Having assessed the major risks to which the charity is exposed, the trustees believe that by monitoring reserve levels, by ensuring controls exist over key financial systems, and by examining the operational and business risks faced by the charity, they have established effective systems to mitigate those risks.

ACTIVITIES AND SPECIFIC OBJECTIVES AND RELEVANT POLICIES

In setting our objectives and planning our activities the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

1. Caring for the members of the Congregation

The Congregation has an obligation to provide care for its members, none of whom have resources of their own and all of whom, as committed members, have devoted a significant part of their lives to the care of the elderly, poor and marginalized in society. The Trustees feel they must make adequate arrangements for any contingencies which might arise.

2. Spiritual, Social and pastoral work

The aims of the trustees in this area, where possible, are to enable all members of the Congregation to carry out meaningful social and pastoral work within the community after assessing their skills and the needs of the local area

SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

3. Lady of the Vale Nursing Home

The philosophy of care at the home is to ensure a homely, friendly and open atmosphere among residents and staff whilst maintaining the privacy, dignity, rights and quality of life of all residents. In operating the Home the trustees aim to provide excellent care by employing high quality staff, and ensure that the home meets the required standards and is financially viable.

4. Supporting International missionary work

The Charity provides the only financial support for the Congregation's healthcare and educational mission in Peru and supports international projects wherever a need arises.

5. Donations and support of missionary work and ministry

Donations in support of missionary work and ministry overseas are decided on by the Trustees. The Charity supports the work of several other charities, including CAFOD, serving needs in underdeveloped countries. The Charity also gives support to organisations in the United Kingdom and Ireland whose work is within the objects of the Charity. The Charity does not regard itself as a grant-making entity.

Other Specific Objectives and Relevant Policies:

Protection of Children and Vulnerable Adults

Along with all other organisations who serve in the community, the Trustees recognise the absolute necessity of ensuring the protection and safety of all those the Charity serves. The Trustees are committed to implementing all policies and procedures of the Catholic Safeguarding organisations. One of the sisters has been nominated as Safeguarding link.

Investment policy

The Charity's investments are managed by Barclays. There are no restrictions on the Charity's power to invest. The investment strategy is authorised by the Trustees and takes into account income requirements, the risk profile and the investment manager's view of the market prospects in the medium term.

The policy is to maximise total return through a diversified portfolio whilst providing a level of income advised by the Trustees from time to time. There is also an Ethical Policy precluding investment in any company which, after reasonable enquiry, clearly has significant profits from an activity which is contrary to the objectives of the Christian Church.

The performance of the portfolio and the Charity's investment strategy are reviewed by the Trustees who meet with the investment managers every year.

Property Management Policy

The trustees have adopted the management of their property portfolio by an annual review of the properties and land held within the charity. Decisions may be made at different times if, for example, a let property becomes vacant.

The suitability of the accommodation for the ageing sisters will be fully reviewed each year, as the desire is to keep the Sisters in their own community home for as long as possible.

Consideration will be made of the sustainability of any property in order to avoid situations where costs will be incurred on a property that will be closed in the very near future.

Before signing any contract concerning property, the trustees must discuss the issue in depth with advice from external professionals. All major decisions have to be submitted to the European Provincial Team. Permission is then obtained to sell or buy through the Provincial who is obliged to obtain permission from the General Superior in Rome.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

ACHIEVEMENTS AND PERFORMANCE

1. Care of members of the Congregation

The Charity continued to assist members of the Congregation in their charitable and religious work, and also attend to their physical and spiritual needs. Members of the congregation are given the opportunity for private worship and to continue to develop their knowledge and trust in Jesus through quiet prayer, study of the Bible and spiritual retreat.

1. Spiritual, Social and pastoral work

The Sisters, where possible, continued throughout the year to carry out as many forms of social and pastoral work in order to fulfil their individual ministries. This work enables the Charity to reach out to those in need within society generally. Four Sisters from Myanmar now work here under our sponsorship. Three Sisters are based in the deprived area of Wythenshawe, Manchester and one Sister is the Superior of the Bowdon Convent in Cheshire.

