

COMMUNITY OF ST MARY AT THE CROSS

England & Wales · Charity number 209261

Details

Status Registered

Legal form Other

Registered 1962-09-22

Register [View on the Charity Commission register](#)

Contact

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Activities

Objects: THE OBJECTS OF THE COMMUNITY ARE TO ADVANCE THE CHRISTIAN FAITH IN ACCORDANCE WITH THE DOCTRINES AND PRINCIPLES OF THE CHURCH OF ENGLAND, AND TO CARRY OUT THE SOCIAL MISSION OF THE CHURCH THROUGH THE SUPPORT OF CHARITABLE WORK FOR THE RELIEF OF POVERTY, THROUGH THE MAINTENANCE OF A RELIGIOUS COMMUNITY OF WOMEN ORGANISED IN ACCORDANCE WITH THE RULE OF ST BENEDICT AND DEDICATED TO ST MARY AT THE CROSS.

Activities: The aim of the charity is to advance the Christian faith in accordance with the doctrines and principles of the Church of England and to carry out the social mission of the Church through the support of charitable work for the relief of poverty, through the maintenance of religious community of women organised in accordance with the rule of St. Benedict and dedicated to the St. Mary at the Cross.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Religious Activities
- **Who:** Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** NATIONAL
- Barnet

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£2,668,858	£3,165,875	£15,530,225	52
2024-06-30	£2,797,123	£3,541,047	£16,185,383	48
2023-06-30	£2,315,479	£2,904,036	£16,057,080	51
2022-06-30	£2,363,004	£2,722,001	£16,686,261	51
2021-06-30	£2,237,144	£2,463,290	£18,086,561	47
2020-06-30	£2,136,675	£2,344,334	£17,410,586	0

Trustees

Name	Role	Appointed
DAME MARY THERESE ZELENT	Chair	
Denise Patricia Cooper		2016-07-01
JOHN STEPHEN RINGGUTH		2017-10-19
James Cautley Stewart-Smith		2022-03-11
Rev PAUL MICHAEL REECE		2012-07-03
The Right Reverend Peter William Wheatley		2012-03-07

Linked charities

- WILLIAM ROBERT HOLMDEN (209261-1)
- EDGWARE ABBEY CHARITABLE TRUST (209261-2)

Accounts

Edgware Abbey

**Annual report and
financial statements**

For the year ended 30 June 2025

Charity registration number 209261

Contents

	Page
Reference and administrative information	1
Trustees' report	2 - 8
Independent auditor's report	9 - 11
Statement of financial activities	12
Balance sheet	13
Statement of cash flows	14
Care home income and expenditure account	15
Convent income and expenditure account	16
Notes to the financial statements	17 - 26



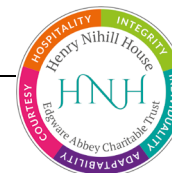
Trustee's report (continued)

For the year ended 30 June 2025

Reference and administrative information

For the year ended 30 June 2025

Charity number	209261
Country of registration	England and Wales
Registered office and operational address	Edgware Abbey 94A Priory Field Drive EDGWARE Middlesex HA8 9PU
Trustees	Trustees who served during the year and up to the date of this report were as follows: Dame Mary Thérèse Zelent OSB: Abbess Rt Revd Peter William Wheatley Revd Paul Reece Mrs Denise Cooper Mr John Ringguth Mr James Stewart-Smith
Investment managers	Rathbones 30 Gresham Street, London EC2V 7QN
Accountants	Buzzacott LLP, 130 Wood Street, London EC2V 6DL Price Bailey LLP 8th floor Dashwood House, 69 Old Broad Street, London, EC2M 1QS
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA HSBC PO Box 27 101-103 Station Road Edgware HA8 7JJ Scottish Widows Bank PO Box 12757 67 Morrison Street Edinburgh EH3 8YJ
Solicitors	TWM Solicitors Sweech House Gravel Hill Leatherhead Surrey KT22 7HF
Auditor	Sayer Vincent LLP Chartered Accountants and Statutory Auditors 110 Golden Lane London EC1Y 0TG



Trustee's report

For the year ended 30 June 2025

Trustees' Report – Inspiring Care, Community, and Faith Since 1866

The Trustees are pleased to present their report and the audited financial statements for the year ended 30 June 2025. Our financial statements have been prepared in line with the accounting policies set out in Note 1 and fully comply with our Trust Deed, relevant legislation, and the Statement of Recommended Practice – *Accounting and Reporting by Charities (SORP 2005)*.

Our Purpose

Everything we do is rooted in our founders' vision: to advance the Christian faith in accordance with the principles of the Church of England, and to live out the church's social mission through practical action, compassion, and service.

Our charitable work focuses on supporting those most in need—particularly individuals requiring dedicated nursing care—while sustaining the life of a religious Community of women shaped by the Rule of St Benedict and dedicated to St Mary at the Cross. All of our activity is carried out for the benefit of the public and woven into the wider mission of Edgware Abbey.

A Legacy of Compassion: Our History

Edgware Abbey's story began in 1866 in Shoreditch, where a small Anglican Benedictine Community of women dedicated their lives to serving the "poorest of the poor." They cared for "incurable children," supported local families, and offered hope where it was needed most.

As the needs of those they served grew, so did the charity. In 1874 the Community established a convalescent home in Edgware, eventually relocating there entirely in 1931. The convent became both a home and a place of healing for the children and adults in their care.

Changing regulations in the 1980s required more modern facilities, which led to the creation of Henry Nihill House, a nursing care home named after one of our founders. Opening its doors in 1992, Henry Nihill House continues our long tradition of compassionate care.

As we approach our 160th anniversary, we remain inspired by the example of Mother Monica Skinner and Fr. Henry Nihill. Their commitment to service still guides us as we support those in need of nursing care and provide a place of spiritual renewal at the Abbey.

Our Mission and Ethos

Edgware Abbey exists to nurture faith, offer sanctuary, and provide exceptional care. As an Anglican Benedictine Community and a registered charity, our mission is:

"To advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the Church through charitable work and the relief of poverty, sustained by a religious community of women."

Alongside our ministry of Benedictine hospitality—offering sacred space, retreat, and spiritual refreshment—we also operate Henry Nihill House, which provides professional nursing care for 30 residents. We welcome people of all faiths and none, serving each person with dignity, compassion, and respect.

Grounded in the Health and Social Care Act (2015) and our Benedictine tradition, we hold firmly to the teaching:

"Before all things, care must be taken of the sick; all are to be cared for as Christ Himself." – Rule of St Benedict, Ch. 36

This ethos shapes the bespoke, person-centred support offered by our dedicated staff, reflecting our values of Courtesy, Hospitality, Integrity, Individuality, and Adaptability. We also take inspiration from Christ's call to serve:



Trustee's report (continued)

For the year ended 30 June 2025

"What you have done unto the least of my brothers and sisters, you have done unto me." – Matthew 25:40

At Henry Nihill House, the presence of the Community and the availability of chapel services are a valued part of daily life. The Community works closely with staff and management, ensuring a warm, nurturing environment where every individual feels seen and supported.

Many residents who cannot be cared for elsewhere find a genuine home with us—one filled with friendship, expert care, and a gentle Benedictine spirit. This ministry continues the heart of our original mission and honours our founders' vision. We believe in the fullness of life for all whom we serve:

"I am come that you may have life, and have it more abundantly." – John 10:10

How We Carry Out Our Work

The Trust is the steward of the land and buildings occupied by the Community at Edgware Abbey, as well as a portfolio of investments and properties that help sustain our charitable mission. Following the sale of the old Abbey buildings in 2010, English Heritage approved the conversion of the former laundry and outbuildings into residential accommodation for the Community. This thoughtful adaptation allowed the Sisters to remain on-site and continue the work that has defined their ministry for over a century.

Today, the Community's central charitable work is the running of Henry Nihill House, our nursing care home. Alongside this vital service, the Community offers chapel services accessible to residents, welcomes parish groups for Quiet Days and study sessions, and provides guest accommodation for private retreats and spiritual rest. These activities deepen our connection with the wider community and advance our mission of care, compassion, and hospitality.

The Trustees draw on the Charity Commission's guidance on public benefit when reviewing our objectives and when shaping future plans. Each new initiative is carefully considered to ensure it strengthens and supports our charitable purpose.

Henry Nihill House Care Home with Nursing

Henry Nihill House is a 30-bed home registered with the Care Quality Commission (CQC) to provide nursing and personal care, as well as treatment for disease, disorder, and injury. We operate within the standards of the Health & Social Care Act 2008, and in January 2024 we were pleased to maintain our 'Good' CQC rating. This achievement reflects the dedication and professionalism of our staff team, whose commitment to excellence is deeply valued by the Trustees.

Demand for nursing care placements continues to grow nationally. The CQC's 2024/25 State of Care report highlights that, although the total number of care-home beds has remained broadly stable, availability per older-person population is declining, with London having fewer beds per 100,000 people aged 65 and over than most other regions. Occupancy levels are rising, leaving limited spare capacity. This shortfall contributes to delays in hospital discharge for individuals requiring ongoing care. Henry Nihill House continues to meet this growing need, consistently operating at high occupancy and receiving regular admission enquiries as a not-for-profit provider.

Residents are funded through Local Authority contracts, NHS Continuing Health Care agreements, and a proportion (around 33%) who self fund for as long as they are able. Importantly, no resident is asked to leave when their financial resources are exhausted. However, because Local Authority funding has not kept pace with the actual cost of care, the Home relies on Trust subsidies to maintain high standards and ensure that care remains accessible to all.

Trust support enables us to meet essential needs—from building maintenance, insurance, and legal fees to specialist equipment, adapted vehicles, residents' outings, and improvements to the Home and its grounds. In today's challenging economic environment, with rising costs and funding shortfalls, this support has become even more crucial. The Trust continues to review its systems and explore new approaches to sustain the level of care we are committed to providing.

Retreat and Guest Facilities

Hospitality is central to the Benedictine tradition, and Edgware Abbey remains a place where guests of all backgrounds are welcomed with warmth and generosity. As St Benedict teaches, "Guests are never lacking in a monastery." Our retreat facilities—both day and residential—offer individuals and groups a peaceful sanctuary for reflection, rest, and renewal.



Trustee's report (continued)

For the year ended 30 June 2025

In a world marked by increasing stress, uncertainty, and emotional strain, spaces that nurture mental and spiritual wellbeing are more important than ever. Retreats provide a vital pause: a chance to rest, gain clarity, heal, and reconnect with one's inner life. Our facilities meet an essential public need by offering accessible, tranquil spaces where people can find strength, resilience, and renewed purpose. These retreat offerings serve not only individuals but the broader community, promoting emotional health, spiritual growth, and personal renewal.

Feedback and Continuous Improvement

Listening to those we serve is central to how we grow and improve. The charity regularly gathers feedback from residents, families, visitors, and staff—through surveys, conversations, and everyday interactions. This insight helps shape our services, ensuring they meet real needs with compassion and excellence.

Recent comments include:

- “Such a caring home. It has a real family feel to the place, where it is clear the welfare and best interests of the residents are central to everything. The holistic and spiritual support is really unique and really benefits the longer stay residents.”
- “We visited our cousin who was in good spirits. We were able to make the most of the good weather and sit outside with her in the peace and quiet of the courtyard garden. She really appreciated this quiet space where she said she could have a good natter. Coming from the Derbyshire countryside, being able to be outside and close to nature is really important to her and we noticed a big improvement in her mood. The carers took some lovely photos of us in the garden that we can share with the rest of the family.”
- “It was lovely to come back to St Mary at the Cross for a retreat, after a couple of years away. It was a pleasure to share that ‘coming home’ feeling with the Community. I left with gladness and look forward to returning soon.”
- “Visiting the abbey last year, I found my spiritual ‘north’. I value Edgware Abbey as a place of external comfort and spiritual support. The love shown to nursing home residents during Mass has been inspiring. The Abbey has a welcoming and inclusive stance. As a mental health service user, this has been ideal. I hope this valuable resource under the steering of Mother Abbess will stay.”

This ongoing cycle of listening, reviewing, and improving ensures the charity remains responsive and committed to delivering the highest quality of care and support.

Events of the Year

Throughout the year, the Community and the Henry Nihill House team worked hard to enhance residents' quality of life. Highlights include:

- Refurbishment of resident bedrooms.
- Celebrations of key occasions: Valentine's Day, Easter, St George's Day, Christmas, birthdays, interfaith festivals, and more.
- Wide-ranging activities, from musical performances, theatre visits, and barbecues to exercise sessions, board games, gardening, card clubs, sensory activities, manicures and hairdressing, and more.
- Outings to the Christmas lights, local parks, Woburn Safari Park, St Albans Abbey, and other destinations using our adapted minibus.
- Service improvements, including rebuilding the Fire Alarm System, redesigning the dining area and upgrading the laundry.
- Arts & crafts, including award-winning submissions to the 'Arts in Care Homes' competition—four years running. Spiritual support, with weekly and Sunday Mass and festival services.



Trustee's report (continued)

For the year ended 30 June 2025

These activities strengthen community life, enhance wellbeing, and ensure residents feel valued, engaged, and supported.

Our Future Plans

Looking ahead, the Trustees and Community are committed to:

- Maintaining and upgrading facilities at Henry Nihill House.
- Continuing to improve care standards.
- Developing a complex care suite.
- Ongoing refurbishment of bedrooms and communal spaces.
- Enhancing environmental and financial sustainability, including reviewing energy systems and boiler options.
- Expanding activities, outings, and social opportunities for residents.
- Creating additional dedicated activity spaces.
- Reviewing the layout of existing buildings and grounds for better use.
- Continuing staff development, including clinical training, NVQ qualifications, and end-of-life care training.
- Improving the residents' garden and ensuring all areas meet health and safety requirements.
- Maintaining welcoming grounds for retreatants and visitors.
- Expanding the Community's charitable works in line with our sustainability strategy, including:
 - Providing the care home facility
 - Supporting all at Henry Nihill House
 - Offering Quiet Day and retreat spaces
 - Strengthening links with local churches
 - Supporting the poor, sick, and those in need locally and abroad
 - Developing a volunteer's programme.

These plans reflect our commitment to meeting the evolving needs of residents, retreatants, and the broader community.

Managing Our Property and Assets

Responsible stewardship remains central to the work of the Trust. The Trustees manage investments, properties, and financial resources with diligence to ensure that the Charity can continue to fulfil its mission both now and in the years ahead. Through regular review and strategic planning, we ensure that resources are used effectively, that our obligations are met, and that the assets entrusted to our care are protected and strengthened over time.

Investment income is an essential source of funding for the charitable work of the Trust, including the care provided at Henry Nihill House. However, the Trustees recognise that investment returns alone are not sufficient to sustain the Charity's long-term commitments. In order to ensure financial resilience and to enable continued development, additional support through legacies, grants, and fundraising is necessary. These supplementary income streams help secure the future of the Charity and ensure that its work can continue to benefit residents and the wider community.

The Charity continues to be guided by the Benedictine principle of shared life and mutual care, ensuring that the needs of every person in our community are met. This ethos shapes all decisions relating to the management and deployment of resources, reinforcing our commitment to act responsibly, equitably, and always in service of those who rely on the Charity's care and support.

Financial review

The Trustees continue to monitor the charity's financial performance closely, working in partnership with our investment managers at Investec/Rathbones to ensure our portfolio is stewarded responsibly and in support of our charitable mission. Following a review of our financial systems and professional support, we appointed Price Bailey as our new accountants in May 2025, strengthening our commitment to robust governance and effective financial management.

Total income for the year decreased to £2,668,858 (2024: £2,797,123). Dividend income has decreased by £145,003 (2025: £215,453 2024: £391,883). There was a decrease in Care Home income of £22,250 (2025: £2,280,175 2024: £2,302,455).

Trustee's report (continued)

For the year ended 30 June 2025

There was a small increase in Convent income to £8,926 (2024: £8,702).

Expenditure decreased to £3,165,875 (2024: £3,541,047). The charity made a deficit of £665,158 (2024: £128,303 surplus) which is due to a loss in the Care home and Convent. Sale and revaluation of investments amount to £158,141 (2024: £872,227). At the end of the year, net unrestricted funds were £15,441,753 (2024: £16,162,213) and net current assets less restricted funds were £1,781 (2024: £185,394).

The trustees are confident that the financial position at the end of the year is satisfactory, in accordance with the careful activity of the Investment Managers.

Risk Statement

The Trustees recognise several key risks facing the charity. The most significant financial risk is the potential reduction in investment income alongside the rising costs of operating Henry Nihill House. Global economic pressures have impacted investment returns, and the portfolio is reviewed quarterly to ensure it continues to meet its objectives and support the charity's work.

Operational risks—including the possibility of an adverse CQC inspection outcome or a major incident at Henry Nihill House—are also taken seriously. The Trustees regularly assess these and other potential risks, evaluating their likely impact and putting appropriate controls in place. These measures include ongoing staff training, strengthened quality and compliance processes, robust HR practices, and comprehensive health and safety systems.

The Trustees' forward planning and committed actions reflect a careful and responsible approach to stewardship, ensuring the charity remains resilient, compliant, and well-prepared for future challenges.

Safeguarding Statement

The Community of St Mary at the Cross and the Trustees of The Edgware Abbey Charitable Trust remain firmly committed to safeguarding and to promoting the welfare of all individuals, especially those who are vulnerable. This includes children, young people, and adults who may be frail, infirm, or otherwise in need of protection. We recognise that safeguarding is a shared responsibility, and we expect all staff, volunteers, visitors, and users of our premises at Edgware Abbey and Henry Nihill House to uphold the highest standards of courtesy, respect, and care toward residents and one another.

The Community follows the safeguarding principles set out in *Safeguarding in the Diocese of London* and adheres to the guidance issued by the House of Bishops for Religious Communities. We also comply fully with safeguarding policies and practice guidance from both the Diocese of London and the National Safeguarding Team. At Henry Nihill House, the charity meets all CQC safeguarding requirements, ensuring that robust procedures are in place to protect residents' safety and well-being.

We maintain a designated Safeguarding Person for the Community, along with a Safeguarding and Whistleblowing Lead for Henry Nihill House. Safer Recruitment principles apply to all appointments, including Community members, Trustees, staff, and volunteers. Our Safeguarding Statement and Community Policy are reviewed annually to ensure they remain current, effective, and aligned with best practice.

Reserves Policy

The Trustees have accumulated reserves as an endowment to support both the Care Home and the Community. These reserves are essential for generating income to sustain the members of the Community, fund charitable activities, and provide a subsidy to ensure the continued quality of care at the Care Home. The amount held in reserves is regularly reviewed to ensure it remains adequate to meet the ongoing needs of the charity's work.

At the year-end free reserves, reserves not held in fixed assets, were £496,149 (2022: £477,120).

The Trust retains a sufficient area of property to enable the members of the small Community to continue its religious life of prayer and service, and to carry out its Charitable Objects. The area of the property includes: The Chapel; Cloisters; Cemetery; Care Home; Gardens; accommodation for the Community, and a small area for Quiet Day Groups, Retreat Guests and people seeking quiet space for rest and renewal.



Trustee's report (continued)

For the year ended 30 June 2025

Investment Policy

The Edgware Abbey Charitable Trust maintains a managed Investment Portfolio, which is governed by its Investment Policy Statement. This Statement outlines the Charity's investment objectives, guidelines, and ethical restrictions.

Investment Policy Statement

This policy has been developed by the Trustees of the Edgware Abbey Charitable Trust to provide clear guidance on the management of assets. The Trustees have delegated asset management functions to Charles Stanley & Co. Ltd. (until June 2023) and Investec/Rathbones (from 1st April 2023). The policy aims to ensure that asset management is carried out in the best interests of the Trust.

Investment Objective

The Trustees aim to preserve and grow the real value of the Charity's assets over the long term by investing in a diversified portfolio that includes equities, fixed income stocks, and cash, while targeting an income yield of 4-5% per annum.

Investment Restrictions

Investments are not to be made in companies involved in tobacco, armaments, or genetic engineering for unethical purposes. The Trustees also adhere to the Church of England's Policy on Ethical and Sustainable Investments when making investment decisions.

Investment Brief

To achieve these investment objectives, the Trustees have appointed Investec/Rathbones as their discretionary asset managers. The portfolio will be diversified, with a medium risk income investment objective. The proportion of investments in equities, fixed income stocks, and cash will be reviewed with Investec/Rathbones at least every six months to ensure ongoing suitability.

Review

The Trustees will periodically review this policy statement to assess whether any changes are needed. They will also evaluate the performance of Investec/Rathbones and conduct periodic performance reviews of the Broker Company. The Trustees receive a quarterly report on the performance of the investment portfolio, and investment meetings are held twice yearly to assess and review the portfolio.

During the year, the income return was 4%, which was slightly below the targeted income yield due to global events and circumstances.

Governance and structure

For the effective management of Edgware Abbey's activities, the trustees have delegated this responsibility to the Abbess of the community. In 2023, the Trustees reviewed the charity's structure and appointed a Director for the Charity to assist with its day-to-day operations. The Director reports directly to the Abbess. The Board of Trustees currently consists of six members, with a maximum of seven allowed, as determined by a resolution of the Trustees. Trustees are appointed for three-year terms and may be reappointed if deemed competent (subject to clause 2). When appointing a new Trustee, the proposal is made during a Trustees' meeting, followed by discussion. The nominee is then proposed, seconded, and elected by a show of hands, requiring a simple majority. The solicitor is notified of the proposed change, and a Deed of Appointment is created and signed by the existing Trustees. The Superior (the Abbess) of the Community of St Mary at the Cross must always serve as a Trustee, provided they are competent to do so. Additionally, at least a majority of the Trustees must be members of the Church of England or a church in communion with the Church of England.