1. Lady of the Vale Nursing Home

The quality of care being provided in the Home has been maintained and continues to meet the requirements of the Quality Care Commission.

The Trustees made the decision to employ an external Management Company Careport Ltd to oversee the day to day management of the Nursing Home in place of the Sisters themselves, and also to further improve the Nursing Home. The Trustees continue to monitor the management of the nursing home.

The Charity donated £250,000 (2023 £10,152) to the Home, from a restricted fund for a major refurbishment, in the prior year funds were transferred to assist families in need of financial help.

The trustees feel that it is important to support the Nursing Home and have recently assisted financially with cash loans totalling £200,000. the home is now in a good position to repay these loans.

1. International missionary work

During the year the charity transferred £232,135 in Solidarity giving to various countries (2023 £211,521). The Trustees again supported their work in Peru - £45,000 (2023 £40,000). The English Charity now supports the Irish charity - £117,342 (2023 £84,263).

5. Donations and support of missionary work and ministry

General Fund Alms giving totalled £171,205 (2023 £121,083). This was donated mainly to UK charities and individuals. Some of the UK charities have overseas operations.

Restricted Fund Alms giving totalled £88,281 (2023 £80,661). This is a fund 'managed' by the sisters to assist the 'elderly over 55, in the UK only'. This can include the charity nursing home and the sisters.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

FUTURE PLANS

The trustees will continue to monitor the activities of the charity and make changes where necessary as they continue to:

- care for the sisters and to monitor the needs of the sisters as they grow older and, if necessary, adapt the charity's plans in respect of property needs and the provision of care to elderly members. To encourage our fundamental missionary spirit, in facilitating international communities while living and helping in a multicultural area.
- operate a care home, via a management company, and, in particular to provide quality of care for residents in a dignified and friendly environment:
- support the Congregation's work in the Far East, Latin America and the Middle East and for the trustees to satisfy themselves that the funds are applied for their intended purpose.
- make donations to charities to enable missionary and ministry work to be carried out in the UK and around the world to further the knowledge of God's love for humanity.

RESERVES POLICY AND FINANCIAL POSITION

The balance sheet shows total reserves of £41,271,730. Of this £33,263,284 is represented by properties plus investments used to support the work of the Sisters.

Included in the Investments are::

- A designated fund, being the Sisters Pension Fund.
This is to provide support for the sisters in their retirement.
- A Restricted Fund, being the Leeming Fund.
This is to provide help, restricted to people living in the UK and aged over 55 years. This can be donated to Charities in the UK or individuals who need help to stay in their own home.
The charity is proud to work with Maggies to relieve the sudden financial pressures of ill health due to a cancer diagnosis and medical treatment.

The reader will discern from the foregoing that the charity carries out a diverse range of activities and is responsible for care and support of sisters whose average age is increasing and whose needs are changing.

The trustees have examined the need for free reserves i.e. those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The trustees consider that, given the nature of the charity's work and its commitments, the level of free reserves should be approximately equal to 8 months' expenditure.

Disclosure of information to auditors

Each of the Trustee's has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Auditors

Azets Audit Services were appointed auditors to the company, a resolution proposing that they be re-appointed will be put to the members.

On behalf of the board of trustees'



Sister M McNamara

Trustee

Dated: 25.09.25

SISTERS OF ST JOSEPH OF THE APPARITION CIO

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees', who are also the directors of Sisters of St Joseph of the Apparition CIO for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees' to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

SISTERS OF ST JOSEPH OF THE APPARITION CIO

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF SISTERS OF ST JOSEPH OF THE APPARITION CIO

Opinion

We have audited the accounts of Sisters of St Joseph of the Apparition CIO for the year ended 31 December 2024 set out on pages 11 to 23. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustee's are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF SISTERS OF ST JOSEPH OF THE APPARITION CIO

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the report;
- or sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the statement of responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control, as the trustees determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error. In preparing, the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF SISTERS OF ST JOSEPH OF THE APPARITION CIO

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and with regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jonathan Ward (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor

Alpha House
4 Greek Street
Stockport
Cheshire
SK3 8AB
United Kingdom

Azets Audit Services is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment of a company under section 1212 of the Companies Act 2006

Date: 23/6/2025.