New trustees undergo an induction process, which includes a series of meetings and discussions, along with the provision of essential information about the Trust. This ensures they understand the Trust's work and the challenges it faces. If necessary, further training is provided to new trustees, including any specific requirements they may have, as well as additional guidance on the Charity Commission's resources for trustees.

Remuneration policy for key management personnel

Edgware Abbey is committed to ensuring that all staff are paid fairly. The Trustees decide the Key Management Personnel salary annually ensuring that the salary is in line with current market value and adjusted accordingly. The salary is set in line with role and responsibilities and maintain a deferential between roles. Overall salary funding is part of the annual budget process, and within that approved budget the Key Management Personnel agree with the board any key payment changes.



Trustee's report (continued)

For the year ended 30 June 2025

Fundraising Standards

In line with our commitment to good governance and best practices, we are proud to adhere to the guidance of the Fundraising Regulator for all of our fundraising activities. We strive to ensure that our fundraising efforts are respectful, transparent, honest, and accountable to the public.

During this period, Edgware Abbey has not employed commercial participators or other professional fundraisers to raise funds on our behalf. We are pleased to report that we did not receive any complaints related to our fundraising activities. The fundraising events organized during this period are detailed in the section Events of the Year

Statement of responsibilities of the trustees

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

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

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Auditor

Sayer Vincent LLP is the appointed auditor of the Edgware Abbey.

Approved by the trustees on 27 April 2026 and signed on their behalf by

M H Zelent

Mother Abbess

Rt. Revd. P. W. Wheatley

Trustee

Independent auditor's report

For the year ended 30 June 2025

Independent auditor's report to the members of Edgware Abbey

Opinion

We have audited the financial statements of Edgware Abbey (the 'charity') for the year ended 30 June 2025 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charity's affairs as of 30 June 2025 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
- 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 Auditor's 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 Edgware Abbey's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other Information

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

We have nothing to report in this regard.

Independent auditor's report

For the year ended 30 June 2025

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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- The information given in the trustees' annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; 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 trustees' responsibilities set out in the trustees' annual report, 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 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.

Independent auditor's report

For the year ended 30 June 2025

- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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 is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

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 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.

28 April 2026

Sayer Vincent LLP, Statutory Auditor
110 Golden Lane, LONDON, EC1Y 0TG

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

COMMUNITY OF ST MARY AT THE CROSS
Statement of Financial Activities for the Year Ended 30 June 2025
(Incorporating the Income and Expenditure account)

Edgware Abbey Registered number: 209261

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income from:					
Donations and legacies	2	24,836	73,869	98,705	59,941
Charitable activities					
Care home		2,280,205	-	2,280,205	2,302,455
Convent		8,926	-	8,926	8,702
Investments					
Dividends		147,988	-	147,988	391,883
Interest		133,034	-	133,034	34,142
Total income		<u>2,594,989</u>	<u>73,869</u>	<u>2,668,858</u>	<u>2,797,123</u>
Expenditure on:					
Raising funds	3	32,723	-	32,723	32,352
Charitable activities					
Care home	3	2,849,499	8,567	2,858,066	3,231,121
Convent	3	275,086	-	275,086	277,574
Total expenditure		<u>3,157,308</u>	<u>8,567</u>	<u>3,165,875</u>	<u>3,541,047</u>
Net (expenditure)		(562,319)	65,302	(497,017)	(743,924)
(Loss)/gain on sale of investments		(320,455)	-	(320,455)	754,166
Gain on revaluation of investments		162,314	-	162,314	118,061
Net movement in funds		<u>(720,460)</u>	<u>65,302</u>	<u>(655,158)</u>	<u>128,303</u>
Reconciliation of:					
Total funds brought forward		<u>16,162,213</u>	<u>23,170</u>	<u>16,185,383</u>	<u>16,057,080</u>
Total funds carried forward	14	<u>15,441,753</u>	<u>88,472</u>	<u>15,530,225</u>	<u>16,185,383</u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for the year ended 30 June 2025 is shown in note 14.

The notes of pages 17 to 26 form part of these financial statements.

COMMUNITY OF ST MARY AT THE CROSS
Balance Sheet as at 30 June 2025

Edgware Abbey Registered number: 209261

		2025		2024	
	Note	£	£	£	£
Fixed assets					
Tangible assets	9		4,778,280		4,831,178
Investments	10		10,661,692		11,145,641
			<u>15,439,972</u>		<u>15,976,819</u>
Current assets					
Debtors	11	168,674		94,505	
Short term deposits		-		53,756	
Cash at bank		146,974		250,623	
		<u>315,648</u>		<u>398,884</u>	
Liabilities					
Creditors falling due in less than one year	12	(225,395)		(190,320)	
			90,253		208,564
Net current assets			<u>15,530,225</u>		<u>16,185,383</u>
Net assets					
Total funds of the charity:					
Restricted funds			88,472		23,170
Unrestricted income funds:					
Designated funds	14	496,149		816,604	
Unrestricted funds	14	<u>14,945,604</u>		<u>15,345,609</u>	
			15,441,753		16,162,213
Total charity funds			<u>15,530,225</u>		<u>16,185,383</u>

The financial statements were approved by the trustees, and authorised for issue on 27 April 2026 and signed on their behalf by:

M H Zelent
Mother Abbess

Rt. Revd. P. W Wheatley
Trustee

COMMUNITY OF ST MARY AT THE CROSS
Statement of Cash Flows for the Year Ended 30 June 2025

Edgware Abbey Registered number: 209261

	2025	2024
	£	£
Cash flow from operating activities		
Net cash flow from operating activities (see below)	(737,974)	(911,678)
Cash flow from investing activities		
Dividends, interest and rent from investments	281,022	426,025
Purchase of fixed assets	(26,261)	(81,370)
Proceeds from sale of investments	3,128,986	14,064,980
Movements on cash in investments	126,409	(110,891)
Purchase of investments	(2,929,587)	(13,417,814)
Net cash provided by investing activities	580,569	880,930
Change in cash and cash equivalents	(157,405)	(30,748)
Cash & Cash equivalents at the beginning of the year	304,379	335,127
Total cash & cash equivalents at the end of the year	146,974	304,379

Cash and cash equivalents at end of year comprise:

Short term deposits

Short term deposits	-	53,756
Cash at bank and in hand	146,974	250,623
	146,974	304,379

Statement of Net Debt

	At 1 April	Cash flows	At 31 March
	2024		2025
	£	£	£
Short term deposits	53,756	(53,756)	-
Cash at bank and in hand	250,623	(103,649)	146,974
	304,379	(157,405)	146,974

Reconciliation of net movements in funds to net cash flow from operating activities

Net (expenditure)/income for the year per Statement of Financial Activities	(655,158)	128,303
Adjustment for:		
Depreciation charges	79,159	81,193
Losses/(gains) on investments	158,141	(872,227)
Dividends, interest and rents from investments	(281,022)	(426,025)
Increase in creditors	35,075	104,710
(Increase)/decrease in debtors	(74,169)	72,368
	(737,974)	(911,678)

COMMUNITY OF ST MARY AT THE CROSS
Statement of Financial Activities for the Year Ended 30 June 2025

Edgware Abbey Registered number: 209261

Care home income and expenditure

	2025	2024
	£	£
Income		
Interest	1,333	1,898
Fees Receivable	2,280,205	2,238,258
Donations and grants	9,000	-
Other	-	64,197
	<u>2,290,538</u>	<u>2,304,353</u>
Expenses		
Staff costs	2,143,099	2,356,476
Other staff costs	23,034	21,643
Professional services	58,678	34,765
Accountancy	30,098	37,201
Allocation of governance costs (note 3)	8,000	16,598
Inspection fees	17,220	11,301
Light and heat	56,955	59,096
Medicals	23,234	53,471
Repairs and renewals	152,197	184,220
Office costs	49,896	45,597
Catering	230,202	208,882
General expenses	28,105	159,494
Depreciation on freehold property	18,077	18,077
Depreciation on fixtures, fittings and equipment	19,100	24,072
Depreciation on ambulance and minibus	171	228
	<u>2,858,066</u>	<u>3,231,121</u>
 (Deficit) for the year	 <u>(567,528)</u>	 <u>(926,768)</u>

COMMUNITY OF ST MARY AT THE CROSS
Statement of Financial Activities for the Year Ended 30 June 2025

Edgware Abbey Registered number: 209261

Convent income and expenditure

	2025	2024
	£	£
Income		
Investment Income	147,988	391,883
Interest	131,701	32,244
DSS Pension and Benefits	8,926	8,702
Donations	89,705	59,941
	<u>378,320</u>	<u>492,770</u>
Expenses		
Staff costs	26,631	-
Rates and water	1,789	16,471
Insurance	64,080	71,483
Legal and professional	50	6,533
Light and heat	15,382	12,150
Chapel expenditure	2,675	3,562
Repairs and maintenance	44,617	60,255
Catering	2,230	2,972
Housekeeping	1,343	440
Medical costs	758	1,095
Clothes	586	238
Donation paid	8,806	7,975
Courses and conference	2,847	1,634
Printing and postage and stationery	933	1,497
Telephone and fax	6,372	5,321
Website design and computer expenses	6,162	3,182
Motor expenses	13,661	7,954
Accountancy	30,098	34,588
Allocation of governance cost (Note 3)	2,090	1,679
Bank charges	147	183
Exchange rate difference	2,018	(454)
Depreciation on freehold property	22,988	22,988
Depreciation on fixtures, fittings and equipment	13,554	8,803
Depreciation on ambulance and minibus	5,269	7,025
	<u>275,086</u>	<u>277,574</u>
Cost of generating funds:		
Investment managers fees	32,723	31,979
Allocation of governance cost (Note 3)	-	373
Gain on Revaluation of Investments	(162,314)	(754,166)
(Loss)/Gain on Sale of Investments	320,455	(118,061)
Total expenditure for Convent	307,809	309,926
Surplus/(Deficit) for the year	<u>(87,630)</u>	<u>1,055,071</u>

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025

Edgware Abbey Registered number: 209261

1 Accounting policies

a) General Information

Community of St Mary at the Cross is an unincorporated charity registered with the Charity Commission in England and Wales. The Charity registration number is 209261. Its registered office and principal place of business is Edgware Abbey, 94A Priority Field Drive, Edgware, Middlesex, HA8 9PU.

b) Basis of preparation of financial statements

These accounts have been prepared for the year ended 30 June 2025.

The accounts 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 United Kingdom and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)", 'The Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS' 102)' and the Charities Act 2011.

The financial statements have been prepared to give us a "true and fair" view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a "true and fair view". This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from April 2005 which has since been withdrawn".

The charity constitutes a public benefit entity as defined by FRS 102.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest £.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

c) Critical accounting estimates and areas of judgement

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

The following principal accounting policies have been applied:

d) Assessment of Going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these financial statements.

The trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees are of the opinion that the charity will have sufficient resources to meet its liabilities as they fall due.

d) Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably, and it is probable that income will be received. Income comprises donations, including gifts in kind, grants, income from trading activities and interest receivable.

d) Income continued

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity, and it is probable that those conditions will be fulfilled in the reporting period.

Gifts-in-kind, donated services and free materials are secured by the charity from artists and supporting companies for the beneficiaries. After they are distributed to the beneficiaries, they are brought into the financial statements as income and expenditure at an estimate of their value to the charity.

Grants from trusts are credited to income when the charity has both confirmation of the amount and entitlement to the income. In the event of grants confirmed but not received, the amount is accrued for where the receipt is considered probable.

Income from trading activities, being monies received from grant application writing fees, is credited to the statement of financial activities when receivable and the amount can be measured reliably by the charity.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are monies raised for their use restricted to a specific purpose, as stipulated by the donor. Expenditure which meets these criteria is charged to the appropriate fund.

g) Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accrual basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Expenditure comprises the following:

- Costs of raising funds relates to the costs incurred by the charity in managing its investment portfolio.
- Expenditure on charitable activities includes the costs of delivering care home services meetings and retreats and other meetings, undertaken to further the purposes of the charity and their associated support costs.

Support costs, including governance costs, are allocated between the expenditure categories on a basis designed to reflect the use of the resource.

g) Expenditure recognition (continued)

Governance costs include those associated with meeting the constitutional and statutory requirements of the charity—for instance, the independent examiner / audit fees and costs linked to the strategic management of the charity.

h) Tangible fixed assets

Assets costing £500 or more with an expected useful life of more than one year are capitalised.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Freehold property – 100 years
- Freehold property improvements – 20 years
- Fixture, fittings and equipment – 5 years
- Motor vehicles – 4 years

i) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading “Net gains/(losses) on investments” in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

j) Debtors

Debtors are recognised at the settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

k) Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short-term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

m) Creditors and provisions

Creditors are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

n) Pension

Auto-enrolment for pensions is held the scheme with a company called Smart Pension (Market Rated) and pay government minimum 3%. The employees have an opt out period of 8 or 12 weeks before their own contribution % is taken – this is reflected in their payroll at the end of the opt out period by a larger deduction to the pension scheme.

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

2 Donations and legacies

	Total funds 2025	Total funds 2024
	£	£
Donations	98,705	59,941
	<u>98,705</u>	<u>59,941</u>

Within donations for 2025, £73,869 (2024: £30,000) was restricted and £24,836 (2024: £29,941) was unrestricted.

3 Analysis of expenditure

2025	Cost of raising funds £	Charitable Activities		Governance Costs £	2025 Total £
		Convent £	Care Home £		
Staff cost	-	26,631	2,143,099	-	2,169,730
Other staff costs	-	-	23,034	-	23,034
Investment manager's fees	32,723	-	-	-	32,723
Legal and professional	-	50	75,898	-	75,948
Auditor's remuneration	-	-	-	10,090	10,090
Accountancy	-	30,098	30,098	-	60,196
Repairs and maintenance	-	44,617	152,197	-	196,814
Rates	-	1,789	9,261	-	11,050
Depreciation	-	41,811	37,348	-	79,159
Office costs	-	80,394	31,745	-	112,139
Housekeeping	-	1,343	8,890	-	10,233
Gifts and donations	-	8,806	4	-	8,810
Travel and motor expenses	-	13,661	4,298	-	17,959
Catering	-	2,230	230,202	-	232,432
Other expenses	-	5,279	23,694	-	28,973
Light and heat	-	15,382	56,955	-	72,337
Bank charges	-	147	109	-	256
Medical expenses	-	758	23,234	-	23,992
	<u>32,723</u>	<u>272,996</u>	<u>2,850,066</u>	<u>10,090</u>	<u>3,165,875</u>
Governance costs	-	2,090	8,000	(10,090)	-
Total expenditure 2025	<u>32,723</u>	<u>275,086</u>	<u>2,858,066</u>	<u>-</u>	<u>3,165,875</u>
Total expenditure 2024	<u>32,352</u>	<u>277,574</u>	<u>3,231,121</u>	<u>-</u>	<u>3,541,047</u>

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

3 Analysis of expenditure (continued)

2024	Cost of raising funds £	Charitable Activities		Governance Costs £	2024 Total £
		Convent £	Care Home £		
Staff cost	-	-	2,356,476	-	2,356,476
Other staff costs	-	-	21,643	-	21,643
Investment manager's fees	31,979	-	-	-	31,979
Legal and professional	-	6,533	46,066	-	52,599
Auditor's remuneration	-	-	-	18,650	18,650
Accountancy	-	34,588	37,201	-	71,789
Repairs and maintenance	-	60,255	184,220	-	244,475
Rates	-	16,471	-	-	16,471
Depreciation	-	38,816	42,377	-	81,193
Office costs	-	83,117	45,597	-	128,714
Housekeeping	-	440	15,982	-	16,422
Gifts and donations	-	7,975	-	-	7,975
Travel and motor expenses	-	7,954	2,112	-	10,066
Catering	-	2,972	208,882	-	211,854
Other expenses	-	3,346	141,278	-	144,624
Light and heat	-	12,150	59,096	-	71,246
Bank charges	-	183	122	-	305
Medical expenses	-	1,095	53,471	-	54,566
	31,979	275,895	3,214,523	18,650	3,541,047
Governance costs	373	1,679	16,598	(18,650)	-
Total expenditure 2024	32,352	277,574	3,231,121	-	3,541,047
Total expenditure 2023	54,139	207,537	2,642,360	-	2,904,036

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

4 Net expenditure for the year

This stated after charging / (crediting)

	2025	2024
	£	£
Depreciation	79,159	81,193
Auditor's remuneration (excluding VAT)		
Audit	10,090	11,750
Under provision of prior year audit fees	<u>-</u>	<u>6,900</u>

5 Staff costs during the year

	2025	2024
	£	£
Salaries and wages	1,727,513	1,649,103
Social security costs	185,854	157,321
Employer's contribution to defined contribution pension schemes	36,609	39,130
Agency staff costs	219,754	510,922
	<u>2,169,730</u>	<u>2,356,476</u>

One employee received emoluments between £60,000 and £69,999 during the year (2024: two employees).

One employee received emoluments between £70,000 and £79,999 during the year (2024: one employee).

One employee received emoluments between £80,000 and £89,999 during the year (2024: no employees).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £121,050 (2024: £92,778).

The charity trustees were not paid nor received any other benefits from employment with the charity in the year (2024: £Nil). No charity trustee received payment for professional or other services supplied to the charity (2024: £Nil).

During the year, one trustee (2024: none) received expenses of £300 relating to travel, subsistence and catering.

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 52

Staff are split across the activities of the charity as follows:

	2025	2024
	No.	No.
Care Home	<u>52</u>	<u>48</u>
	<u>52</u>	<u>48</u>

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

7 Related party transactions

During the year, there was an amount donated to the charity of £Nil (2024: £30,000) by Rachel Collins, Ruth McFadven and Michael Zelent, close family members of Mother Abbess. This amount was restricted for the purpose of the Rest fund. At the reporting date the amount outstanding is £Nil (2024: £Nil).

8 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold property £	Freehold property improvements £	Fixtures fittings & equipment £	Motor vehicles £	Total £
Cost					
As at 01 July 2024	5,028,466	66,583	273,957	78,545	5,447,551
Additions in year	-	-	26,261	-	26,261
As at 30 June 2025	<u>5,028,466</u>	<u>66,583</u>	<u>300,218</u>	<u>78,545</u>	<u>5,473,812</u>
Depreciation					
As at 01 July 2024	355,773	6,658	197,158	56,784	616,373
Charge for the year	37,736	3,329	32,654	5,440	79,159
As at 30 June 2025	<u>393,509</u>	<u>9,987</u>	<u>229,812</u>	<u>62,224</u>	<u>695,532</u>
Net book value					
As at 30 June 2025	<u>4,634,957</u>	<u>56,596</u>	<u>70,406</u>	<u>16,321</u>	<u>4,778,280</u>
As at 30 June 2024	<u>4,672,693</u>	<u>59,925</u>	<u>76,799</u>	<u>21,761</u>	<u>4,831,178</u>

Land with a value of £1,225,000 (2024: £1,225,000) is included within freehold property and not depreciated.

The freehold property, other than the property in Bognor Regis, was externally valued at 30 June 2015 by Reeves & Partners, Chartered Surveyors. The Care home and the Nuns accommodation and retreat house were valued at market value, which is now considered to be the historic costs. The chapel and cloister were valued at depreciated replacement cost. No revaluation is undertaken.

All of the above assets are used for charitable purposes.

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

	2025	2024
	£	£
Fair value at the start of the year	10,980,087	10,755,026
Additions at cost	2,929,587	13,390,307
Accrued interest	-	27,507
Disposal proceeds	(3,128,986)	(14,064,980)
Net (losses)/gain on change in fair value	(158,141)	872,227
	<u>10,622,547</u>	<u>10,980,087</u>
 Cash held by investment broker pending reinvestment	 39,145	 165,554
Fair value at the end of the year	<u>10,661,692</u>	<u>11,145,641</u>
Historic cost at the end of the year	<u>9,830,561</u>	<u>10,163,483</u>

Investment comprise:

	2025	2024
	£	£
Shares listed on the London Stock Exchange	10,622,547	10,980,087
Cash	39,145	165,554
	<u>10,661,692</u>	<u>11,145,641</u>

11 Debtors

	2025	2024
	£	£
Trade debtors	789	947
Other debtors	-	200
Prepayments	32,955	15,524
Accrued income	134,930	77,834
	<u>168,674</u>	<u>94,505</u>

12 Creditors amounts falling due within one year

	2025	2024
	£	£
Trade creditors	106,539	104,337
Tax and social security	63,164	48,241
Accruals	36,095	24,090
Other creditors	19,597	13,652
	<u>225,395</u>	<u>190,320</u>

COMMUNITY OF ST MARY AT THE CROSS
Notes to the Financial Statements for the Year Ended 30 June 2025 Cont'd

Edgware Abbey Registered number: 209261

13 Analysis of net assets between funds

2025	Restricted	Revaluation reserve	General unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,778,280	4,778,280
Investments	-	496,149	10,165,543	10,661,692
Net currents assets	88,472	-	1,781	90,253
Net assets at 30 June 2025	88,472	496,149	14,945,604	15,530,225

2024	Restricted	Revaluation reserve	General unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,831,178	4,831,178
Investments	-	447,718	10,697,923	11,145,641
Net currents assets	23,170	-	185,394	208,564
Net assets at 30 June 2024	23,170	447,718	15,714,495	16,185,383

14 Movements in funds

2025	At 1 July 2024	Income and gains	Expenditure and losses	Transfer	As 30 June 2025
	£	£	£	£	£
Restricted fund					
Rest fund	23,170	73,869	(8,567)	-	88,472
At the end of the year	23,170	73,869	(8,567)	-	88,472
Revaluation reserve	816,604	-	(320,455)	-	496,149
General funds	15,345,609	2,757,303	(3,157,308)	-	14,945,604
Total unrestricted funds	16,162,213	2,757,303	(3,477,763)	-	15,441,753
Total funds	16,185,383	2,831,172	(3,486,330)	-	15,530,225

2024	At 1 July 2023	Income and gains	Expenditure and losses	Transfer	As 30 June 2024
	£	£	£	£	£
Restricted fund					
Rest fund	4,292	30,000	(11,122)	-	23,170
At the end of the year	4,292	30,000	(11,122)	-	23,170
Revaluation reserve	(306,448)	754,166	-	368,886	816,604
General funds	16,359,236	2,885,184	(3,529,925)	(368,886)	15,345,609
Total unrestricted funds	16,052,788	3,639,350	(3,529,925)	-	16,162,213
Total funds	16,057,080	3,669,350	(3,541,047)	-	16,185,383

Purposes of restricted funds

Rest fund – funding to cover members costs for pilgrimage, holiday, retreat, rest and well being.

Edgware Abbey Registered number: 209261

15 Legal status of the charity

The Charity consists of two charities forming part of a charitable association, namely the Community of St Mary at the Cross and the Trust Property. Both are registered with the Charity Commission with the same registration number 209261. The Community of St Mary at the Cross has no income or any assets. All reported income and assets are that of the Trust Property

Accounts

Edgware Abbey

**Annual report and
financial statements**

For the year ended 30 June 2024

Charity registration number 209261

Contents

	Page
Reference and administrative information	1
Trustees' report	2 - 8
Independent auditor's report	9 - 11
Statement of financial activities	12 - 13
Balance sheet	14
Statement of cash flows	15
Care home income and expenditure account	16
Convent income and expenditure account	17
Notes to the financial statements	18 - 27

Reference and administrative information

For the year ended 30 June 2024

Charity number	209261
Country of registration	England and Wales
Registered office and operational address	Edgware Abbey 94A Priory Field Drive EDGWARE Middlesex HA8 9PU
Trustees	Trustees who served during the year and up to the date of this report were as follows: Dame Mary Thérèse Zelent OSB: Abbess Mr James Stewart-Smith Mr John Ringguth Mrs Denise Cooper Revd Paul Reece Rt Revd Peter William Wheatley
Investment managers	Rathbones 30 Gresham Street, London EC2V 7QN
Accountants	Buzzacott LLP, 130 Wood Street, London EC2V 6DL
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA HSBC PO Box 27 101-103 Station Road Edgware HA8 7JJ Scottish Widows Bank PO Box 12757 67 Morrison Street Edinburgh EH3 8YJ
Solicitors	TWM Solicitors Sweech House Gravel Hill Leatherhead Surrey KT22 7HF
Auditor	Sayer Vincent LLP Chartered Accountants and Statutory Auditors Invicta House 110 Golden Lane London EC1Y 0TG

Trustees' report

For the year ended 30 June 2024

The trustees present their report and the audited financial statements for the year ended 30 June 2024.

The financial statements have been prepared on the accounting policies set out in note 1 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 (SORP 2005).

The Charity objects

The charity's primary activities and the individuals it aims to support are outlined below. All of its charitable activities are carried out to advance Edgware Abbey's charitable objectives for the benefit of the public.

The Objects of the Charity are to advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the church through the support of charitable work for the relief of poverty, through the maintenance of a religious Community of women, organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross.

Our History

We were founded in Shoreditch in 1866 as a religious community of women in the Anglican Benedictine tradition. We lived and worked among the 'poorest of the poor,' providing care for 'incurable children' in the charity's hospital and supporting individuals within the local community. In 1931, we relocated from the East End of London to the Convent at Edgware, which the Community had established in 1874 to provide a convalescent home in the countryside for the children we cared for in our East End hospital. This became our sole house and place of care, prompting us to expand it to accommodate those we had supported in Shoreditch. The Community and the people in our care shared the convent buildings until legislation changed in middle of the 1980's, requiring individual accommodation for those we cared for. This led to the creation of Henry Nihill House Care Home with nursing, named after one of our founders, which opened in 1992. As we near our 160th anniversary, we remain committed to continuing the work initiated by our founders, Mother Monica Skinner and Fr. Henry Nihill. We strive to be a place of care and support for those in need of nursing care at Henry Nihill House, as well as a sanctuary for spiritual renewal within the Abbey.

Our Mission statement and ethos

Edgware Abbey - an Anglican Benedictine Community, founded in 1866; a registered Charitable Trust: "To advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the Church through the support of charitable work for the relief of poverty, through the maintenance of a religious community of women organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross."

In addition to its Ministry of Benedictine Hospitality for those seeking Sacred Space and Retreat, and Spiritual Renewal, the Community is the provider of care for 30 residents at Henry Nihill House Care Home with nursing. People of all faiths or none are welcomed. In accordance with the regulations of the Health and Social Care Act (2015); and in accordance with its Benedictine spiritual ethos, "Before all things, care must be taken of the sick; all are to be cared for as Christ Himself." (Rule of St Benedict Ch 36 reflecting St Matt. 25:36.40) through a bespoke service which is delivered to each person in a professional, inclusive and caring manner by upholding our values of Courtesy, Hospitality, Integrity, Individuality and Adaptability ... Jesus said "What you have done unto the least of my brothers and sisters, you have done unto me" (Matt 25:40)

At Henry Nihill House Care Home, built adjoining Edgware Abbey, the presence of the Community and provision of chapel services is a valued dimension in the life of those who reside at Henry Nihill House; the Community maintains a presence in the home, working with the management and staff.

A bespoke service is provided upholding the rights of each person in their choices, and to retain dignity, respect, privacy and freedom in their daily lives. Many who cannot be cared for elsewhere find a friendly welcome and expert care in the loving and homely atmosphere of Henry Nihill House, this ministry reflects the original charism and purpose/objects of our charity from its foundation. Everyone's need, both service users and colleagues, for continued fulfilment in life is seen as a gospel value:

Jesus said: "I am come that you may have life and have it more abundantly." (St John 10:10b)

Trustees' report

For the year ended 30 June 2024

The way we carry out our work

The Trust holds legal ownership of the land and buildings used by the Community (Edgware Abbey), along with a substantial portfolio of investments and properties that generate income to support the Community and its charitable activities. When the decision was made to sell the old Abbey buildings in 2010, English Heritage approved the conversion of the laundry and other outbuildings into dwellings for the Community. This allowed them to continue living on-site while maintaining their charitable work.

The Community's primary charitable focus is the operation and management of Henry Nihill House, a Care Home with nursing. In addition, the Community provides chapel services, which are easily accessible to HNH residents, offers facilities for parish groups to hold Quiet Days and study sessions, and provides guest accommodations for private retreats, as well as spaces for rest and spiritual renewal.

The trustees have referred to the Charity Commission's general guidance on public benefit when reviewing the charity's goals and objectives, as well as in planning future initiatives. Specifically, the trustees consider how proposed activities will contribute to the charity's established aims and objectives.

Henry Nihill House Care Home with Nursing

Henry Nihill House, a 30-bed home for adults, is registered with the Care Quality Commission (CQC) under the Health & Social Care Act 2008 to provide: 1) Accommodation for individuals who require nursing or personal care, and 2) Treatment for disease, disorder, or injury. Henry Nihill House is inspected by the CQC as part of the national inspection framework. In our most recent inspection, conducted in January 2024, we were proud to maintain our 'Good' rating. The Trustees greatly appreciate the hard work and dedication of our staff team in achieving and sustaining these high standards of care.

There is a significant national demand for social care placements, with the CQC's 'State of Care 2024' report revealing that approximately half of delayed hospital discharges were due to waiting for suitable placements. This highlights the clear need for the services provided by Henry Nihill House, as evidenced by the constant stream of requests for admissions. Occupancy at Henry Nihill House is consistently full, and there is an ongoing need for beds for individuals requiring nursing care and support at this not-for-profit home in the Voluntary Sector.

Henry Nihill House provides care for individuals funded through individual contracts with Local Authorities, and NHS Continuing Health Care agreements with various Integrated Care Boards. On average, 33% of residents pay for their own care for as long as their financial situation allows, and no one is turned away once their funds are depleted. While residents who can afford to pay continue to do so until their financial resources are exhausted, the Home primarily relies on NHS and Local Authority funding to support many residents, with additional support from the Trust when necessary.

It is widely understood that maintaining acceptable standards in a care home is not feasible with Local Authority funding alone. Over the years, Local Authorities have only made marginal increases to their funding levels, and HNH is regularly subsidized by the Charity Trust. Despite the Home's skilled management, the impact of low funding and delayed payments from Local Authorities and NHS sources makes it challenging to maintain high standards of care without the Trust's support. As a result, HNH depends on fundraising and Trust subsidies for major maintenance work on buildings and grounds, legal and professional fees, insurance, specialized equipment, adapted vehicles, outings for residents, and other special projects. In the current economic climate, influenced by global events and the ongoing cost of living crisis, securing the necessary funding has become increasingly difficult. The Trust is currently reviewing its systems and exploring new approaches to ensure continued support to meet the financial requirements.

Our Retreat and Guest Facilities

In the Benedictine tradition, we warmly welcome guests of all faiths and backgrounds, offering them a sanctuary of peace, solace, and stillness amidst the busyness of everyday life. As St. Benedict instructs in his Rule, "Guests are never lacking in a monastery" [chapter 53], and we continue this 1,500-year-old tradition by providing both day and residential retreat facilities for individuals and groups. In today's fast-paced and often demanding world, attending to both mental and spiritual health is more crucial than ever. With the increasing challenges of societal pressures, personal struggles, and uncertainty, nurturing mental well-being and spiritual growth can offer individuals peace, resilience, and purpose. Addressing these needs helps people navigate life's complexities with strength, clarity, and a deeper sense of connection, ultimately supporting their ability to cope with adversity. Retreats play a key role in this by offering a dedicated space for rest, reflection, and renewal. These retreats provide an essential break from daily stress, encouraging emotional healing and spiritual development, and offering individuals the opportunity to reconnect with themselves, gain clarity, and cultivate inner peace.

Trustees' report

For the year ended 30 June 2024

By offering these retreat facilities, we also meet a vital public need for spaces that support mental and spiritual well-being. As society faces increasing pressures, access to peaceful, reflective spaces is essential for maintaining emotional health and fostering spiritual growth. Our facilities provide an accessible and welcoming environment where individuals and groups can retreat from the demands of everyday life, recharge, and reflect. This serves a broader public good by promoting mental resilience, emotional healing, and spiritual renewal, making these services crucial for those seeking peace and guidance in a challenging world.

Feedback and Continuous Improvement: Shaping Our Services

The charity is committed to listening to the people it supports and actively seeks their feedback to enhance its services. Through regular surveys and conversations with residents, families, visitors and staff, the charity gathers valuable insights into the experiences of those it serves. This feedback is then carefully reviewed and used to inform decisions, drive improvements, and ensure that the charity's services continue to meet the needs of the community. The charity provides various spaces for individuals to share their thoughts, ensuring that everyone's voice is heard. For example, recent feedback responses include: *"Very caring and friendly staff makes this a lovely place to care for your loved ones. My mother was brought here under palliative care and the staff nurtured her back to a good state of health. I would not hesitate to recommend Henry Nihill House."* and *"Mum has been a resident at Henry Nihill House for over a year now and seems to have settled in well there. She particularly enjoys going to church on a Sunday. She receives good care from the staff who are friendly and efficient. Henry Nihill House is a welcoming environment, and we are happy that Mum is being well looked after."* Also *"Thank you for offering Edgware Abbey for our Parish Lent Quiet Day and for your kind hospitality. The facility was excellent, and it provided us with a most suitable environment to fulfil our purpose"* and *"I had a really lovely time at Edgware Abbey. There is a wonderful sense of history, prayer and timelessness. I would recommend Edgware Abbey to anyone seeking a quiet space for personal retreat. I will certainly be going again"*. This ongoing process of feedback and reflection helps the charity to adapt and evolve, ensuring continuous improvement in the quality of care and support provided.

Events of the Year

Throughout the year, the Community and the staff at Henry Nihill House have continued their efforts to enhance the experience for residents. Some of the keyways they have achieved this include:

- a) Refurbishing resident rooms.
- b) Celebrating various significant dates, such as Valentine's Day, St George's Day, Easter, Christmas, residents' birthdays, International celebrations of all Faiths, Black History Week, staff celebrations, and other special occasions.
- c) Offering a wide range of in-house activities coordinated by our activities team, including musicals & pantomimes, Christmas Carol concerts, Karaoke, theatre performances, Bingo, card games, barbecues, exercise sessions, board games, movies, gardening activities (e.g., Gardening Club), Bowling Club, Breakfast Club, Cooking Club, garden walks, reading and reminiscing, 'Monday Make-Over' (hairdressing, manicures, etc.), fireworks, sensory room activities, and keep-fit exercises. A new library area has also been created for residents.
- d) Organizing outings to Southend on Sea, local parks, Woburn Safari Park, St Albans Abbey, and Golders Hill Park for picnics, as well as trips to view Christmas lights in our adapted minibus.
- e) Upgrading and rebuilding the main passenger lift.
- f) Continuing to provide dedicated parking for staff and visitors by addressing car park subsidence.
- g) Hosting arts and crafts activities, including participation in the 'Arts in Care Homes' design competition using recyclables, winning awards for the third year in a row.
- h) Providing spiritual support through chapel services, including weekly and Sunday Mass for those wishing to attend, along with festival celebrations.

Our Future Plans

- a) Ongoing maintenance of Henry Nihill House and updating communal area furnishings.
- b) Continuous improvement of care standards at Henry Nihill House.
- c) Development of a complex care suite.
- d) Continuing the refurbishment program for resident rooms.
- e) Repairing the water tank and reviewing energy provision for environmental and financial sustainability, including exploring alternative gas boiler options.
- f) Emphasizing the social life of residents through creative activities, outings, and entertainment.
- g) Further developing dedicated activity spaces for residents.
- h) Evaluating existing areas in the home and grounds to ensure they are used to their full potential.
- i) Continuing staff training in service-specific clinical care, mandatory training, role-specific training, NVQ 3, and the Gold Standard Framework for end-of-life care.

Trustees' report

For the year ended 30 June 2024

- j) Refurbishing and modernizing communal areas to enhance residents' well-being, alongside the refurbishment of the residents' garden.
- k) Ongoing upgrades to maintain compliance with health and safety regulations.
- l) Continued maintenance of the grounds to provide a welcoming, safe, and stimulating environment for residents and those on retreat seeking rest and renewal.
- m) Expanding the charitable works carried out by the Community in alignment with the Trust's sustainability strategy. These works include:
 - Providing the Care Home facility.
 - The presence of the Community to support all those at HNH.
 - Offering facilities for individual and group Quiet Days.
 - Providing quiet spaces for those seeking rest and renewal.
 - Involvement with local churches and the community.
 - The prayerful presence of the Community in the locality.
 - Offering support and care for the poor, sick, and those in need, both locally and abroad, with a focus on areas where support is needed in line with the Charity's mission.
 - Ensuring that the Trust is prepared for the CQC's Single Assessment Framework.

Managing our property and assets

The charity is dedicated to the careful management of its property and assets through sound financial planning and oversight. By regularly reviewing and maintaining its investments, properties, and facilities, the charity ensures that all resources are used efficiently to support its charitable mission. Strategic financial management is integral to the charity's approach, with regular assessments of income, expenditure, and long-term sustainability. This proactive planning enables the charity to manage its obligations, invest in necessary improvements, and ensure the continued success of its core services. Through responsible stewardship, the charity can safeguard its assets while fulfilling its commitments to both the community and the people it serves. St. Benedict's Rule emphasizes the importance of careful stewardship, stating, "All things are to be shared by the community, so that none may be in need." This principle guides the charity's approach, ensuring that its resources are used wisely and justly to support both the needs of its residents and the wider community.

Financial review

During the financial year 2022/2023 the board reviewed the performance of the investment portfolio with the outcome of appointing a new Investment Company, Investec/Rathbones was appointed from 1st April 2023. Buzzacott Accountants were also engaged from 1st August 2023.

Income for the year increased to £2,315,479 (2022: £2,363,004). Dividend income has decreased by £96,850 (2022: decrease of £405). There was an increase in Care Home income of £60,506 (2022: £210,701). There have also been restricted grants received for covid support of £4,930 (2022: £43,400).

There was an increase in Convent income of £5,489 (2022: increase of £1,836). There have also been restricted grants received of £7,000 (2022: Nil).

Expenditure increased to £2,904,036 (2022: £2,722,001). The charity made a deficit of £629,181 (2022: £1,400,300). This is due to sale and revaluation of investments amounts to £40,624 (2022: £1,041,303). At the end of the year net unrestricted funds were £16,052,788 (2022: £16,615,197) and net current assets less restricted funds were £412,098 (2022: £477,120).

The trustees are confident that the financial position at the end of the year is satisfactory, in accordance with the careful activity of the Investment Managers.

Risk Statement

The primary financial risk involves a decline in investment income and the rising costs associated with operating Henry Nihill House. Investment income has been affected by the global economic situation, and the investment portfolio is reviewed on a quarterly basis to ensure it is meeting its objectives.

Other risks include the possibility of failing a CQC inspection or a significant incident occurring at Henry Nihill House. The Trustees have carefully reviewed these and other potential risks to the Charity, assessed their impact, and implemented appropriate management strategies, including staff training, Quality and Compliance, HR and Health and Safety systems, to mitigate these risks. The Trustees' future plans and the actions they have committed to reflect their careful stewardship and thoughtful decision-making.

Trustees' report

For the year ended 30 June 2024

Safeguarding Statement

The Community of St Mary at the Cross, along with the Trustees of The Edgware Abbey Charitable Trust, is fully committed to safeguarding and promoting the welfare of all individuals, particularly those who are vulnerable, including children, young people, and adults—especially the frail, infirm, and vulnerable in our care. We believe that safeguarding is the responsibility of everyone, and we expect all visitors to Edgware Abbey and Henry Nihill House to treat residents and staff with the utmost courtesy and respect. We also expect that all staff, volunteers, visitors, and individuals using our premises share this commitment to safeguarding.

The Community of St Mary at the Cross adheres to the principles outlined in 'Safeguarding in the Diocese of London' and follows the guidance provided by the House of Bishops for Religious Communities. We also comply with the policies and practice guidance from the Diocese of London and the National Safeguarding Team. The charity fully meets CQC safeguarding requirements, ensuring that appropriate measures are in place to protect the welfare and safety of residents at Henry Nihill House. We have a designated Safeguarding Person for the Community and a Safeguarding and Whistleblowing Lead for Henry Nihill House. In addition, we implement the principles of Safer Recruitment for the Community, Trustees, staff, and volunteers. Our Safeguarding Statement and Community Policy are reviewed annually.

Reserves Policy

The Trustees have accumulated reserves as an endowment to support both the Care Home and the Community. These reserves are essential for generating income to sustain the members of the Community, fund charitable activities, and provide a subsidy to ensure the continued quality of care at the Care Home. The amount held in reserves is regularly reviewed to ensure it remains adequate to meet the ongoing needs of the charity's work.

At the year-end free reserves, reserves not held in fixed assets, were £380,098 (2022: £477,120).

The Trust retains a sufficient area of property to enable the members of the small Community to continue its religious life of prayer and service, and to carry out its Charitable Objects. The area of the property includes: The Chapel; Cloisters; Cemetery; Care Home; Gardens; accommodation for the Community, and a small area for Quiet Day Groups, Retreat Guests and people seeking quiet space for rest and renewal.

Investment Policy

The Edgware Abbey Charitable Trust maintains a managed Investment Portfolio, which is governed by its Investment Policy Statement. This Statement outlines the Charity's investment objectives, guidelines, and ethical restrictions.

Investment Policy Statement

This policy has been developed by the Trustees of the Edgware Abbey Charitable Trust to provide clear guidance on the management of assets. The Trustees have delegated asset management functions to Charles Stanley & Co. Ltd. (until June 2023) and Investec/Rathbones (from 1st April 2023). The policy aims to ensure that asset management is carried out in the best interests of the Trust.

Investment Objective

The Trustees aim to preserve and grow the real value of the Charity's assets over the long term by investing in a diversified portfolio that includes equities, fixed income stocks, and cash, while targeting an income yield of 4-5% per annum.

Investment Restrictions

Investments are not to be made in companies involved in tobacco, armaments, or genetic engineering for unethical purposes. The Trustees also adhere to the Church of England's Policy on Ethical and Sustainable Investments when making investment decisions.

Investment Brief

To achieve these investment objectives, the Trustees have appointed Investec/Rathbones as their discretionary asset managers. The portfolio will be diversified, with a medium risk income investment objective. The proportion of investments in equities, fixed income stocks, and cash will be reviewed with Investec/Rathbones at least every six months to ensure ongoing suitability.