Charity commission Number: 1188024
Company Registration Number: CE020748

SISTERS OF ST JOSEPH OF THE APPARITION CIO

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	Total 2024 £	Total 2023 £
Incoming resources from generated funds						
Donations and legacies	3	33,733	500	-	34,233	18,353
Trading activities	4	-	2,355,234	-	2,355,234	2,104,480
Investment income	5	302,751	71,966	27,016	401,733	330,055
		336,484	2,427,700	27,016	2,791,200	2,452,888
Other incoming resources	6	-	191,613	-	191,613	250,508
Total incoming resources		336,484	2,619,313	27,016	2,982,813	2,703,396
Resources expended						
Costs of generating funds						
Investment management costs	7	87,783	26,777	9,249	123,809	113,594
Net incoming resources available		248,701	2,592,536	17,767	2,859,004	2,589,802
Charitable activities						
Donations	7	405,788	-	337,880	743,668	470,102
Convent costs	7	602,221	12,921	5,308	620,450	584,044
Total charitable expenditure		1,008,009	12,921	343,188	1,364,118	1,054,146
Trading activities	4	-	2,118,290	-	2,118,290	2,052,851
Total charitable and trading expenditure		1,008,009	2,131,211	343,188	3,482,408	3,106,997
Governance costs	8	31,745	18,138	-	49,883	30,710
Total resources expended		1,127,537	2,176,126	352,437	3,656,100	3,251,301
Net (outgoing)/incoming resources before transfers		(791,053)	443,187	(325,421)	(673,287)	(547,905)
Gross transfers between funds		425,000	(455,000)	30,000	-	-
Net outgoing resources		(366,053)	(11,813)	(295,421)	(673,287)	(547,905)
Other recognised gains and losses						
Revaluation of tangible fixed assets and investment properties		275,000	-	-	275,000	-
Net movement in investments		2,056,096	623,555	213,410	2,893,061	3,332,037
Net movement in funds		1,965,043	611,742	(82,011)	2,494,774	2,784,132
Fund balances at 1 January 2024		29,612,021	6,509,315	2,655,623	38,776,959	35,992,827
Fund balances at 31 December 2024		31,577,064	7,121,057	2,573,612	41,271,733	38,776,959


SISTERS OF ST JOSEPH OF THE APPARITION CIO

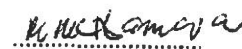
BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	12	6,397,220		6,260,738	
Investments	13	33,263,284		31,052,731	
		<u>39,660,504</u>		<u>37,313,469</u>	
Current assets					
Debtors	14	1,168,890		1,126,397	
Cash at bank and in hand		788,151		749,237	
		<u>1,957,041</u>		<u>1,875,634</u>	
Creditors: amounts falling due within one year	15	(345,812)		(412,144)	
Net current assets		<u>1,611,229</u>		<u>1,463,490</u>	
Total assets less current liabilities		<u>41,271,733</u>		<u>38,776,959</u>	
Income funds					
General funds		31,577,064		29,612,021	
Restricted funds		2,573,612		2,655,623	
Designated funds		7,121,057		6,509,315	
		<u>41,271,733</u>		<u>38,776,959</u>	

The accounts were approved by the Board on 18.06.25


Sister J Arrowsmith
Trustee


Sister M McNamara
Trustee

Charity Registration No. 1188025
Company Registration No. CE020748

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Sisters of St Joseph is an unincorporated charity with registered charity number 118025. Its headquarters are located at Convent Lodge, Grange Road, Bowden, Altrincham, WA14 3EZ.

1.1 Basis of preparation

These accounts have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), "Accounting and Reporting by Charities" the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice as it applies from 1 January 2015. The charity is a Public Benefit Entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees' continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

Designated funds are funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or Deeds of Covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Resources expended

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities they have been allocated on a basis consistent with the use of the resources.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of the company. Governance costs are those incurred in connection with administration of the company and compliance with constitutional and statutory requirements.