Trustees' report

For the year ended 30 June 2024

Review

The Trustees will periodically review this policy statement to assess whether any changes are needed. They will also evaluate the performance of Investec/Rathbones and conduct periodic performance reviews of the Broker Company. The Trustees receive a quarterly report on the performance of the investment portfolio, and investment meetings are held twice yearly to assess and review the portfolio.

During the year, the income return was 4%, which was slightly below the targeted income yield due to global events and circumstances.

Governance and structure

For the effective management of Edgware Abbey's activities, the trustees have delegated this responsibility to the Abbess of the community. In 2023, the Trustees reviewed the charity's structure and appointed a Director for the Charity to assist with its day-to-day operations. The Director reports directly to the Abbess. The Board of Trustees currently consists of six members, with a maximum of seven allowed, as determined by a resolution of the Trustees. Trustees are appointed for three-year terms and may be reappointed if deemed competent (subject to clause 2). When appointing a new Trustee, the proposal is made during a Trustees' meeting, followed by discussion. The nominee is then proposed, seconded, and elected by a show of hands, requiring a simple majority. The solicitor is notified of the proposed change, and a Deed of Appointment is created and signed by the existing Trustees. The Superior (the Abbess) of the Community of St Mary at the Cross must always serve as a Trustee, provided they are competent to do so. Additionally, at least a majority of the Trustees must be members of the Church of England or a church in communion with the Church of England.

New trustees undergo an induction process, which includes a series of meetings and discussions, along with the provision of essential information about the Trust. This ensures they understand the Trust's work and the challenges it faces. If necessary, further training is provided to new trustees, including any specific requirements they may have, as well as additional guidance on the Charity Commission's resources for trustees.

Remuneration policy for key management personnel

Edgware Abbey is committed to ensuring that all staff are paid fairly. The Trustees decide the Key Management Personnel salary annually ensuring that the salary is in line with current market value and adjusted accordingly. The salary is set in line with role and responsibilities and maintain a deferential between roles. Overall salary funding is part of the annual budget process, and within that approved budget the Key Management Personnel agree with the board any key payment changes.

Fundraising Standards

In line with our commitment to good governance and best practices, we are proud to adhere to the guidance of the Fundraising Regulator for all of our fundraising activities. We strive to ensure that our fundraising efforts are respectful, transparent, honest, and accountable to the public.

During this period, Edgware Abbey has not employed commercial participators or other professional fundraisers to raise funds on our behalf. We are pleased to report that we did not receive any complaints related to our fundraising activities. The fundraising events organized during this period are detailed in the section Events of the Year

Statement of responsibilities of the trustees

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

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

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

Trustees' report

For the year ended 30 June 2024

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Auditor

Sayer Vincent LLP is the appointed auditor of the Edgware Abbey.

Approved by the trustees on 7th April 2025 and signed on their behalf by

M H Zelent

Mother Abbess

Rt. Revd. P. W. Wheatley

Trustee

Independent auditor's report

For the year ended 30 June 2024

Independent auditor's report to the members of Edgware Abbey

Opinion

We have audited the financial statements of Edgware Abbey (the 'charity') for the year ended 30 June 2024 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charity's affairs as of 30 June 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
- 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 Auditor's 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 Edgware Abbey's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other Information

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

We have nothing to report in this regard.

Independent auditor's report

For the year ended 30 June 2024

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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- The information given in the trustees' annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; 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 trustees' responsibilities set out in the trustees' annual report, 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 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.

Independent auditor's report

For the year ended 30 June 2024

- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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 is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

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 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.

10 April 2025

Sayer Vincent LLP, Statutory Auditor
Invicta House, 110 Golden Lane, LONDON, EC1Y 0TG

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Statement of financial activities

For the year ended 30 June 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
	Note			
Income from:				
Donations and legacies	2	29,941	30,000	59,941
Charitable activities				
Care home		2,302,455	-	2,302,455
Convent		8,702	-	8,702
Investments				
Dividends		391,883	-	391,883
Interest		34,142	-	34,142
Total income		2,767,123	30,000	2,797,123
Expenditure on:				
Raising funds	3	32,352	-	32,352
Charitable activities				
Care home	3	3,219,999	11,122	3,231,121
Convent	3	277,574	-	277,574
Total expenditure		3,529,925	11,122	3,541,047
Net (expenditure) before net gain on investments		(762,802)	18,878	(743,924)
Gain on revaluation of investments		754,166	-	754,166
Gain on sale of Investments		118,061	-	118,061
Net income and net movements in funds		109,425	18,878	128,303
Reconciliation of funds:				
Total funds brought forward		16,052,788	4,292	16,057,080
Total funds carried forward		16,162,213	23,170	16,185,383

All activities relate to continuing operations.

All recognised gains and losses are included in the above statement of financial activities.

The notes on pages 18 to 27 form part of these financial statements.

Statement of financial activities

For the year ended 30 June 2023

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Income from:				
Donations and legacies	2	9,657	-	9,657
Charitable activities				
Care home		1,919,712	4,930	1,924,642
Convent		13,041	7,000	20,041
Investments				
Dividends		357,797	-	357,797
Interest		3,342	-	3,342
Total income		<u>2,303,549</u>	<u>11,930</u>	<u>2,315,479</u>
Expenditure on:				
Raising funds	3	54,139	-	54,139
Charitable activities				
Care home	3	2,563,658	78,702	2,642,360
Convent	3	207,537	-	207,537
Total expenditure		<u>2,825,334</u>	<u>78,702</u>	<u>2,904,036</u>
Net expenditure before net (losses) on investments		(521,785)	(66,772)	(588,557)
Loss on revaluation of investments		(171,753)	-	(171,753)
Gain on sale of investments		131,129	-	13,129
Net (expenditure) and net movement in funds		(562,409)	(66,772)	(629,181)
Reconciliation of funds:				
Total funds brought forward		<u>16,615,197</u>	<u>71,064</u>	<u>16,686,261</u>
Total funds carried forward		<u>16,052,788</u>	<u>4,292</u>	<u>16,057,080</u>

All activities relate to continuing operations.

All recognised gains and losses are included in the above statement of financial activities.

The notes on pages 18 to 27 form part of these financial statements.

Balance sheet

As at 30 June 2024

	Note	2024 £	2024 £	2023 £	2023 £
Fixed assets:					
Tangible assets	9		4,831,178		4,831,001
Investments	10		<u>11,145,641</u>		<u>10,809,689</u>
			15,976,819		15,640,690
Current assets:					
Debtors	11	94,505		199,215	
Short term deposits		53,756		52,873	
Cash at bank and in hand		<u>250,623</u>		<u>282,254</u>	
		398,884		534,342	
Liabilities:					
Creditors: amounts falling due within one year	12	(190,320)		(117,952)	
Net currents assets			<u>208,564</u>		<u>416,390</u>
Total assets less current liabilities			16,185,383		16,057,080
Total net assets			<u>16,185,383</u>		<u>16,057,080</u>
The funds of the charity:					
Restricted funds	14		23,170		4,292
Unrestricted income funds:					
Designated funds		816,604		(306,448)	
General funds		<u>15,345,609</u>	16,162,213	<u>16,359,236</u>	16,052,788
Total charity funds			<u>16,185,383</u>		<u>16,057,080</u>

Approved by the trustees on 7th April 2025 and signed on their behalf by:

M H Zelent
Mother Abbess

Rt. Revd. P. W Wheatley
Trustees

Cash flow Statement

For the year ended 30 June 2024

Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2024 £	2023 £
Net income/(expenditure) for the reporting period (as per the statements of financial activities)	128,303	(629,181)
Depreciation charges	81,193	66,662
(Gain)/loss on investments	(872,227)	40,624
Dividends, interest and rent from investments	(426,025)	(361,139)
Decrease in debtors	104,710	109,655
Increase/(Decrease) in creditors	72,368	(21,612)
	(911,678)	(794,991)

	2024 £	2024 £	2023 £	2023 £
Net cash used in operating activities		(911,678)		(794,990)

Cash flow from investing activities:

Dividend, Interest and rents from investments	426,025	361,139
Purchase of fixed assets	(81,370)	(30,398)
Proceeds from sale of investments	14,064,980	3,403,408
Movements on cash in investments	(110,891)	974,252
Purchase of investments	(13,417,814)	(3,957,161)
Net cash provided by investing activities	880,930	751,240
Change in cash and cash equivalents in the year	(30,748)	(43,751)
Cash and cash equivalent at the beginning of the year	335,127	378,878
Cash and cash equivalents at the end of the year	304,379	335,127

Care home income and expenditure

For the year ended 30 June 2024

	2024	2023
	£	£
Income		
Interest	1,898	996
Fees receivable	2,238,258	1,907,335
Donations and grants	-	45
Other	64,197	17,307
	2,304,353	1,925,683
Expenses		
Staff costs	2,356,476	1,957,385
Other staff costs	21,643	15,350
Professional services	34,765	29,007
Accountancy	37,201	14,761
Allocation of governance costs (note 3)	16,598	9,505
Inspection fees	11,301	28,721
Other direct costs	59,096	102,056
Medicals	53,471	31,743
Repairs and renewals	184,220	110,401
Office costs	45,597	79,847
Catering	208,882	180,048
General expenses	159,494	42,740
Depreciation on freehold property	18,077	18,076
Depreciation on fixtures, fittings and equipment	24,072	22,333
Depreciation on ambulance and minibus	228	387
	3,231,121	2,642,360
Deficit for the year	(926,768)	(716,677)

Convent income and expenditure

For the year ended 30 June 2024

	2024 £	2023 £
Income		
Investment income	391,883	357,797
Interest	32,244	2,346
DSS pension and benefits	8,702	13,041
Donations	59,941	9,612
Other income	-	7,000
	492,770	389,796
Convent Expenses		
Rates and water	16,471	4,096
Insurance	71,483	55,769
Legal and professional	6,533	-
Light and heat	12,150	11,240
Chapel expenditure	3,562	6,212
Repairs and maintenance	60,255	53,180
Library expenses	-	268
Catering	2,972	2,947
Housekeeping	440	1,885
Medical costs	1,095	472
Clothes	238	-
Donation paid	7,975	7,222
Courses and conference	1,634	3,984
Printing and postage and stationery	1,497	2,683
Telephone and fax	5,321	2,628
Website design and computer expenses	3,182	4,059
Motor expenses	7,954	8,068
Accountancy	34,588	18,080
Allocation of governance cost (Note 3)	1,679	961
Bank charges	183	727
Advertising	-	2,279
Exchange rate difference	(454)	(5,089)
Depreciation:		
Freehold convent and chapel	22,988	22,988
Fixtures and fittings	8,803	2,473
Motor vehicles	7,025	405
	277,574	207,537
Costs of generating funds:		
Investment managers fees	31,979	53,925
Allocation of governance cost (Note 3)	373	214
(Gain)/Loss on Revaluation of Investments	(754,166)	171,753
Gain on Sale of Investments	(118,061)	(131,129)
Total expenditure for Convent	309,926	302,300
Surplus for the year	1,055,071	87,496

Notes to the financial statements

For the year ended 30 June 2024

1. Accounting policies

a) General Information

Community of St Mary at the cross is an unincorporated charity registered with the Charity Commission in England and Wales. The Charity registration number is 209261. Its registered office and principal place of business is Edgware Abbey, 94A Priority Field Drive, Edgware, Middlesex, HA8 9PU.

a) Basis of preparation of financial statements

These accounts have been prepared for the year ended 30 June 2024.

The accounts 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 United Kingdom and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)", 'The Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS' 102)' and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in GBP and are rounded to the nearest pound.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

b) Critical accounting estimates and areas of judgement

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

The following principal accounting policies have been applied:

c) Assessment of Going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these financial statements.

The trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees are of the opinion that the charity will have sufficient resources to meet its liabilities as they fall due.

d) Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably, and it is probable that income will be received. Income comprises donations, including gifts in kind, grants, income from trading activities and interest receivable.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity, and it is probable that those conditions will be fulfilled in the reporting period.

Gifts-in-kind, donated services and free materials are secured by the charity from artists and supporting companies for the beneficiaries. After they are distributed to the beneficiaries, they are brought into the financial statements as income and expenditure at an estimate of their value to the charity.

Notes to the financial statements (continued)

For the year ended 30 June 2024

d) Income (continued)

Grants from trusts are credited to income when the charity has both confirmation of the amount and entitlement to the income. In the event of grants confirmed but not received, the amount is accrued for where the receipt is considered probable.

Income from trading activities, being monies received from grant application writing fees, is credited to the statement of financial activities when receivable and the amount can be measured reliably by the charity.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are monies raised for their use restricted to a specific purpose, as stipulated by the donor. Expenditure which meets these criteria is charged to the appropriate fund.

g) Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accrual basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Expenditure comprises the following:

- Costs of raising funds relates to the costs incurred by the charity in managing its investment portfolio.
- Expenditure on charitable activities includes the costs of delivering care home services meetings and retreats and other meetings, undertaken to further the purposes of the charity and their associated support costs.

Support costs, including governance costs, are allocated between the expenditure categories on a basis designed to reflect the use of the resource.

Governance costs include those associated with meeting the constitutional and statutory requirements of the charity—for instance, the independent examiner / audit fees and costs linked to the strategic management of the charity.

h) Tangible fixed assets

Assets costing £500 or more with an expected useful life of more than one year are capitalised.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Freehold property – 100 years
- Freehold property improvements – 20 years
- Fixture, fittings and equipment – 5 years
- Motor vehicles – 4 years

i) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading “Net gains/(losses) on investments” in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

Notes to the financial statements (continued)

For the year ended 30 June 2024

j) Debtors

Debtors are recognised at the settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

k) Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short-term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

m) Creditors and provisions

Creditors are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

n) Pension

Auto-enrolment for pensions is held the scheme with a company called Smart Pension (Market Rated) and pay government minimum 3%. The employees have an opt out period of 8 or 12 weeks before their own contribution % is taken – this is reflected in their payroll at the end of the opt out period by a larger deduction to the pension scheme.

2. Donations and legacies

	Total funds 2024 £	Total funds 2023 £
Donations	59,941	9,657
Total	59,941	9,657

Within Donations for 2024, £30,000 (2023: £nil) was restricted and £29,941 (2023: £9,657) was unrestricted.

Notes to the financial statements (continued)

For the year ended 30 June 2024

3. Analysis of expenditure

2024	Charitable activities				2024 Total £
	Cost of raising funds £	Convent £	Care Home £	Governance Costs £	
Staff cost	-	-	2,356,476	-	2,356,476
Other staff costs	-	-	21,643	-	21,643
Investment manager's fees	31,979	-	-	-	31,979
Legal and professional	-	6,533	46,066	-	52,599
Auditor's remuneration	-	-	-	18,650	18,650
Accountancy	-	34,588	37,201	-	71,789
Repairs and maintenance	-	60,255	184,220	-	244,475
Rates	-	16,471	-	-	16,471
Depreciation	-	38,816	42,377	-	81,193
Office costs	-	83,117	45,597	-	128,714
Housekeeping	-	440	15,982	-	16,422
Gifts and donations	-	7,975	-	-	7,975
Travel and motor expenses	-	7,954	2,112	-	10,066
Catering	-	2,972	208,882	-	211,854
Other expenses	-	3,346	141,278	-	144,624
Light and heat	-	12,150	59,096	-	71,246
Bank charges	-	183	122	-	305
Medical expenses	-	1,095	53,471	-	54,566
	31,979	275,895	3,214,523	18,650	3,541,047
Governance costs	373	1,679	16,598	(18,650)	-
Total expenditure 2024	32,352	277,574	3,231,121	-	3,541,047
Total expenditure 2023	54,139	207,537	2,642,360	-	2,904,036

Notes to the financial statements (continued)

For the year ended 30 June 2024

3. Analysis of expenditure (continued)

2023	Cost of raising funds	Charitable activities		Governance Costs	2023 Total
		Convent	Care Home		
	£	£	£	£	£
Staff cost	-	-	1,957,385	-	1,957,385
Other staff costs	-	-	15,350	-	15,350
Investment manager's fees	53,925	-	-	-	53,925
Legal and professional	-	-	57,728	-	57,728
Auditor's remuneration	-	-	-	10,680	10,680
Accountancy	-	18,080	14,761	-	32,841
Repairs and maintenance	-	50,756	110,401	-	161,157
Rates	-	4,096	-	-	4,096
Depreciation	-	25,866	40,796	-	66,662
Office costs	-	69,124	79,847	-	148,971
Housekeeping	-	1,885	25,283	-	27,168
Travel and motor expenses	-	8,068	6,325	-	17,340
Catering	-	2,947	180,048	-	180,048
Other expenses	-	14,043	11,036	-	25,079
Light and heat	-	11,240	102,056	-	113,925
Bank charges	-	-	96	-	96
Medical expenses	-	472	31,743	-	32,215
	53,925	206,576	2,632,855	10,680	2,904,036
Governance costs	214	961	9,505	(10,680)	-
Total expenditure 2023	54,139	207,537	2,642,360	-	2,904,036
Total expenditure 2022	57,719	254,358	2,409,924	-	2,722,001

Notes to the financial statements (continued)

For the year ended 30 June 2024

4. Net income of the year

This stated after charging / (crediting)

	2024	2023
	£	£
Depreciation	81,193	66,662
Auditor's remuneration (excluding VAT)		
Audit	11,750	10,680
Under-provision of prior year audit fees	6,900	
Other services	-	-

5. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2024	2023
	£	£
Salaries and wages	1,649,103	1,452,232
Social security costs	157,321	145,853
Employer's contribution to defined contribution pension schemes	39,130	30,532
Agency staff costs	510,922	328,767
	2,356,476	1,957,385

Two employees earned between £60,000 and £69,999 (2023: two employees)

One employee earned between £70,000 and £79,999 during the year (2023: One employee).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £92,778 (2023: £90,130).

The charity trustees were not paid nor received any other benefits from employment with the charity in the year (2023: £nil). No charity trustee received payment for professional or other services supplied to the charity (2023: £nil).

No trustee received any expenses in the years 2024 or 2023.

6. Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 49 (2023: 51). All staff were employed in relation to the activities of the care home.

Staff are split across the activities of the charity as follows:

	2024	2023
	No.	No.
Raising funds	-	-
Convent	-	-
Care Home	48	51
Governance	-	-
	48	51

Notes to the financial statements (continued)

For the year ended 30 June 2024

7. Related party transactions

During the year, there was an amount donated to the charity of £30,000 (2023: £7,000) by Rachel Collins, Ruth McFadven and Michael Zelent, close family members of Mother Abbess. This amount was restricted for the purposes of the Rest fund. At the reporting date the amount outstanding is £Nil (2023: £Nil).

8. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9. Tangible fixed asset

	Freehold property	Freehold Property Improvements	Fixture, fittings and equipment	Motor vehicles	Total
	£	£	£	£	£
Cost					
At the start of the year	5,028,466	66,583	219,474	51,658	5,366,181
Additions in year	-	-	54,483	26,887	81,370
At the end of the year	5,028,466	66,583	273,957	78,545	5,447,551
Depreciation					
At the start of the year	321,366	-	164,283	49,531	535,180
Charge for the year	41,065	-	32,875	7,253	81,193
At the end of the year	362,431	-	197,158	56,784	616,373
Net book value					
At the end of the year	4,666,035	66,583	76,799	21,761	4,831,178
At the start of the year	4,707,100	66,583	55,191	2,127	4,831,001

Land with a value of £1,225,000 (2023: £1,225,000) is included within freehold property and not depreciated.

The freehold property, other than the property in Bognor Regis, was externally valued at 30 June 2015 by Reeves & Partners, Chartered Surveyors. The Care home and the Nuns accommodation and retreat house were valued at market value, which is now considered to be the historic cost. The chapel and cloister were valued at depreciated replacement cost. No revaluation is undertaken.

All of the above assets are used for charitable purposes.

Notes to the financial statements (continued)

For the year ended 30 June 2024

10. Listed investments

	2024	2023
	£	£
Fair value at the start of the year	10,755,026	10,241,897
Additions at cost	13,390,307	3,953,510
Accrued interest	27,507	3,651
Disposal proceeds	(14,064,980)	(3,403,408)
Net gain/(losses) on change in fair value	872,227	(40,624)
	<u>10,980,087</u>	<u>10,755,026</u>
Cash held by investment broker pending reinvestment	165,554	54,663
Fair value at the end of the year	<u>11,145,641</u>	<u>10,809,689</u>
Historic cost at the end of the year	<u>10,163,483</u>	<u>11,061,475</u>

Investment comprise:

	2024	2023
	£	£
Shares listed on the London Stock Exchange	10,980,087	10,755,026
Cash	165,554	54,663
	<u>11,145,641</u>	<u>10,809,689</u>

11. Debtors

	2024	2023
	£	£
Trade debtors	947	70,819
Other debtors	200	-
Prepayments	15,524	14,615
Accrued income	77,834	113,781
	<u>94,505</u>	<u>199,215</u>

12. Creditors: amounts falling due within one year:

	2024	2023
	£	£
Trade creditors	104,337	55,558
Tax and Social Security	48,241	37,225
Accruals	24,090	22,125
Other creditors	13,652	3,044
	<u>190,320</u>	<u>117,952</u>

Notes to the financial statements (continued)

For the year ended 30 June 2024

13. Analysis of net assets between funds

2024	Restricted	Revaluation reserves	General Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,831,178	4,831,178
Investments	-	447,718	10,697,923	11,145,641
Net currents assets	23,170	-	185,394	208,564
Net assets at 30 June 2024	<u>23,170</u>	<u>447,718</u>	<u>15,714,495</u>	<u>16,185,383</u>
2023	Restricted	Revaluation reserves	General Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,831,001	4,831,001
Investments	-	(306,448)	11,116,137	10,809,689
Net currents assets	4,292	-	412,098	416,390
Net assets at 30 June 2023	<u>4,292</u>	<u>(306,448)</u>	<u>16,359,236</u>	<u>16,057,080</u>

Notes to the financial statements (continued)

For the year ended 30 June 2024

14. Movements in funds

2024	At 1 July 2023 £	Income and gains £	Expenditure and losses £	Transfer £	At 30 June 2024 £
Restricted fund					
Rest fund	4,292	30,000	(11,122)	-	23,170
Raili Lappalainen	-	-	-	-	-
At the end of the year	<u>4,292</u>	<u>30,000</u>	<u>(11,122)</u>	<u>-</u>	<u>23,170</u>
Revaluation Reserve	(306,448)	754,166	-	368,886	816,604
General funds	<u>16,359,236</u>	<u>2,885,184</u>	<u>(3,529,925)</u>	<u>(368,886)</u>	<u>15,345,609</u>
Total unrestricted funds	<u>16,052,788</u>	<u>3,639,350</u>	<u>(3,529,925)</u>	<u>-</u>	<u>16,162,213</u>
Total funds	<u>16,057,080</u>	<u>3,669,350</u>	<u>(3,541,047)</u>	<u>-</u>	<u>16,185,383</u>

2023	At 1 July 2022 £	Income and gains £	Expenditure and losses £	Transfer £	At 30 June 2023 £
Restricted fund					
Barnet Council - Infection Control Fund and Covid	15,064	4,930	(19,994)	-	-
Rest fund	-	7,000	(2,708)	-	4,292
Raili Lappalainen	56,000	-	(56,000)	-	-
Total restricted funds	<u>71,064</u>	<u>11,930</u>	<u>(78,702)</u>	<u>-</u>	<u>4,292</u>
Revaluation Reserve	(819,578)	-	(171,753)	684,883	(306,448)
General funds	<u>17,434,775</u>	<u>2,303,549</u>	<u>(2,694,205)</u>	<u>(684,883)</u>	<u>16,359,236</u>
Total unrestricted funds	<u>16,615,197</u>	<u>2,303,549</u>	<u>(2,865,958)</u>	<u>-</u>	<u>16,052,788</u>
Total funds	<u>16,686,261</u>	<u>2,315,479</u>	<u>(2,944,660)</u>	<u>-</u>	<u>16,057,080</u>

Purposes of restricted funds

Barnet Council - Infection Control Funding provided to HNH for support with the additional costs on the care home due to Covid.

Raili Lappalainen - funding to cover Raili Lappalainen's care home fees.

Rest fund – funding to cover members costs for pilgrimage, holiday, retreat, rest and well-being.

15. Legal status of the charity

The Charity consists of two charities forming part of a charitable association, namely the Community of St Mary at the Cross and the Trust Property. Both are registered with the Charity Commission with the same registration number 209261. The Community of St Mary at the Cross has no income or any assets. All reported income and assets are that of the Trust Property.

Accounts

Edgware Abbey

**Annual report and financial
statements**

For the year ended 30 June 2023

Charity registration number 209261

Contents

	Page
Reference and administrative information	1 - 2
Trustees' report	3 - 8
Independent auditor's report	9 - 11
Statement of financial activities	12 - 13
Balance sheet	14
Statement of cash flows	15
Care home income and expenditure account	16
Convent income and expenditure account	17
Notes to the financial statements	18 - 27

Reference and administrative information

For the year ended 30 June 2023

Charity number	209261
Country of registration	England and Wales
Registered office	94A Priority Field Drive EDGWARE Middlesex HA8 9PU
Trustees	Trustees who served during the year and up to the date of this report were as follows: Dame Mary Thérèse Zelent OSB: Abbess Dame Barbara Johnson OSB (until 17 November 2022) Mrs Denise Cooper Rt Revd Peter William Wheatley Revd Paul Reece Mr John Ringguth Mr James Stewart-Smith
Investment managers	Charles Stanley & Company Ltd (until June 2023) Ground floor, 1 Bishop's Wharf, Walnut Tree Close, GUILDFORD Surrey GU1 4HI Investec/Rathbones (appointed April 2023) 30 Gresham Street, LONDON EC2V 7QN
Accountants	Buzzacott LLP, 130 Wood Street, London EC2V 6DL
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA HSBC PO Box 27 101-103 Station Road EDGWARE HA8 7JJ Scottish Widows Bank PO Box 12757 67 Morrison Street Edinburgh EH3 8YJ

Reference and administrative information (Continued)

For the year ended 30 June 2023

Solicitors

TWM Solicitors
Sweech House
Gravel Hill
Leatherhead
Surrey
KT22 7HF

Auditor

Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
110 Golden Lane
LONDON
EC1Y 0TG

Trustees' report (continued)

For the year ended 30 June 2023

The trustees present their report and the audited financial statements for the year ended 30 June 2023.

The financial statements have been prepared on the accounting policies set out in note 1 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 (SORP 2005).

Charity objects

The charity's main activities and who it tries to help are described below. All its charitable activities are undertaken to further Edgware Abbey's charitable purposes for the public benefit.

The Objects of the Charity are to advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the church through the support of charitable work for the relief of poverty, through the maintenance of a religious Community of women, organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross.

Historical summary

Founded in Shoreditch in 1866, this Anglican Benedictine Community closed its original hospital for 'incurable children' in 1931, moving the sick and disabled people in its care to what became the only house of the Order, in Edgware. Built by the Community in 1874 to provide a convalescent home in the country for those in their care, the convent at Edgware was extended in 1932 to provide necessary accommodation following the closure of the Shoreditch Hospital. The disabled and sick people in the care of the Sisters shared the convent buildings until 1992, when they moved into the newly built Care Home in the Abbey grounds, Henry Nihill House, (HNH). HNH is a not-for-profit Home in the Voluntary Sector and is subsidised by the Charitable Trust.

The Trust holds the legal title to the land and buildings used by the Community (Edgware Abbey) and also a substantial portfolio of other investments and property, which produce income for the support of the Community and its charitable works. The principal charitable work carried out by the Community is the provision and conduct of a Care Home with nursing, Henry Nihill House.

The Community also holds services in the chapel, to which HNH residents have easy access, provides the facility for parish groups to hold Quiet Days and study days, and guest accommodation for private retreats and space for rest and renewal.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

In 2010 the Trustees made a decision to invite the Hospitaller Order of St John of God to undertake the overall operational management of Henry Nihill House as the Order operated with an ethos that is very close to that of St Mary at the Cross. On 1 February 2011, the Trustees entered into a management contract with the Order of St John of God in which they undertook the overall responsibility for the leadership and operational management and staffing of the Home (which remains the property of the Trust) with quarterly review meetings for trustees and management team, to discuss all aspects of the running of HNH including an appraisal of costs and budgeting.

In August 2020 the board decided to terminate the arrangement with St John of God bringing the operational management back in house, taking up employment of staff from 1st April 2021. Sixteen to eighteen months post SJOG a review of the situation for sustainability proposed a senior management level for Director of Operations and taken to the board for consideration. The board took up this proposal and a Director was successfully recruited and appointed, commencing 1st March 2023.

HNH, which is a home for adults with 30 beds, is registered with the CQC - Care Quality Commission, under the Health & Social Care Act 2008, for the provision of:

- a) Accommodation for persons who require nursing or personal care;
- b) Treatment of disease, disorder or injury.

There is a constant demand for beds in HNH, a not-for-profit Home in the Voluntary Sector, and full occupancy is the norm. The Home has Spot Beds with various Local Authorities, has contracts for NHS Continuing Health Care with several different Integrated Care Boards, and on average 33% of residents paying their own fees for as long as their financial circumstances allow; no-one is ever turned away when their resources run out. While service users who can afford the costs pay fees until their financial resources diminish, the Home depends largely on NHS and Local Authority funding for the majority of those in care, and where necessary on subsidy from the Trust.

Trustees' report (continued)

For the year ended 30 June 2023

It is well known that it is not possible for a Care Home to maintain acceptable standards on Local Authority levels of funding. Local Authorities have only raised their funding level very slightly for several years now, and HNH is regularly subsidised from the Charity Trust funds; however skilfully this not-for-profit Home is managed the impact of low funding, and delayed payments, from Local Authorities and NHS sources make it difficult for the Home to maintain its high standards of care without the support of the Trust. Clearly HNH needs to rely on fundraising and Trust subsidy for all major maintenance works on buildings and grounds, legal and professional fees, insurance, expensive equipment, provision of specialised vehicles, outings for residents, and other special projects. In the present economic climate still showing the effects of Covid-19 and 'Brexit', rising inflation and fuel/utility costs due to war in Ukraine, it is becoming increasingly difficult to maintain the level of funding required and the Trust is currently reviewing current systems and looking at the implementation of new systems to support the funding required.

Mission statement and ethos

Edgware Abbey - an Anglican Benedictine Community, founded in 1866; a registered Charitable Trust: "To advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the Church through the support of charitable work for the relief of poverty, through the maintenance of a religious community of women organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross."

In addition to its Ministry of Benedictine Hospitality for those seeking Sacred Space and Retreat, and Spiritual Renewal, the Community is the provider of care for 30 residents at Henry Nihill House Care Home with nursing. People of all faiths or none are welcomed. In accordance with the regulations of the Health and Social Care Act (2015); and in accordance with its Benedictine spiritual ethos, "Before all things, care must be taken of the sick; all are to be cared for as Christ Himself." (Rule of St Benedict Ch 36 reflecting St Matt. 25:36.40) through a bespoke service which is delivered to each person in a professional, inclusive and caring manner by upholding our values of Courtesy, Hospitality, Integrity, Individuality and Adaptability ... Jesus said "What you have done unto the least of my brothers and sisters, you have done unto me" (Matt 25:40) At Henry Nihill House Care Home, built adjoining Edgware Abbey, the presence of the Sisters and provision of chapel services is a valued dimension in the life of those who reside at Henry Nihill House; the Sisters maintain a presence in the home, working with the management and staff.

A bespoke service is provided upholding the rights of each person in their choices, and to retain dignity, respect, privacy and freedom in their daily lives. Many who cannot be cared for elsewhere find a friendly welcome and expert care in the loving and homely atmosphere of Henry Nihill House, this ministry reflects the original charism and purpose/objects of our charity from its foundation. Everyone's need, both service users and colleagues, for continued fulfilment in life is seen as a gospel value:

Jesus said: "I am come that you may have life and have it more abundantly." (St John 10:10b)

Property management

When the decision was made to sell the old Abbey buildings, conversion of laundry and other outbuildings to create dwellings for Sisters was approved by English Heritage. This has enabled the Sisters to remain living on-site and maintain their charitable works.

Financial review

During the financial year 2022/2023 the board reviewed the performance of the investment portfolio with the outcome of appointing a new Investment Company, Investec/Rathbones was appointed from 1st April 2023. Buzzacott Accountants were also engaged from 1st August 2023.

Income for the year increased to £2,315,479 (2022: £2,363,004). Dividend income has decreased by £96,850 (2022: decrease of £405). There was an increase in Care Home income of £60,506 (2022: £210,701). There have also been restricted grants received for covid support of £4,930 (2022: £43,400).

There was an increase in Convent income of £5,489 (2022: increase of £1,836). There have also been restricted grants received of £7,000 (2022: Nil).

Expenditure increased to £2,904,036 (2022: £2,722,001). The charity made a deficit of £629,181 (2022: £1,400,300). This is due to sale and revaluation of investments amounts to £40,624 (2022: £1,041,303). At the end of the year net unrestricted funds were £16,052,788 (2022: £16,615,197) and net current assets less restricted funds were £412,098 (2022: £477,120).

The trustees are confident that the financial position at the end of the year is satisfactory, in accordance with the careful activity of the Investment Managers.

Trustees' report (continued)

For the year ended 30 June 2023

Risk statement

The main financial risk is of reducing investment income and the increasing costs of running Henry Nihill House. Investment income has decreased due to global economic situation, and the portfolio is reviewed quarterly to make sure it is achieving its objectives.

Other risks include failing a CQC inspection or a serious incident at Henry Nihill House. The Trustees have reviewed these, and other risks facing the Charity, assessed their impact and put in place appropriate management actions including staff training to manage risks. The plans for the future drawn up by the Trustees and the actions they have decided to take, reflect their responsible stewardship and careful consideration.

Safeguarding Statement

The Community of St Mary at the Cross with the Trustees of The Edgware Abbey Charitable Trust are committed to Safeguarding, regarding safeguarding to be the responsibility of everyone, and promoting the welfare of all persons and especially all those who are vulnerable, that is children, young people, and adults - especially the vulnerable, frail and infirm in their care. It is our expectation that all visitors/relatives at the care home will always treat all the residents and staff with equal courtesy and respect. We expect all our staff, volunteers, visitors, and those who use our premises to share this commitment.

The Community of St Mary at the Cross accepts and abides by the principles set out in 'Safeguarding in the Diocese of London', and follows the guidance issued by the House of Bishops for Religious Communities and adhere to the policies and practice guidance from the Diocese of London and National Safeguarding Team. We have a DSP. We apply the rules of Safer Recruitment for our members and staff. Our Safeguarding Statement and Community Policy is reviewed annually.

Reserves policy

The Trustees have built up reserves as a form of endowment for the Care Home and Community. The Charity needs to use these reserves to provide an income to support the members of the Community and its charitable work, and to provide a subsidy for the Care Home, to maintain quality of care. The amount held in reserves is reviewed regularly to make sure that it is sufficient to support the work of the charity. At the year-end free reserves, reserves not held in fixed assets, were £380,098 (2022: £477,120).

The Trust retains a sufficient area of property to enable the members of the small Community to continue its religious life of prayer and service, and to carry out its Charitable Objects. The area of the property includes:

The Chapel; Cloisters; Cemetery; Care Home; Gardens; accommodation for the Sisters, and a small area for Quiet Day Groups, Retreat Guests and people seeking quiet space for rest and renewal.

Investment policy

The Charitable Trust has a managed Investment Portfolio, which includes its Investment Policy Statement. This Statement lays down the Charity's Investment Objectives, its brief and its Investment restrictions on ethical grounds.

Investment policy statement

This Policy Statement has been prepared by the Trustees of the Edgware Abbey Charitable Trust and provides guidance as to how the asset's management functions delegated to Charles Stanley & Co. Ltd. (until June 2023) and Investec/Rathbones from 1st April 2023, by the Trustees, should be exercised. It has been formulated with a view to ensuring that the asset management functions will be exercised in the best interest of the Trust.

Investment objective

The Trustees intend that the real value of their assets be maintained and enhanced over the long term by investment in a Portfolio comprised of equities, fixed income stocks and cash, while at least maintaining the level of income yield at between 4-5% per annum.

Investment restrictions

No investment to be made into companies involved in Tobacco, Armaments, or Genetic Engineering for unethical purposes; also, be guided by the Church of England Policy on Ethical and sustainable Investments.

Investment brief

In order to meet these investment objectives, the Trustees have appointed Investec/Rathbones as their agent, to manage a diversified Portfolio of suitable investments on a discretionary basis. In the context of the Investec/Rathbones Client understanding note, the Trustees have selected an income investment objective with medium risk. The proportion invested in equities, fixed income stocks and cash, shall be reviewed with Investec/Rathbones at least 6 monthly, to provide guidance on the ongoing suitability of that element of the investment Policy.

Trustees' report (continued)

For the year ended 30 June 2023

Review

The Trustees will regularly consider whether there is a need to revise this Policy Statement and keep under review the arrangement under which Investec/Rathbones acts as their agent, and periodically review performance of Broker Company. The Trustees receive a quarterly report on the performance of the Investment Portfolio. Investment meetings are held twice yearly to receive reports and to review the Portfolio.

Within the year the income return was 4% across the year. This was under the income yield set as above, affected by global events and circumstances.

Governance and structure

For the purpose of the running of the activities of the Edgware Abbey, the trustees have delegated this responsibility to the Abbess of the community. The Trustees of the Trust currently number six; no more than seven persons shall be appointed by resolution of the Trustees; Trustees are appointed for terms of three years; any competent Trustee may be reappointed, (Subject to clause 2). When a new Trustee is to be appointed, the proposal takes place at a Trustees' meeting; after discussion the Appointee is proposed, seconded and elected by a show of hands, a simple majority being required. The solicitor is informed of the proposed change and a Deed of Appointment duly drawn up and signed by the existing Trustees. The Superior, (known as the Abbess) of the said Community of women, known as the Community of St Mary at the Cross, must always be a Trustee if competent to act, and at least a majority of the Trustees must be members of the Church of England or of churches in communion with the Church of England.

New trustees receive an induction to their role through a series of meetings, discussions and the provision of important information regarding the Trust to ensure they know the work of the trust and the current issues it faces. Additional training is also provided where needed to new trustees if they have specific requirements as well as additional guidance on the Charity's Commission available for trustees.

Remuneration policy for key management personnel

Edgware Abbey is committed to ensuring that all staff are paid fairly. The Trustees decide the Key Management Personnel salary annually ensuring that the salary is in line with current market value and adjusted accordingly. The salary is set in line with role and responsibilities and maintain a deferential between roles. The Trustees have worked towards the 'Real Living Wage' as set by the Living Wage Foundation and are now an accredited Living Wage Employer. Overall salary funding is part of the annual budget process, and within that approved budget the Key Management Personnel agree with the board any key payment changes.

Events in the year

In the year the Sisters of the Abbey and the staff of Henry Nihill House have continued their work to improve the experience of residents of Henry Nihill House. Some of the ways in which they have done this include:

- a) Refurbishment of resident rooms.
- b) Celebrating various important dates in the year such as Valentine's Day, St George's Day, Easter and Christmas, residents' birthdays, International celebrations and of all Faiths, Black History Week, Staff celebrations and other occasions.
- c) A range of in-house activities for residents provided and co-ordinated by our activities team including musicals & Pantomime, Christmas Carol concert, Karaoke, Theatre Company, Bingo and card games, barbeques, exercises, board games and movies, gardening: Gardening Club, Bowling Club, Breakfast Club, Cooking Club, Garden walks, reading and reminiscing, 'Monday Make-Over' which is hairdressing, manicure etc., Fireworks. Sensory room activities & keep-fit exercises. The creation of a library area for the residents.
- d) Outings to Southend on Sea, local parks, Woburn Safari Park, St Alban's Abbey, Picnic in Golders Hill Park, Christmas Lights in our adapted minibus
- e) Upgrade and Re-build of main passenger lift;
- f) Continuing to provide dedicated parking for staff and visitors through the repair of car park subsidence;
- g) Arts and Crafts including 'Arts in Care Homes' design competition using recyclables – winning awards for the third year running.
- h) The provision of spiritual support through the chapel services with a Weekly and Sunday Mass for those who wish to attend and festival celebrations.

Trustees' report (continued)

For the year ended 30 June 2023

Future plans

- a) Continual maintenance of HNH and updating the furnishings of residents' rooms.
- b) Continual development in high standards of care in HNH.
- c) Development of complex care suite.
- d) Continuing refurbishment programme of resident rooms.
- e) Repair of Water Tank; Review of Energy Provision for the Care Home for Environmental and Financial sustainability. Gas Boilers – alternative.
- f) Emphasis on the social life of residents, with imaginative provision of activities, outings and entertainment.
- g) Continuing to develop dedicated activities area for the residents.
- h) Evaluating existing areas in the home to make sure that they are being used to their full potential.
- i) Continuation of the provision of staff training in service specific clinical care, mandatory training, role specific training, NVQ 3 and the Gold Standard Framework for end-of-life care.
- j) Refurbishing and modernising communal areas to enhance the wellbeing of residents, and the refurbishment of the residents' garden.
- k) Continued refurbishments in order to continue to comply with health and safety regulations.
- l) Continued maintenance of the grounds to provide a welcome, safe and stimulating environment for residents of the care home, and those on retreat seeking rest and renewal.
- m) Continuation and growth of the charitable works carried out by the Sisters in line with the Trust's Strategy for Sustainability. These works include the Provision of:
 - The Care Home facility;
 - The presence of the Sisters to give support to all in HNH
 - Facility for individual and group Quiet Days
 - Quiet space for those seeking rest & renewal
 - Involvement in the work of the local churches and community
 - Prayerful presence of the Sisters for the locality
 - Provision for people called to live as Oblates of the community Support & care for the poor, sick and those in need at home & abroad, especially looking to seek areas where support is needed locally in line with the Charity's mission, ensuring that the Trust is ready for the CQC's Single Assessment Framework.

Fundraising standards

As part of our commitment to good governance and adhering to best practice, we are proud to follow their guidance of the Fundraising Regulator on any of our fundraised income. We aim to ensure that fundraising is respectful, open, honest and accountable to the public.

Edgware Abbey has not engaged commercial participators or other professional fundraisers to raise money on its behalf in the period. We did not receive any complaints in relation to our fundraising during the period. Fundraising events arranged in the period are detailed above.

Trustees' report (continued)

For the year ended 30 June 2023

Statement of responsibilities of the trustees

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

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

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Auditor

Sayer Vincent LLP is the appointed auditor of the Edgware Abbey.