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

All resources expended are inclusive of irrecoverable VAT.

1.6 Tangible fixed assets and depreciation

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land is not depreciated

Freehold buildings	0% as the residual value is deemed the fair value
Plant and machinery	20% straight line
Motor vehicles	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is recognised in net income/(expenditure) for the year.

1.7 Investments

Fixed asset investments are initially measured at transaction price excluding transaction costs and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/(expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of section 11 'Basic Financial Instruments' and section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash at bank and in hand balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the terms of the relevant lease.

2 Critical account estimates and judgement

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Valuation of freehold and leasehold buildings

The trustees have adopted the revaluation model in respect of both freehold and leasehold land and buildings with third party valuations being obtained as required.

Further details are disclosed in note 12 of these financial statements.

Valuation of debtor due over 1 year

The Charity is owed the value of a property from a connected Irish charity; this will be realised upon the sale of the asset (subject to exchange rate variances).

Further details are disclosed in note 14 of these financial statements.

3 Donations and legacies

	Unrestricted funds £	Designated funds £	Total 2024 £	Total 2023 £
Donations and gifts	400	500	900	940
Legacies receivable	33,333	-	33,333	17,413
	<u>33,733</u>	<u>500</u>	<u>34,233</u>	<u>18,353</u>

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

4 Trading activities

	2024	2023
Nursing home fees	2,355,234	2,104,480
Staff costs	1,586,124	1,479,412
Repairs and equipment	133,853	137,572
Careport management fees	64,836	74,718
Water, power and rates	111,614	155,774
Consumables and amenities	148,057	142,177
Other costs	73,805	63,198
Net income (loss) from trading activity	236,945	51,629

5 Investment income

	Unrestricted funds £	Designated funds £	Restricted funds £	Total 2024 £	Total 2023 £
Rental income	24,804	-	-	24,804	24,668
Dividends	135,449	43,172	14,821	193,442	176,870
Investment interest	142,498	28,794	12,195	183,487	128,517
	302,751	71,966	27,016	401,733	330,055

6 Other incoming resources

	2024 £	2023 £
Other income	1,035	657
Sisters' pensions	190,578	249,851
	191,613	250,508

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

7 Total resources expended

	2024 £	2023 £
Costs of generating funds		
Investment management costs	123,809	113,594
Charitable activities		
<u>Donations</u>		
Donations from unrestricted funds	405,788	379,289
Donations from restricted funds	337,880	90,813
Total	743,668	470,102
<u>Convent costs</u>		
Unrestricted convent costs	602,221	565,744
Restricted convent costs	18,229	18,300
Total	620,450	584,044
<u>Trading activities</u>		
Care home costs from designated funds	2,118,290	2,052,851
	3,482,408	3,106,997

8 Governance costs

	2024 £	2023 £
Accountancy	24,250	22,756
Legal and professional	16,036	6,406
Other costs	9,597	1,548
	49,883	30,710

Governance costs includes audit fees paid to the auditors of £19,200 (2023: £18,000).

9 Trustees'

None of the trustees' (or any persons connected with them) received any remuneration or expenses during the year.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

10 Employees

Number of employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
	75	74

Employment costs

	2024 £	2023 £
Wages and salaries	1,713,563	1,556,455
Social security costs	147,329	131,849
Other pension costs	32,390	29,387
	1,893,282	1,717,691

The number of employees whose annual remuneration was £60,000 or more were:

	2024 Number	2023 Number
£60,000-£69,999	3	2

11 Taxation

As the order is a registered charity, no provision is made for either current or deferred taxation.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

12 Tangible fixed assets

	Land and buildings £	Plant and machinery £	Motor vehicles £	Total £
Cost				
At 1 January 2024	6,240,000	161,961	26,925	6,428,886
Additions	-	31,461	-	31,461
Revaluation	120,000	-	-	120,000
At 31 December 2024	6,360,000	193,422	26,925	6,580,347
Depreciation				
At 1 January 2024	-	141,419	26,729	168,148
Charge for the year	-	14,783	196	14,979
At 31 December 2024	-	156,202	26,925	183,127
Net book value				
At 31 December 2024	6,360,000	37,220	-	6,397,220
At 31 December 2023	6,240,000	20,542	196	6,260,738

Freehold land and buildings were revalued at market value in 2022 by Trafford Surveyors Limited, Chartered Surveyors. Leasehold land and buildings were revalued at market value in 2024 by Trafford Surveyors Limited, Chartered Surveyors.