Approved by the trustees on 14 March 2024 and signed on their behalf by

M H Zelent

Mother Abbess

Rt. Revd. P. W. Wheatley

Trustee

Independent Auditor's report to the members of Edgware Abbey

For the year ended 30 June 2023

Opinion

We have audited the financial statements of Edgware Abbey (the 'charity') for the year ended 30 June 2023 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 2023 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
- 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 Auditor's 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 Edgware Abbey's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

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

We have nothing to report in this regard.

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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- The information given in the trustees' annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; or
- We have not received all the information and explanations we require for our audit

Independent auditor's report to the Trustees of Edgware Abbey (continued)

For the year ended 30 June 2023

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, 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 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditor's report to the Trustees of Edgware Abbey (continued)

For the year ended 30 June 2023

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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 is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

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 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.

Sayer Vincent LLP, Statutory Auditor

Invicta House, 110 Golden Lane, LONDON, EC1Y 0TG

Date: 03 April 2024

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Statement of financial activities

For the year ended 30 June 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
	Note			
Income from:				
Donations and legacies	2	9,657	-	9,657
Charitable activities				
Care home		1,919,712	4,930	1,924,642
Convent		13,041	7,000	20,041
Investments				
Dividends		357,797	-	357,797
Interest		3,342	-	3,342
Total income		2,303,549	11,930	2,315,479
Expenditure on:				
Raising funds	3	54,139	-	54,139
Charitable activities				
Care home	3	2,563,658	78,702	2,642,360
Convent	3	207,537	-	207,537
Total expenditure		2,825,334	78,702	2,904,036
Net expenditure before net (losses) on investments		(521,785)	(66,772)	(588,557)
Loss on Revaluation of investments		(171,753)	-	(171,753)
Gain on sale of Investments		131,129	-	131,129
Net (expenditure) and net movements in funds		(562,409)	(66,772)	(629,181)
Reconciliation of funds:				
Total funds brought forward		16,615,197	71,064	16,686,261
Total funds carried forward		16,052,788	4,292	16,057,080

All activities relate to continuing operations.

All recognised gains and losses are included in the above statement of financial activities.

The notes on pages 18 to 27 form part of these financial statements.

Statement of financial activities

For the year ended 30 June 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Income from:				
Donations and legacies	2	19,402	10,000	29,402
Charitable activities				
Care home		1,820,736	43,400	1,864,136
Convent		14,552	-	14,552
Investments				
Dividends		454,647	-	454,647
Interest		267	-	267
Total income		<u>2,309,604</u>	<u>53,400</u>	<u>2,363,004</u>
Expenditure on:				
Raising funds	3	57,719	-	57,719
Charitable activities				
Care home	3	2,308,569	101,355	2,409,924
Convent	3	254,358	-	254,358
Total expenditure		<u>2,620,646</u>	<u>101,355</u>	<u>2,722,001</u>
Net expenditure before net (losses) on investments		(311,042)	(47,955)	(358,997)
Net (losses) on investments		<u>(1,041,303)</u>	<u>-</u>	<u>(1,041,303)</u>
Net (expenditure) and net movement in funds		<u>(1,352,345)</u>	<u>(47,955)</u>	<u>(1,400,300)</u>
Reconciliation of funds:				
Total funds brought forward		<u>17,967,542</u>	<u>119,019</u>	<u>18,086,561</u>
Total funds carried forward		<u>16,615,197</u>	<u>71,064</u>	<u>16,686,261</u>

All activities relate to continuing operations.

All recognised gains and losses are included in the above statement of financial activities.

The notes on pages 18 to 27 form part of these financial statements.

Balance sheet

As at 30 June 2023

	Note	2023 £	2023 £	2022 £	2022 £
Fixed assets:					
Tangible assets	9		4,831,001		4,867,265
Investments	10		<u>10,809,689</u>		<u>11,270,812</u>
			15,640,690		16,138,077
Current assets:					
Debtors	11	199,215		308,870	
Short term deposits		52,873		102,633	
Cash at bank and in hand		<u>282,254</u>		<u>276,245</u>	
		534,342		687,748	
Liabilities:					
Creditors: amounts falling due within one year	12	(117,952)		(139,564)	
Net currents assets			<u>416,390</u>		<u>548,184</u>
Total assets less current liabilities			<u>16,057,080</u>		<u>16,686,261</u>
Total net assets			<u><u>16,057,080</u></u>		<u><u>16,686,261</u></u>
The funds of the charity:					
Restricted funds	14		4,292		71,064
Unrestricted income funds: Designated funds		(306,448)		(819,578)	
General funds		<u>16,359,236</u>	<u>16,052,788</u>	<u>17,434,775</u>	<u>16,615,197</u>
Total charity funds			<u><u>16,057,080</u></u>		<u><u>16,686,261</u></u>

Approved by the trustees on 14 March 2024 and signed on their behalf by:

M H Zelent
Mother Abbess

Rt. Revd. P. W Wheatley
Trustees

Cash flow Statement

For the year ended 30 June 2023

Reconciliation of net (expenditure) to net cash flow from operating activities

	2023 £	2022 £
Net (expenditure) for the reporting period (as per the statements of financial activities)	(629,181)	(1,400,300)
Depreciation charges	66,662	62,788
Loss on investments	40,624	1,041,303
Dividends, interest and rent from investments	(361,139)	(454,914)
Decrease in debtors	109,655	7,532
Decrease in creditors	(21,612)	(1,653)
	(794,991)	(745,244)
	2023 £	2023 £
Cash flow from operating activities	(794,991)	(745,244)
Net cash used in operating activities		
Cash flow from investing activities:		
Dividend, Interest and rents from investments	361,139	454,914
Purchase of fixed assets	(30,398)	(75,215)
Proceeds from sale of investments	3,403,408	9,836,057
Movements on cash in investments	974,252	(781,513)
Purchase of investments	(3,957,161)	(8,681,698)
Net cash provided by investing activities	751,240	752,545
Change in cash and cash equivalents in the year	(43,751)	7,301
Cash and cash equivalent at the beginning of the year	378,878	371,577
Cash and cash equivalents at the end of the year	335,127	378,878

Care home income and expenditure

For the year ended 30 June 2023

	2023	2022
	£	£
Income		
Investment income	996	49
Fees receivable	1,907,335	1,782,370
Donations and grants	45	43,400
Other	17,307	38,366
	1,925,683	1,864,185
Expenses		
Staff costs	1,957,385	1,771,078
Other staff costs	15,350	19,005
Professional services	29,007	22,115
Accountancy	14,761	12,942
Allocation of governance costs (note 3)	9,505	9,456
Inspection fees	28,721	12,297
Other direct costs	102,056	149,793
Medicals	31,743	62,650
Repairs and renewals	110,401	7,921
Office costs	79,847	71,674
Catering	180,048	176,115
General expenses	42,740	53,787
Depreciation on freehold property	18,076	14,787
Depreciation on fixtures, fittings and equipment	22,333	25,289
Depreciation on ambulance and minibuses	387	1,055
	2,642,360	2,409,924
Deficit for the year	(716,677)	(545,739)

Convent income and expenditure

For the year ended 30 June 2023

	2023	2022
	£	£
Income		
Investment income	357,797	454,647
Interest	2,346	218
DSS pension and benefits	13,041	13,988
Donations	9,612	29,392
Receipts from guests	-	10
Other income	7,000	564
	389,796	498,819
Convent Expenses		
Rates and water	4,096	4,674
Insurance	55,769	46,271
Light and heat	11,240	31,587
Chapel expenditure	6,212	2,812
Repairs and maintenance	50,756	61,542
Library expenses	268	419
Catering	2,947	4,363
Housekeeping	1,885	18,204
Medical costs	472	15,466
Clothes	-	139
Donation paid	7,222	5,686
Courses and conference	3,984	1,077
Printing and postage and stationary	2,683	3,271
Telephone and fax	2,628	2,982
Website design and computer expenses	4,059	3,164
Motor expenses	8,068	4,589
Accountancy	18,080	18,100
Allocation of governance cost (Note 3)	961	998
Bank charges	727	382
Sundry expenses and funeral arrangements	2,424	4,677
Loss on Sale of Investments	-	2,256
Advertising	2,279	-
Exchange rate difference	(5,089)	-
Depreciation:		
Freehold convent and chapel	22,988	20,644
Fixtures and fittings	2,473	-
Motor vehicles	405	1,055
	207,537	254,358
Costs of generating funds – investment managers fees	54,139	57,719
Loss on Revaluation of Investments	171,753	-
Gain on Sale of Investments	(131,129)	-
Total expenditure for Convent	302,300	312,077
Surplus for the year	87,496	186,742

Notes to the financial statements

For the year ended 30 June 2023

1. Accounting policies

a) General Information

Community of St Mary at the cross is an unincorporated charity registered with the Charity Commission in England and Wales. The Charity registration number is 209261. Its registered office and principal place of business is Edgware Abbey, 94A Priority Field Drive, Edgware, Middlesex, HA8 9PU.

b) Basis of preparation of financial statements

These accounts have been prepared for the year ended 30 June 2023.

The accounts 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 United Kingdom and Republic of Ireland (FRS 102) (Charities SORP (FRS 102))", 'The Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS' 102)' and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in GBP and are rounded to the nearest pound.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

c) Critical accounting estimates and areas of judgement

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

The following principal accounting policies have been applied:

d) Assessment of Going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these financial statements. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these financial statements.

The trustees of the charity have concluded that there are no material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees are of the opinion that the charity will have sufficient resources to meet its liabilities as they fall due.

e) Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably, and it is probable that income will be received. Income comprises donations, including gifts in kind, grants, income from trading activities and interest receivable.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity, and it is probable that those conditions will be fulfilled in the reporting period.

Gifts-in-kind, donated services and free materials are secured by the charity from artists and supporting companies for the beneficiaries. After they are distributed to the beneficiaries, they are brought into the financial statements as income and expenditure at an estimate of their value to the charity.

Notes to the financial statements (continued)

For the year ended 30 June 2023

d) Income (continued)

Grants from trusts are credited to income when the charity has both confirmation of the amount and entitlement to the income. In the event of grants confirmed but not received, the amount is accrued for where the receipt is considered probable.

Income from trading activities, being monies received from grant application writing fees, is credited to the statement of financial activities when receivable and the amount can be measured reliably by the charity.

e) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

f) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are monies raised for their use restricted to a specific purpose, as stipulated by the donor. Expenditure which meets these criteria is charged to the appropriate fund.

g) Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accrual basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings.

Expenditure comprises the following:

- Costs of raising funds relates to the costs incurred by the charity in managing its investment portfolio.
- Expenditure on charitable activities includes the costs of delivering care home services meetings and retreats and other meetings, undertaken to further the purposes of the charity and their associated support costs.

Support costs, including governance costs, are allocated between the expenditure categories on a basis designed to reflect the use of the resource.

Governance costs include those associated with meeting the constitutional and statutory requirements of the charity —for instance, the independent examiner / audit fees and costs linked to the strategic management of the charity.

h) Tangible fixed assets

Assets costing £500 or more with an expected useful life of more than one year are capitalised.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Freehold property – 100 years
- Freehold property improvements – 20 years
- Fixture, fittings and equipment – 5 years
- Motor vehicles – 4 years

i) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading “Net gains/(losses) on investments” in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

Notes to the financial statements (continued)

For the year ended 30 June 2023

j) Debtors

Debtors are recognised at the settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

k) Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short-term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

m) Creditors and provisions

Creditors are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

n) Pension

Auto-enrolment for pensions is held the scheme with a company called Smart Pension (Market Rated) and pay government minimum 3%. The employees have an opt out period of 8 or 12 weeks before their own contribution % is taken – this is reflected in their payroll at the end of the opt out period by a larger deduction to the pension scheme.

2. Donations and legacies

	Total funds 2023 £	Total funds 2022 £
Donations	9,657	29,402
Total	9,657	29,402

Within Donations for 2023, £nil-(2022: £10,000) was restricted and £9,657 (2022: £19,402) was unrestricted.

Notes to the financial statements (continued)

For the year ended 30 June 2023

3. Analysis of expenditure

2023	Charitable activities				2023 Total £
	Cost of raising funds £	Convent £	Care Home £	Governance Costs £	
Staff cost	-	-	1,957,385	-	1,957,385
Other staff costs	-	-	15,350	-	15,350
Investment manager's fees	53,925	-	-	-	53,925
Legal and professional	-	-	57,728	-	57,728
Auditor's remuneration	-	-	-	10,680	10,680
Accountancy	-	18,080	14,761	-	32,841
Repairs and maintenance	-	50,756	110,401	-	161,157
Rates	-	4,096	-	-	4,096
Depreciation	-	25,866	40,796	-	66,662
Office costs	-	69,124	79,847	-	148,971
Housekeeping	-	1,885	25,283	-	27,168
Travel and motor expenses	-	8,068	6,325	-	17,340
Catering	-	2,947	180,048	-	180,048
Other expenses	-	14,043	11,036	-	25,079
Light and heat	-	11,240	102,056	-	113,925
Bank charges	-	-	96	-	96
Medical expenses	-	472	31,743	-	32,215
	53,925	206,576	2,632,855	10,680	2,904,036
Governance costs	214	961	9,505	(10,680)	-
Total expenditure 2023	54,139	207,537	2,642,360	-	2,904,036
Total expenditure 2022	57,719	254,358	2,409,924	-	2,722,001

Notes to the financial statements (continued)

For the year ended 30 June 2023

3. Analysis of expenditure (continued)

2022	Cost of raising funds	Charitable activities		Governance Costs	2022 Total
		Convent	Care Home		
	£	£	£	£	£
Staff cost	-	-	1,771,078	-	1,771,078
Other staff costs	-	-	19,005	-	19,005
Investment manager's fees	57,493	-	-	-	57,493
Legal and professional	-	46,271	34,412	-	80,683
Auditor's remuneration	-	-	-	10,680	10,680
Accountancy	-	18,100	12,942	-	31,042
Repairs and maintenance	-	61,542	36,348	-	97,890
Rates	-	4,674	-	-	4,674
Depreciation	-	21,699	41,091	-	62,788
Office costs	-	16,960	71,674	-	88,636
Housekeeping	-	25,985	12,336	-	38,321
Gifts and donations	-	5,686	-	-	5,686
Travel and motor expenses	-	4,589	2,425	-	7,014
Catering	-	-	176,115	-	176,115
Other expenses	-	419	10,494	-	10,913
Light and heat	-	31,587	149,793	-	181,380
Bank charges	-	382	105	-	487
Medical expenses	-	15,466	62,650	-	78,116
	57,493	253,360	2,400,468	10,680	2,722,001
Governance costs	226	998	9,456	(10,680)	-
Total expenditure 2022	57,719	254,358	2,409,924	-	2,722,001
Total expenditure 2021	51,858	239,927	2,171,505	-	2,463,290

4. Net (expenditure) of the year

This stated after charging / (crediting)

	2023 £	2022 £
Depreciation	66,662	62,788
Loss on disposal of fixed assets	-	-
Operating lease payments	-	392
Auditor's remuneration (excluding VAT)		
Audit	10,680	8,900
Other services	-	6,200

Notes to the financial statements (continued)

For the year ended 30 June 2023

5. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2023	2022
	£	£
Salaries and wages	1,452,232	1,347,229
Social security costs	145,853	131,661
Employer's contribution to defined contribution pension schemes	30,532	30,849
Agency staff costs	328,767	261,339
	<u>1,957,385</u>	<u>1,771,078</u>

Two employees earned between £60,000 and £69,999 (2022: Nil)

One employee earned between £70,000 and £79,999 during the year (2022: One employee).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £90,130 (2022: £86,402).

The charity trustees were not paid nor received any other benefits from employment with the charity in the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

No trustee received any expenses in the years 2023 or 2022.

6. Staff numbers

The average number of employees (head count based on number of staff employed) during the year was - (2022: 51). All staff were employed in relation to the activities of the care home.

Staff are split across the activities of the charity as follows:

	2023	2022
	No.	No.
Raising funds	-	-
Convent	-	1.0
Care Home	51.0	50.0
Governance	-	-
	<u>51.0</u>	<u>51.0</u>

7. Related party transaction

During the year, there was an amount donated to the charity of £7,000 (2022: £Nil) by Rachel Collins, Ruth McFadven and Michael Zelent, close family members of Mother Abbess. This amount was restricted for the purposes of the Rest fund. At the reporting date the amount outstanding is £Nil (2022: £Nil).

8. Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Notes to the financial statements (continued)

For the year ended 30 June 2023

9. Tangible fixed asset

	Freehold property	Freehold Property Improvements	Fixture, fittings and equipment	Motor vehicles	Total
	£	£	£	£	£
Cost					
At the start of the year	5,028,466	66,583	189,076	51,658	5,335,783
Additions in year	-	-	30,398	-	30,398
Disposal in year	-	-	-	-	-
At the end of the year	<u>5,028,466</u>	<u>66,583</u>	<u>219,474</u>	<u>51,658</u>	<u>5,366,181</u>
Depreciation					
At the start of the year	280,302	-	139,476	48,740	468,518
Charge for the year	41,064	-	24,807	791	66,662
Disposal in year	-	-	-	-	-
At the end of the year	<u>321,366</u>	<u>-</u>	<u>164,283</u>	<u>49,531</u>	<u>535,180</u>
Net book value					
At the end of the year	<u>4,707,100</u>	<u>66,583</u>	<u>55,191</u>	<u>2,127</u>	<u>4,831,001</u>
At the start of the year	<u>4,748,164</u>	<u>66,583</u>	<u>49,600</u>	<u>2,918</u>	<u>4,867,265</u>

Land with a value of £1,225,000 (2022: £1,225,000) is included within freehold property and not depreciated.

The freehold property, other than the property in Bognor Regis, was externally valued at 30 June 2015 by Reeves & Partners, Chartered Surveyors. The Care home and the Nuns accommodation and retreat house were valued at market value, which is now considered to be the historic cost. The chapel and cloister were valued at depreciated replacement cost. No revaluation is undertaken.

All of the above assets are used for charitable purposes.

10. Listed investments

	2023	2022
	£	£
Fair value at the start of the year	10,241,897	12,437,559
Additions at cost	3,953,510	8,681,698
Accrued interest	3,651	-
Disposal proceeds	(3,403,408)	(9,836,057)
Net losses on change in fair value	<u>(40,624)</u>	<u>(1,041,303)</u>
	<u>10,755,026</u>	<u>10,241,897</u>
Cash held by investment broker pending reinvestment	54,663	1,028,915
Fair value at the end of the year	<u>10,809,689</u>	<u>11,270,812</u>
Historic cost at the end of the year	<u>11,061,475</u>	<u>11,061,475</u>

Notes to the financial statements (continued)

For the year ended 30 June 2023

10. Investments (continued)

Investment comprise:

	2023	2022
	£	£
Shares listed on the London Stock Exchange	10,755,026	10,241,897
Cash	54,663	1,028,915
	<u>10,809,689</u>	<u>11,270,812</u>

11. Debtors

	2023	2022
	£	£
Trade debtors	70,819	274,662
Other debtors	-	344
Prepayments	14,615	22,996
Accrued income	113,781	10,868
	<u>199,215</u>	<u>308,870</u>

12. Creditors: amounts falling due within one year:

	2023	2022
	£	£
Trade creditors	55,558	29,386
Tax and Social Security	37,225	30,775
Accruals	22,125	72,727
Other creditors	3,044	6,676
	<u>117,952</u>	<u>139,564</u>

13. Analysis of net assets between funds

2023	Restricted	Revaluation reserves	General Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,831,001	4,831,001
Investments	-	(306,448)	11,116,137	10,809,689
Net currents assets	4,292	-	412,098	416,390
Net assets at 30 June 2023	<u>4,292</u>	<u>(306,448)</u>	<u>16,359,236</u>	<u>16,057,080</u>
2022	Restricted	Revaluation reserves	General Unrestricted	Total funds
	£	£	£	£
Tangible fixed assets	-	-	4,867,265	4,867,265
Investments	-	(819,578)	12,090,390	11,270,812
Net currents assets	71,064	-	477,120	548,184
Net assets at 30 June 2022	<u>71,064</u>	<u>(819,578)</u>	<u>17,434,775</u>	<u>16,686,261</u>

Notes to the financial statements (continued)

For the year ended 30 June 2023

14. Movements in funds

2023	At 1 July 2022 £	Income and gains £	Expenditure and losses £	Transfer £	At 30 June 2023 £
Restricted fund					
Barnet Council - Infection Control Fund and Covid	15,064	4,930	(19,994)	-	-
Rest fund	-	7,000	(2,708)	-	4,292
Raili Lappalainen	56,000	-	(56,000)	-	-
At the end of the year	71,064	11,930	(78,702)	-	4,292
Revaluation Reserve	(819,578)	-	(171,753)	684,883	(306,448)
General funds	17,434,775	2,303,549	(2,694,205)	(684,883)	16,359,236
Total unrestricted funds	16,615,197	2,303,549	(2,865,958)	-	16,052,788
Total funds	16,686,261	2,315,479	(2,944,660)	-	16,057,080
2022	At 1 July 2021 £	Income and gains £	Expenditure and losses £	Transfer £	At 30 June 2022 £
Restricted fund					
Barnet Council - Infection Control Fund and Covid	17,822	30,809	(33,567)	-	15,064
Barnet Council - Rapid Testing funding	6,325	-	(6,325)	-	-
PPE funding	2,872	-	(2,872)	-	-
Rest fund	-	12,591	(12,591)	-	-
Raili Lappalainen	92,000	-	(36,000)	-	56,000
Prior Simon	-	10,000	(10,000)	-	-
Total restricted funds	119,019	53,400	(101,355)	-	71,064
Revaluation Reserve	536,962	-	(1,041,303)	(315,237)	(819,578)
General funds	17,430,580	2,309,604	(2,620,646)	315,237	17,434,775
Total unrestricted funds	17,967,542	2,309,604	(3,661,949)	-	16,615,197
Total funds	18,086,561	2,363,004	(3,763,304)	-	16,686,261

Purposes of restricted funds

Barnet Council - Infection Control Funding provided to HNH for support with the additional costs on the care home due to Covid.

Barnet Council - Rapid Testing funding provided to HNH to contribute to the addition costs around testing for Covid.

Barnet Council - Workforce Grant, provided to HNH to assist with the additional workforce demands due to Covid.

Barnet Council - other funding provided to HNH to help the care home continue in lite of the pandemic.

Raili Lappalainen - funding to cover Raili Lappalainen's care home fees.

Rest fund – funding to cover members costs for pilgrimage, holiday, retreat, rest and well-being.

Notes to the financial statements (continued)

For the year ended 30 June 2023

15. Operating lease commitments

	Equipment	
	2023	2022
	£	£
Less than 1 year	-	392
1 - 5 Years	-	-
Net assets at the end of the year	<u>-</u>	<u>392</u>

16. Legal status of the charity

The Charity consists of two charities forming part of a charitable association, namely the Community of St Mary at the Cross and the Trust Property. Both are registered with the Charity Commission with the same registration number 209261. The Community of St Mary at the Cross has no income or any assets. All reported income and assets are that of the Trust Property.

Accounts

Charity number: 209261

Edgware Abbey

Report and financial statements
For the year ended 30 June 2022

Contents

For the year ended 30 June 2022

Reference and administrative details	1
Trustees' annual report	3
Independent auditor's report	12
Statement of financial activities	15
Balance sheet	16
Statement of cash flows	17
Convent income and expenditure account	18
Care home income and expenditure account	19
Notes to the financial statements	20

Edgware Abbey

Reference and administrative details

For the year ended 30 June 2022

Charity number	209261
Country of registration	England and Wales
Registered office and operational address	Edgware Abbey 94A Priory Field Drive EDGWARE Middlesex HA8 9PU
Trustees	Trustees who served during the year and up to the date of this report were as follows: Dame Mary Thérèse Zelent OSB: Abbess Dame Barbara Johnson OSB (until 17 November 2022) Mrs Denise Cooper Rt Revd Peter William Wheatley Revd Paul Reece Mrs Gisela Daniels (until 11 March 2022) Mr John Ringguth Mr James Stewart-Smith (from 11 March 2022)
Investment managers	Charles Stanley & Company Ltd Ground Floor, 1 Bishop's Wharf, Walnut Tree Close, GUILDFORD Surrey GU1 4HI
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA HSBC PO Box 27 101-103 Station Road EDGWARE HA8 7JJ Scottish Widows Bank PO Box 12757 67 Morrison Street Edinburgh EH3 8YJ

Edgware Abbey

Reference and administrative details

For the year ended 30 June 2022

Solicitors

TWM Solicitors
Sweech House
Gravel Hill
Leatherhead
Surrey KT22 7HF

Auditor

Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 30 June 2022.

The financial statements have been prepared on the accounting policies set out in note 1 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 (SORP 2005).

Charity objects

The charity's main activities and who it tries to help are described below. All its charitable activities are undertaken to further Edgware Abbey's charitable purposes for the public benefit.

The Objects of the Charity are to advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the church through the support of charitable work for the relief of poverty, through the maintenance of a religious Community of women, organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross.

Historical summary

Founded in Shoreditch in 1866, this Anglican Benedictine Community closed its original hospital for 'incurable children' in 1931, moving the sick and disabled people in its care to what became the only house of the Order, in Edgware. Built by the Community in 1874 to provide a convalescent home in the country for those in their care, the convent at Edgware was extended in 1932 to provide necessary accommodation following the closure of the Shoreditch Hospital. The disabled and sick people in the care of the Sisters shared the convent buildings until 1992, when they moved into the newly built Care Home in the Abbey grounds, Henry Nihill House, (HNH). HNH is a not-for-profit Home in the Voluntary Sector, and is subsidised by the Charitable Trust.

The Trust holds the legal title to the land and buildings used by the Community (Edgware Abbey) and also a substantial portfolio of other investments and property, which produce income for the support of the Community and its charitable works. The principal charitable work carried out by the Community is the provision and conduct of a Care Home with nursing, Henry Nihill House. The Community also holds services in the chapel, to which HNH residents have easy access, provides the facility for parish groups to hold Quiet Days and study days, and guest accommodation for private retreats and space for rest and renewal.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

In 2010 the Trustees made a decision to invite the Hospitaller Order of St John of God to undertake the overall operational management of Henry Nihill House as the Order operated with

Trustees' annual report

For the year ended 30 June 2022

an ethos that is very close to that of St Mary at the Cross. On 1 February 2011, the Trustees entered into a management contract with the Order of St John of God in which they undertook the overall responsibility for the leadership and operational management and staffing of the Home (which remains the property of the Trust) with quarterly review meetings for trustees and management team, to discuss all aspects of the running of HNH including an appraisal of costs and budgeting.

In August 2020 the board decided to terminate the arrangement with St John of God bringing the operational management back in house, taking up employment of staff from 1st April 2021.

A review was completed at 16 to 18 months post SJOG a review of the situation for sustainability proposed a senior management level for Director of Operations and taken to the board for consideration.

HNH, which is a home for adults with 30 beds, is registered with the CQC – Care Quality Commission, under the Health & Social Care Act 2008, for the provision of:

- a) Accommodation for persons who require nursing or personal care;
- b) Treatment of disease, disorder or injury.

There is a constant demand for beds in HNH, a not-for-profit Home in the Voluntary Sector, and full occupancy is the norm. The Home has Spot Beds with Barnet Council, is registered for Continuing Health Care, and on average 33% of residents paying their own fees for as long as their financial circumstances allow; no-one is ever turned away when their resources run out. While service users who can afford the costs pay fees until their financial resources diminish, the Home depends largely on NHS and Local Authority funding for the majority of those in care, and where necessary on subsidy from the Trust.

It is well known that it is not possible for a Care Home to maintain acceptable standards on Local Authority levels of funding. Barnet Council have only raised their funding level very slightly for several years now, and HNH is regularly subsidised from the Charity Trust funds; however skilfully this not-for-profit Home is managed the impact of low funding, and delayed payments, from Local Authorities and NHS sources make it impossible for the Home to maintain its high standards of care without the support of the Trust. During 2021/2022 this situation was made much worse by the merge of the North Central Care Board which created a backlog of funding to HNH – a very distressful time. Clearly HNH needs to rely on fundraising and Trust subsidy for all major maintenance works on buildings and grounds, legal and professional fees, insurance, expensive equipment, provision of specialised vehicles, pilgrimages and holidays for residents, and other special projects. In the present 2022 economic climate with the financial crisis enhanced by the on-going effects of Covid-19 and 'Brexit', rising inflation and fuel costs due to war in Ukraine, it is becoming increasingly difficult to maintain the level of funding required.

Mission statement and ethos

Edgware Abbey – an Anglican Benedictine Community, founded in 1866; a registered Charitable Trust: "To advance the Christian faith in accordance with the doctrines and principles of the

Church of England, and to carry out the social mission of the Church through the support of charitable work for the relief of poverty, through the maintenance of a religious community of women organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross."

In addition to its Ministry of Benedictine Hospitality for those seeking Sacred Space and Retreat, and Spiritual Renewal, the Community is the provider of care for 30 residents at Henry Nihill House Care Home with nursing. People of all faiths or none are welcomed. In accordance with the regulations of the Health and Social Care Act (2015); and in accordance with its Benedictine spiritual ethos, "Before all things, care must be taken of the sick; all are to be cared for as Christ Himself." (Rule of St Benedict Ch 36 reflecting St Matt. 25:36.40) through a bespoke service which is delivered to each person in a professional, inclusive and caring manner by upholding our values of Courtesy, Hospitality, Integrity, Individuality and Adaptability ... Jesus said "What you have done unto the least of my brothers and sisters, you have done unto me" (Matt 25:40)

At Henry Nihill House Care Home, built adjoining Edgware Abbey, the presence of the Sisters and provision of chapel services is a valued dimension in the life of those who reside at Henry Nihill House; the Sisters maintain a presence in the home, working with the management and staff. A bespoke service is provided upholding the rights of each person in their choices, and to retain dignity, respect, privacy and freedom in their daily lives. Many who cannot be cared for elsewhere find a friendly welcome and expert care in the loving and homely atmosphere of Henry Nihill House, this ministry reflects the original charism and purpose/objects of our charity from its foundation. Everyone's need, both service users and colleagues, for continued fulfilment in life is seen as a gospel value:

Jesus said: "I am come that you may have life, and have it more abundantly." (St John 10:10b)

Property management

When the decision was made to sell the old Abbey buildings, conversion of laundry and other outbuildings to create dwellings for Sisters was approved by English Heritage. This has enabled the Sisters to remain living on-site and maintain their charitable works.

Financial review

Income for the year increased to £2,363,004 (2021: £2,237,144). Dividend income has decreased by £405 (2021: decrease of £87,595). There was an increase in Care Home income of £210,701 (2021: increase of £19,632). There have also been restricted grants received for covid support of £43,400 (2021: £80,473).

Expenditure increased to £2,722,001 (2021: £2,463,290). The charity made a Deficit of £1,400,300 (2021: surplus of £675,975). This is due to investments making a large deficit for the year end of £1,041,303 (2021: gain of £902,121). At the end of the year net unrestricted funds were £16,601,157 (2021: £17,967,542) and net current assets less restricted funds were £463,068 (2021: 427,743).

The trustees are confident that the financial position at the end of the year is satisfactory, in accordance with the careful activity of the Investment Managers.

Risk statement

The main financial risk is of reducing investment income and the increasing costs of running Henry Nihill House. Investment income has decreased due to global economic situation, and the portfolio is reviewed quarterly to make sure it is achieving its objectives.

Other risks include failing a CQC inspection or a serious incident at Henry Nihill House. The Trustees have reviewed these, and other risks facing the Charity, assessed their impact and put in place appropriate management actions including staff training to manage risks. The plans for the future drawn up by the Trustees and the actions they have decided to take, reflect their responsible stewardship and careful consideration.

Covid-19 has presented a new challenge in risk management for finances and health care. With the government relaxing some of the Covid-19 restrictions through the summer of 2021, certain measures have remained in place, or adapted as appropriate, to protect the residents and staff of the Care Home, and continuing through 2022 and on-going.

Safeguarding Statement

The Community of St Mary at the Cross with the Trustees of The Edgware Abbey Charitable Trust are committed to Safeguarding, regarding safeguarding to be the responsibility of everyone, and promoting the welfare of all persons and especially all those who are vulnerable, that is children, young people, and adults – especially the vulnerable, frail and infirm in their care. It is our expectation that all visitors/relatives at the care home will treat all the residents and staff with equal courtesy and respect at all times. We expect all our staff, volunteers, visitors, and those who use our premises to share this commitment.

The Community of St Mary at the Cross accept and abide by the principles set out in 'Safeguarding in the Diocese of London', and follow the guidance issued by the House of Bishops for Religious Communities, and adhere to the policies and practice guidance from the Diocese of London and National Safeguarding Team. We have a DSP. We apply the rules of Safer Recruitment for our members and staff. Our Safeguarding Statement and Community Policy is reviewed annually.

Reserves policy

The Trustees have built up reserves as a form of endowment for the Care Home and Community. The Charity needs to use these reserves to provide an income to support the members of the Community and its charitable work, and to provide a subsidy for the Care Home, in order to maintain quality of care. The amount held in reserves is reviewed regularly to make sure that it is sufficient to support the work of the charity. At the year-end free reserves, reserves not held in fixed assets, were £463,068 (2021: £427,743).

The Trust retains a sufficient area of property to enable the members of the small Community to continue its religious life of prayer and service, and to carry out its Charitable Objects. The area of the property includes:

The Chapel; Cloisters; Cemetery; Care Home; Gardens; accommodation for the Sisters, and a small area for Quiet Day Groups, Retreat Guests and people wanting quiet space for rest and renewal.

Investment policy

The Charitable Trust has a managed Investment Portfolio, which includes its Investment Policy Statement. This Statement lays down the Charity's Investment Objectives, its brief and its Investment restrictions on ethical grounds.

Investment policy statement

This Policy Statement has been prepared by the Trustees of the Edgware Abbey Charitable Trust and provides guidance as to how the asset's management functions delegated to Charles Stanley & Co. Ltd. by the Trustees, should be exercised. It has been formulated with a view to ensuring that the asset management functions will be exercised in the best interest of the Trust.

Investment objective

The Trustees intend that the real value of their assets be maintained and enhanced over the long term by investment in a Portfolio comprised of equities, fixed income stocks and cash, while at least maintaining the level of income yield at between 4–5% per annum. During the year the Investments achieved this yield.

Investment restrictions

No investment to be made into companies involved in Tobacco, Armaments, or Genetic Engineering for unethical purposes; also be guided by the Church of England Policy on Ethical and sustainable Investments.

Investment brief

In order to meet these investment objectives, the Trustees have appointed Charles Stanley & Co Ltd. as their agent, to manage a diversified Portfolio of suitable investments on a discretionary basis. In the context of the Charles Stanley & Co Client understanding note, the Trustees have selected an income investment objective with low to medium risk. The proportion invested in equities, fixed income stocks and cash, shall be reviewed with Charles Stanley & Co from time to time, to provide guidance on the ongoing suitability of that element of the investment Policy.

Review

The Trustees will regularly consider whether there is a need to revise this Policy Statement and keep under review the arrangement under which Charles Stanley acts as their agent, and periodically review performance of Broker Company. The Trustees receive a quarterly report on the performance of the Investment Portfolio. Investment meetings are held twice yearly to receive reports and to review the Portfolio.

Within the year the income return was 4% across the year this was under the income yield set as above, affected by global events and circumstances.

Governance and structure

For the purpose of the running of the activities of the Edgware Abbey, the trustees have delegated this responsibility to the Abbess of the community. The Trustees of the Trust currently number six; no more than seven persons shall be appointed by resolution of the Trustees; Trustees are appointed for terms of three years; any competent Trustee may be reappointed, (Subject to clause 2). When a new Trustee is to be appointed, the proposal takes place at a Trustees' meeting; after discussion the Appointee is proposed, seconded and elected by a show of hands, a simple majority being required. The solicitor is informed of the proposed change and a Deed of Appointment duly drawn up and signed by the existing Trustees. The Superior, (known as the Abbess) of the said Community of women, known as the Community of St Mary at the Cross, must always be a Trustee if competent to act, and at least a majority of the Trustees must be members of the Church of England or of churches in communion with the Church of England.

New trustees receive an induction to their role through a series of meetings, discussions and the provision of important information regarding the Trust to ensure they know the work of the trust and the current issues it faces. Additional training is also provided where needed to new trustees if they have specific requirements as well as additional guidance on the Charity's Commission available for trustees.

Remuneration policy for key management personnel

Edgware Abbey is committed to ensuring that all staff are paid fairly. The Trustees decide the Key Management Personnel salary annually ensuring that the salary is in line with current market value, and adjusted accordingly. The salary is set in line with role and responsibilities and maintain a deferential between roles. The Trustees have worked towards the 'Real Living Wage' as set by the Living Wage Foundation and are now an accredited Living Wage Employer. Overall salary funding is part of the annual budget process, and within that approved budget the Key Management Personnel agree with the board any key payment changes.

Events in the year

In the year the Sisters of the Abbey and the staff of Henry Nihill House have continued their work to improve the experience of residents' even through the changing environments as a result of Covid-19 restrictions. Some of the ways in which they have done this include:

- a) On-going Infection control for safety of residents: safe communal areas and dining space.
- b) Designated dining areas for staff.
- c) An existing lounge has been created into a safe 'face to face' visiting area for residents and their relative – only one at a time.
- d) Maintaining area created for visitors to wait for test results.
- e) Replacement/installation of Fire Board ceiling on 1st Floor Corridor; Replacement of floor covering in ground floor corridor and communal areas. Refurbishment of resident rooms.
- f) Celebrating various important dates in the year such as Valentine's Day, St George's Day, Easter and Christmas, residents' birthdays, International celebrations and of all Faiths, Black History Week, Platinum Jubilee of Her Majesty Queen Elizabeth II, and giving thanks for her life and observing her funeral rites. And other occasions.
- g) Living with the threat of Covid-19 some outings were managed through the year: trips to Woburn Safari Park, St Alban's Abbey, Picnic in Golders Hill Park, Christmas Lights.
- h) A range of in-house activities for residents including musicals & Pantomime, Christmas Carol concert, Karaoke, Theatre Company, Bingo and card games, barbeques, exercises, board games and movies, gardening: Gardening Club, Bowling Club, Breakfast Club, Cooking Club, Garden walks, reading and reminiscing, 'Monday Make-Over' which is hairdressing, manicure etc., Fireworks. Sensory room activities & keep-fit exercises: all had much greater value for wellbeing during lockdown. Able to welcome back the external entertainers in our specially adapted room & garden events.
Arts and Crafts including 'Arts in Care Homes' design competition using recyclables – 3rd prize achieved.
Helping residents have zoom calls to family and friends.
- i) After lockdown the chapel services were modified with a Weekly and Sunday Mass for those who wish to attend and festival celebrations.

Future plans

- a) Continual maintenance of HNH and updating the furnishings of residents' rooms.
- b) Continual development in high standards of care in HNH.
- c) Development of complex care suite, and lighting project – delayed due to lockdown.
- d) Continuing refurbishment programme of resident rooms.
- e) Repair of subsided area of carpark and repair of carpark wall.
- f) Emphasis on the social life of residents, with imaginative provision of activities, outings and entertainment.
- g) Continuing to develop dedicated activities area for the residents and activities co-ordinators.
- h) Evaluating existing areas in the home to make sure that they are being used to their full potential.

Trustees' annual report

For the year ended 30 June 2022

- i) Provision of staff training in special procedures, care-specific training and the gold standard framework of end of life care.
- j) Refurbishing and modernising communal areas to enhance the wellbeing of residents, and The refurbishment of the residents' garden.
- k) Continued refurbishments in order to continue to comply with health and safety regulations.
- l) Continued maintenance of the grounds to provide a welcome, safe and stimulating environment for residents of the care home, and those on retreat seeking rest and renewal.
- m) Continuation and growth of the charitable works carried out by the Sisters. These works include the Provision of:
 - The Care Home facility; procedure to recruit Director of Operations
 - The presence of the Sisters to give support to all in HNH
 - Facility for individual and group Quiet Days
 - Quiet space for those seeking rest & renewal
 - Involvement in the work of the local churches and community
 - Prayerful presence of the Sisters for the locality
 - Provision for people called to live as Oblates of the community
 - Support & care for the poor, sick and needy at home & abroad, especially looking towards the new CQC Regulations for 2023 new development for working with wider community, and possible new project with GP Practice.

Fundraising standards

As part of our commitment to good governance and adhering to best practice, we are proud to follow their guidance of the Fundraising Regulator on any of our fundraised income. We aim to ensure that fundraising is respectful, open, honest and accountable to the public.

Edgware Abbey has not engaged commercial participators or other professional fundraisers to raise money on its behalf in the period. We did not receive any complaints in relation to our fundraising during the period. Fundraising events arranged in the period are detailed above.

Statement of responsibilities of the trustees

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

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

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;

Trustees' annual report

For the year ended 30 June 2022

- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Auditor

Sayer Vincent LLP is the appointed auditor of the Edgware Abbey.

Approved by the trustees on 10 March 2023 and signed on their behalf by

M H Zelent

Rt. Revd. P. W. Wheatley

Mother Abbess

Trustee

Opinion

We have audited the financial statements of Edgware Abbey (the 'charity') for the year ended 30 June 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charity's affairs as at 30 June 2022 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
- 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 Auditor's 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 Edgware Abbey's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Independent auditor's report

To the members of

Edgware Abbey

Other Information

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

We have nothing to report in this regard.

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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- The information given in the trustees' annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; 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 trustees' responsibilities set out in the trustees' annual report, 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 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Independent auditor's report

To the members of

Edgware Abbey

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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

Independent auditor's report

To the members of

Edgware Abbey

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 is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

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 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.

Date 21 March 2023

Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Community of St Mary at the Cross

Statement of financial activities

For the year ended 30 June 2022

	Note	Unrestricted £	Restricted £	2022 Total £	Unrestricted £	Restricted £	2021 Total £
Income from:							
Donations and legacies	2	19,402	10,000	29,402	15,740	100,000	115,740
Charitable activities							
Care home		1,820,736	43,400	1,864,136	1,572,962	80,473	1,653,435
Convent		14,552	–	14,552	12,716	–	12,716
Investments							
Dividends		454,647	–	454,647	455,052	–	455,052
Interest		267	–	267	201	–	201
Total income		2,309,604	53,400	2,363,004	2,056,671	180,473	2,237,144
Expenditure on:							
Raising funds	3a	57,719	–	57,719	51,858	–	51,858
Charitable activities							
Care home	3a	2,308,569	101,355	2,409,924	2,110,051	61,454	2,171,505
Convent	3a	254,346	–	254,358	239,927	–	239,927
Total expenditure		2,620,634	101,355	2,722,001	2,401,836	61,454	2,463,290
Net expenditure before net (losses)/gains on investments		(311,030)	(47,955)	(358,997)	(345,165)	119,019	(226,146)
Net (losses) / gains on investments		(1,041,303)	–	(1,041,303)	902,121	–	902,121
Net (expenditure)/income and net movement in funds	4	(1,352,333)	(47,955)	(1,400,300)	556,956	119,019	675,975
Reconciliation of funds:							
Total funds brought forward		17,967,542	119,019	18,086,561	17,410,586	–	17,410,586
Total funds carried forward		16,615,209	71,064	16,686,261	17,967,542	119,019	18,086,561

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. All income and expenditure is unrestricted. Movements in funds are disclosed in Note 14 to the financial statements.