The historical cost of land and buildings is £2,199,085.

13 Fixed asset investments

	2024 £	2023 £
Listed investments		
Market value at 1 January 2024	30,007,731	27,195,447
Gains and losses on investments	92,321	5,549
Stockbroker fees	(121,609)	(109,888)
Sale of shares	(350,000)	-
Dividends	193,441	176,871
Interest	140,660	125,284
Funds forwarded to sisters	(1,050,000)	(712,020)
Increase in market value and movements relating to additions and disposals	3,150,739	3,326,488
Market value at 31 December 2023	32,063,283	30,007,731
Investment property		
Market value at 1 January 2024	1,045,000	1,045,000
Gain on revaluation of investment properties	155,000	-
Market value at 31 December 2023	1,200,000	1,045,000
Total fixed asset investments	33,263,283	31,052,731

The Trustees recognise cash movements for additions and disposals within the valuation movement.

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Debtors	2024 £	2023 £
Trade debtors	25,762	29,756
Other debtors	1,143,128	1,096,641
	<u>1,168,890</u>	<u>1,126,397</u>

Amounts falling due after more than one year and included in the debtors above are:

	2024 £	2023 £
Other debtors due over 1 year	<u>991,366</u>	<u>991,366</u>

Included in other debtors is a balance of £991,366 (2023: £991,366) due from Sligo Convent, an Irish charity linked through the Catholic Church.

15 Creditors: amounts falling due within one year	2024 £	2023 £
Trade creditors	47,331	155,939
Sales ledger credit balances	37,400	46,075
Other creditors	57,853	69,797
Accruals	183,960	135,744
Deferred income	19,268	4,589
	<u>345,812</u>	<u>412,144</u>

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

16 Analysis of net assets between funds

	General funds	Designated funds	Restricted funds	Total
	£	£	£	£
Fund balances at 31 December 2024 are represented by:				
Tangible fixed assets	6,240,000	37,220	120,000	6,397,220
Investments	23,999,512	6,886,032	2,377,740	33,263,284
Current assets	1,401,843	477,026	78,172	1,957,041
Creditors: amounts falling due within one year	(64,291)	(279,221)	(2,300)	(345,812)
	<u>31,577,064</u>	<u>7,121,057</u>	<u>2,573,612</u>	<u>41,271,733</u>

General Fund

The general fund is a free fund of the Trust; it is not tied as are the other funds, which are used for a particular defined purpose.

The general fund represents the activities of the convents within one community and includes the "Province" account which is used to accumulate the funds of each convent at the end of the financial year.

General funds includes a property revaluation reserve of £4,110,915 (2023: £3,990,915) and an investment property revaluation reserve of £270,000 (2023: £115,000).

Designated Fund

The designated fund relates to a nursing home. Their funds are not paid into the "Province account" at the end of the financial year but are used to fund operations in the coming year. Monies set aside for the Sisters on their retirement are also included in this fund. The designated fund also includes the pension fund.

Restricted Fund

The restricted fund represents monies set up in trust for the purpose of providing nursing care and assistance for the benefit of elderly people in the United Kingdom.

17 Contingent liabilities

At 31 December 2024 there were no commitments to expenditure, and no provision was deemed necessary.

18 Commitments under operating leases

At 31 December 2024 the company had annual commitments under operating leases as follows:

	2024	2023
	£	£
Expiry date:		
Within one year	37,308	31,638
Between two and five years	127,154	99,744
In over five years	59,753	40,780
	<u>224,215</u>	<u>172,162</u>

SISTERS OF ST JOSEPH OF THE APPARITION CIO

NOTES TO THE ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

19 Related parties

There are no related party transactions.