Community of St Mary at the Cross

Balance sheet

As at 30 June 2022

	Note	£	2022 £	2021 £
Fixed assets:				
Tangible assets	9		4,867,265	4,854,838
Investments	10		11,270,812	12,684,961
			<u>16,138,077</u>	<u>17,539,799</u>
Current assets:				
Debtors	11	308,870	316,402	
Short term deposits		102,633	102,582	
Cash at bank and in hand		276,245	268,995	
		<u>687,748</u>	<u>687,979</u>	
Liabilities:				
Creditors: amounts falling due within one year	12	(139,564)	(141,217)	
			<u>548,184</u>	<u>546,762</u>
Net current assets			<u>548,184</u>	<u>546,762</u>
Total net assets			<u><u>16,686,261</u></u>	<u><u>18,086,561</u></u>
The funds of the charity:	14			
Restricted Funds			71,064	119,019
Unrestricted income funds:				
Revaluation reserve		(819,578)	536,962	
General funds		17,434,775	17,430,580	
		<u>16,615,197</u>	<u>17,967,542</u>	
Total unrestricted funds			<u>16,615,197</u>	<u>17,967,542</u>
Total charity funds			<u><u>16,686,261</u></u>	<u><u>18,086,561</u></u>

Approved by the trustees on 10 March 2023 and signed on their behalf by

M H Zelent
Mother Abbess

Rt. Revd. P. W. Wheatley
Trustee

Statement of cash flows

For the year ended 30 June 2022

Reconciliation of net (expenditure) to net cash flow from operating activities

	2022 £	2021 £
Net (expenditure)/ Income for the reporting period (as per the statement of financial activities)	(1,400,300)	675,975
Depreciation charges	62,788	59,255
Loss on disposal of fixed assets	–	165
Losses/(Gains) on investments	1,041,303	(902,121)
Dividends, interest and rent from investments	(454,914)	(455,253)
Decreased/ (Increase) in debtors	7,532	(187,383)
(Decrease)/ Increase in creditors	(1,653)	88,647
Net cash (used in) operating activities	(745,244)	(720,715)

	2022 £	£	2021 £	£
Cash flows from operating activities				
Net cash (used in) operating activities		(745,244)		(720,715)
Cash flows from investing activities:				
Dividends, interest and rents from investments	454,914		455,253	
Purchase of fixed assets	(75,215)		(35,303)	
Proceeds from sale of investments	9,836,057		1,923,387	
Movement on cash in investments	(781,513)		77,980	
Purchase of investments	(8,681,698)		(1,660,779)	
Net cash provided by investing activities		752,545		760,538
Change in cash and cash equivalents in the year		7,301		39,823
Cash and cash equivalents at the beginning of the year		371,577		331,754
Cash and cash equivalents at the end of the year		378,878		371,577

Community of St Mary at the Cross

Care home income and expenditure account

For the year ended 30 June 2022

	2022 £	2021 £
Income		
Investment income	49	8
Fees receivable	1,782,370	1,569,448
Donations and grants	43,400	80,618
Other	38,366	3,369
	1,864,185	1,653,443
Expenses		
Staff costs	1,771,078	388,684
Other staff costs	19,005	8,898
Professional services	22,115	1,370,434
Accountancy	12,942	9,320
Allocation of governance costs (note 3)	9,456	9,080
Inspection fees	12,297	4,270
Other direct costs	149,793	23,443
Medical	62,650	80,727
Repairs and renewals	7,921	31,518
Office costs	71,674	33,028
Catering	176,115	172,763
General expenses	53,787	4,617
Depreciation on freehold property	14,747	14,747
Depreciation on fixtures, fittings and equipment	25,289	18,986
Depreciation on ambulance and minibus	1,055	990
	2,409,924	2,171,505
Deficit for the year	(545,739)	(518,062)

In the prior year, included within professional services is management fees paid to St John of God for the provision of services related to the care home. With 2022, all these services were provided inhouse.

	2022 £	2021 £
Staff costs	–	1,077,704
Office costs	–	19,081
Utilities	–	33,269
Expenses	–	670
Maintenance	–	73,285
Recruitment and CIB checks	–	6,965
Training	–	144
Registration fees and insurances	–	21,130
Life cover pension scheme	–	2,241
Furniture/equipment	–	9,637
Medical consumables	–	2,387
Management fees	–	123,399
Depreciation	–	522
	–	1,370,434

Community of St Mary at the Cross

Convent income and expenditure account

For the year ended 30 June 2022

	2022 £	2021 £
Income		
Investment income	454,647	455,052
Interest	218	193
DSS pensions and benefits	13,988	12,563
Donations	29,392	115,740
Receipts from guests	10	–
Other income	564	153
	498,819	583,701
Convent Expenses		
Rates and water	4,674	4,609
Insurance	46,271	28,268
Legal and professional	–	832
Light and heat	31,587	13,953
Chapel expenditure	2,812	1,713
Repairs and maintenance	61,542	61,565
Library expenses	419	683
Catering	4,363	4,909
Housekeeping	18,204	18,936
Medical costs	15,466	17,455
Clothes	139	177
Donations paid	5,686	6,520
Courses and conferences	1,077	835
Printing, postage and stationery	3,271	6,447
Telephone and fax	2,982	2,651
Website design and computer expenses	3,164	3,354
Motor expenses	4,589	5,859
Accountancy	18,100	18,865
Allocation of governance cost (Note 3)	998	1,003
Bank charges	382	318
Sundry expenses and funeral arrangements	4,677	9,686
Advertising	2,256	6,594
Depreciation:		
Freehold convent and chapel	20,644	22,988
Fixtures and fittings	–	825
Motor vehicles	1,055	717
	254,358	239,762
Costs of generating funds – investment managers fees	57,719	51,858
Total expenditure for Covent	312,077	291,620
Surplus for the year	186,742	292,081

1 Accounting policies

a) Statutory information

The Community of St Mary at the Cross Charitable Trust is an unincorporated charity registered with the Charity Commission in England & Wales.

The registered office address and principal place of business is Edgware Abbey, 94A Priory Field Drive, Edgware, Middlesex, HA8 9PU.

b) Basis of preparation

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 (FRS 102) – (Charities SORP FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees have reviewed budget and considered the impact of covid and consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are to be used for the specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in managing its investment portfolio.
- Expenditure on charitable activities includes the costs of delivering care home services meetings and retreats and other meetings, undertaken to further the purposes of the charity and their associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Assets are held at historic rates and are not revalued.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- | | |
|-----------------------------------|-----------|
| ● Freehold property | 100 years |
| ● Freehold property improvements | 20 years |
| ● Fixture, fittings and equipment | 5 years |
| ● Motor vehicles | 4 years |

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Debtors

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

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1 Accounting policies (continued)

m) Creditors and provisions

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

n) Pension

Auto-enrolment for pensions are held the scheme with a company called Smart Pension (Market Rated) and pay government minimum 3%. The employees have an opt out period of 8 or 12 weeks before their own contribution % is taken – this is reflected in their payroll at the end of the opt out period by a larger deduction to the pension scheme.

2 Income from donations and legacies

	2022 Total £	2021 Total £
Donations	29,402	115,740
	29,402	115,740

Within Donations for 2022, £10,000 (2021:£100,000) was restricted and £19,402 (2021:£15,740) was unrestricted.

Community of St Mary at the Cross

Notes to the financial statements

For the year ended 30 June 2022

3a Analysis of expenditure (current year)

	Charitable activities					
	Cost of raising funds £	Convent £	Care Home £	Governance costs £	2022 Total £	2021 Total £
Staff costs	–	–	1,771,078	–	1,771,078	388,684
Other staff costs	–	–	19,005	–	19,005	8,898
Investment manager's fees	57,493	–	–	–	57,493	51,641
Legal and professional	–	46,271	34,412	–	80,683	1,399,534
Auditor's remuneration	–	–	–	10,680	10,680	10,300
Accountancy	–	18,100	12,942	–	31,042	28,185
Repairs and maintenance	–	61,542	36,348	–	97,890	93,083
Rates	–	4,674	–	–	4,674	4,609
Depreciation	–	21,699	41,091	–	62,788	59,253
Office costs	–	16,960	71,674	–	88,636	45,480
Housekeeping	–	25,985	12,336	–	38,321	18,936
Gifts and donations	–	5,686	–	–	5,686	6,520
Travel and motor expenses	–	4,589	2,425	–	7,014	5,859
Catering	–	–	176,115	–	176,115	177,672
Other expenses	–	419	10,494	–	10,913	28,740
Light and heat	–	31,587	149,793	–	181,380	37,396
Bank charges	–	382	105	–	487	318
Medical expenses	–	15,466	62,650	–	78,116	98,182
	57,493	253,360	2,400,468	10,680	2,722,001	2,463,290
Governance costs	226	998	9,456	(10,680)	–	–
Total expenditure 2022	57,719	254,358	2,409,924	–	2,722,001	2,463,290
Total expenditure 2021	51,858	239,927	2,171,505		2,463,290	

Notes to the financial statements

For the year ended 30 June 2022

3b Analysis of expenditure (prior year)

		Charitable activities			
	Cost of raising funds £	Convent £	Care Home £	Governance costs £	2021 Total £
Staff costs	–	–	388,684	–	388,684
Other staff costs	–	–	8,898	–	8,898
Investment manager's fees	51,641	–	–	–	51,641
Legal and professional	–	29,100	1,370,434	–	1,399,534
Auditor's remuneration	–	–	–	10,300	10,300
Accountancy	–	18,865	9,320	–	28,185
Repairs and maintenance	–	61,565	31,518	–	93,083
Rates	–	4,609	–	–	4,609
Depreciation	–	24,530	34,723	–	59,253
Office costs	–	12,452	33,028	–	45,480
Housekeeping	–	18,936	–	–	18,936
Gifts and donations	–	6,520	–	–	6,520
Travel and motor expenses	–	5,859	–	–	5,859
Catering	–	4,909	172,763	–	177,672
Other expenses	–	19,853	8,887	–	28,740
Light and heat	–	13,953	23,443	–	37,396
Bank charges	–	318	–	–	318
Medical expenses	–	17,455	80,727	–	98,182
	51,641	238,924	2,162,425	10,300	2,463,290
Governance costs	217	1,003	9,080	(10,300)	–
Total expenditure 2021	51,858	239,927	2,171,505	–	2,463,290

4 Net (expenditure) for the year

This is stated after charging / (crediting):

	2022 £	2021 £
Depreciation	62,788	59,255
Loss on disposal of Fixed Assets	–	165
Operating lease payments	392	392
Auditor's remuneration (excluding VAT):		
Audit	8,900	8,500
Other services	6,200	5,900
	<u>62,788</u>	<u>59,255</u>

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2022 £	2021 £
Salaries and wages	1,347,229	289,288
Social security costs	131,661	26,421
Employer's contribution to defined contribution pension schemes	30,849	6,502
Agency staff costs	261,339	66,473
	<u>1,771,078</u>	<u>388,684</u>

Prior year figures are only 3 months from bringing payroll in house from April 2021.

One employee earned between £70,000 and £79,999 during the year (2021: £nil).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £86,402 (2021: £19,095).

The charity trustees were not paid nor received any other benefits from employment with the charity in the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

No trustee received any expenses in the years 2022 or 2021.

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 51 (2021: 47). All staff were employed in relation to the activities of the care home.

Staff are split across the activities of the charity as follows:

	2022 No.	2021 No.
Raising funds	–	–
Convent	1.0	1.0
Care Home	50.0	46.0
Governance	–	–
	<u>51.0</u>	<u>47.0</u>

Notes to the financial statements

For the year ended 30 June 2022

7 Related party transactions

There are no related party transactions to disclose for 2022 (2021: none).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

8 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold property £	Freehold property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At the start of the year	5,028,466	–	278,408	51,658	5,358,532
Additions in year	–	66,583	8,632	–	75,215
Disposals in year	–	–	(97,964)	–	(97,964)
At the end of the year	<u>5,028,466</u>	<u>66,583</u>	<u>189,076</u>	<u>51,658</u>	<u>5,335,783</u>
Depreciation					
At the start of the year	243,308	–	212,701	47,685	503,694
Charge for the year	36,994	–	24,739	1,055	62,788
Disposals in year	–	–	(97,964)	–	(97,964)
At the end of the year	<u>280,302</u>	<u>–</u>	<u>139,476</u>	<u>48,740</u>	<u>468,518</u>
Net book value					
At the end of the year	<u>4,748,164</u>	<u>66,583</u>	<u>49,600</u>	<u>2,918</u>	<u>4,867,265</u>
At the start of the year	<u>4,785,158</u>	<u>–</u>	<u>65,707</u>	<u>3,973</u>	<u>4,854,838</u>

Land with a value of £1,225,000 (2021: £1,225,000) is included within freehold property and not depreciated.

The freehold property, other than the property in Bognor Regis, was externally valued at 30 June 2015 by Reeves & Partners, Chartered Surveyors. The Care home and the Nuns accommodation and retreat house were valued at market value, which is now considered to be the historic cost. The chapel and cloister were valued at depreciated replacement cost. No revaluation is undertaken.

All of the above assets are used for charitable purposes.

10 Listed investments

	2022 £	2021 £
Fair value at the start of the year	12,437,559	11,798,046
Additions at cost	8,681,698	1,660,779
Disposal proceeds	(9,836,057)	(1,923,387)
Net (loss)/gain on change in fair value	(1,041,303)	902,121
	10,241,897	12,437,559
Cash held by investment broker pending reinvestment	1,028,915	247,402
Fair value at the end of the year	11,270,812	12,684,961
Historic cost at the end of the year	11,061,475	11,900,597
Investments comprise:		
	2022 £	2021 £
Shares listed on the London Stock Exchange	10,241,897	12,437,559
Cash	1,028,915	247,402
	11,270,812	12,684,961

Since the year end the investment value has increased by 1.67% to £11,458,262 as at 28 February 2023, compared the the year end figure of £11,270,812.

11 Debtors

	2022 £	2021 £
Trade debtors	274,662	271,620
Other debtors	344	344
Prepayments	22,996	12,913
Accrued income	10,868	31,525
	308,870	316,402

12 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	29,386	71,028
Tax and Social Security	30,775	26,557
Accruals	72,727	37,764
Other creditors	6,676	5,868
	139,564	141,217

13a Analysis of net assets between funds (current year)

	Restricted £	Revaluation reserve £	General unrestricted £	Total funds £
Tangible fixed assets	–	–	4,867,265	4,867,265
Investments	–	(819,578)	12,090,390	11,270,812
Net current assets	71,064	–	477,120	548,184
Net assets at 30 June 2022	71,064	(819,578)	17,434,775	16,686,261

13b Analysis of net assets between funds (prior year)

	Restricted £	Revaluation reserve £	General unrestricted £	Total funds £
Tangible fixed assets	–	–	4,854,838	4,854,838
Investments	–	536,962	12,147,999	12,684,961
Net current assets	119,019	–	427,743	546,762
Net assets at 30 June 2021	119,019	536,962	17,430,580	18,086,561

14a Movements in funds (current year)

	At 1 July 2021 £	Income and gains £	Expenditure and losses £	Transfers £	At 30 June 2022 £
Restricted fund					
Barnet Council – Infection Control Fund and Covid	17,822	30,809	(33,567)	–	15,064
Barnet Council – Rapid Testing funding	6,325	–	(6,325)	–	–
Barnet Council – Workforce Grant	2,872	–	(2,872)	–	–
PPE funding	–	12,591	(12,591)	–	–
Raili Lappalainen	92,000	–	(36,000)	–	56,000
Prior Simon	–	10,000	(10,000)	–	–
Total restricted funds	119,019	53,400	(101,355)	–	71,064
Revaluation Reserve	536,962	–	(1,041,303)	(315,237)	(819,578)
General funds	17,430,580	2,309,604	(2,620,646)	315,237	17,434,775
Total unrestricted funds	17,967,542	2,309,604	(3,661,949)	–	16,615,197
Total funds	18,086,561	2,363,004	(3,763,304)	–	16,686,261

Community of St Mary at the Cross

Notes to the financial statements

For the year ended 30 June 2022

14b Movements in funds (prior year)

	At 30 June 2020 £	Income and gains £	Expenditure and losses £	Transfers £	At 30 June 2021 £
Restricted fund					
Barnet Council – Infection Control	–	54,694	(50,924)	–	3,770
Barnet Council – Rapid Testing funding	–	8,855	(2,530)	–	6,325
Barnet Council – Workforce Grant	–	2,872	–	–	2,872
Barnet Council – other	–	14,052	–	–	14,052
Raili Lappalainen	–	100,000	(8,000)	–	92,000
Total restricted funds	–	180,473	(61,454)	–	119,019
Revaluation Reserve	(594,537)	902,121	–	229,378	536,962
General funds	18,005,123	2,056,671	(2,401,836)	(229,378)	17,430,580
Total unrestricted funds	17,410,586	2,958,792	(2,401,836)	–	17,967,542
Total funds	17,410,586	3,139,265	(2,463,290)	–	18,086,561

Purposes of restricted funds

Barnet Council – Infection Control Funding provided to HNH for support with the additional costs on the carehome due to Covid.

Barnet Council – Rapid Testing funding provided to HNH to contribute to the addition costs around testing for Covid.

Barnet Council – Workforce Grant, provided to HNH to assist with the additional workforce demands due to Covid.

Barnet Council – other funding provided to HNH to help the carehome continue in light of the pandemic.

Raili Lappalainen – funding given to fund care for specific residents.

15 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Equipment 2022 £	2021 £
Less than 1 year	392	392
1 – 5 Years	–	392
	392	784

16 Legal status of the charity

The Charity consists of two charities forming part of a charitable association, namely the Community of St Mary at the Cross and the Trust Property. Both are registered with the Charity Commission under registered charity no. 209261. The Community of St Mary at the Cross has no income or any assets. All reported income and assets are that of the Trust Property.

Accounts

Charity number: 209261

Edgware Abbey

Report and financial statements

For the year ended 30 June 2021

Contents

For the year ended 30 June 2021

Reference and administrative details	1
Trustees' annual report	3
Independent auditor's report	12
Statement of financial activities	16
Balance sheet	17
Statement of cash flows	18
Convent income and expenditure account	19
Care home income and expenditure account	20
Notes to the financial statements	21

Edgware Abbey

Reference and administrative details

For the year ended 30 June 2021

Charity number	209261
Country of registration	England and Wales
Registered office and operational address	Edgware Abbey 94A Priory Field Drive EDGWARE Middlesex HA8 9PU
Trustees	Trustees who served during the year and up to the date of this report were as follows: Dame Mary Thérèse Zelent OSB: Abbess Dame Barbara Johnson OSB Mrs Denise Cooper Rt Revd Peter William Wheatley Revd Paul Reece Mrs Gisela Daniels John Ringguth
Investment managers	Charles Stanley & Company Ltd 70–72 Chertsey Street GUILDFORD Surrey GU1 4HI
Bankers	CAF Bank 25 Kings Hill Avenue West Malling Kent ME19 4TA HSBC PO Box 27 101–103 Station Road EDGWARE HA8 7JJ Scottish Widows Bank PO Box 12757 67 Morrison Street Edinburgh EH3 8YJ

Edgware Abbey

Reference and administrative details

For the year ended 30 June 2021

Solicitors

TWM Solicitors
Sweech House
Gravel Hill
Leatherhead
Surrey KT22 7HF

Auditor

Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 30 June 2021.

The financial statements have been prepared on the accounting policies set out in note 1 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 (SORP 2005).

Charity objects

The charity's main activities and who it tries to help are described below. All its charitable activities are undertaken to further Edgware Abbey's charitable purposes for the public benefit.

The Objects of the Charity are to advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the church through the support of charitable work for the relief of poverty, through the maintenance of a religious Community of women, organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross.

Historical summary

Founded in Shoreditch in 1866, this Anglican Benedictine Community closed its original hospital for 'incurable children' in 1931, moving the sick and disabled people in its care to what became the only house of the Order, in Edgware. Built by the Community in 1874 to provide a convalescent home in the country for those in their care, the convent at Edgware was extended in 1932 to provide necessary accommodation following the closure of the Shoreditch Hospital. The disabled and sick people in the care of the Sisters shared the convent buildings until 1992, when they moved into the newly built Care Home in the Abbey grounds, Henry Nihill House, (HNH). HNH is a not-for-profit Home in the Voluntary Sector and is subsidised by the Charitable Trust.

The Trust holds the legal title to the land and buildings used by the Community (Edgware Abbey) and also a substantial portfolio of other investments and property, which produce income for the support of the Community and its charitable works. The principal charitable work carried out by the Community is the provision and conduct of a Care Home with nursing, Henry Nihill House. The Community also holds services in the chapel, to which HNH residents have easy access, provides the facility for parish groups to hold Quiet Days and study days, and guest accommodation for private retreats and space for rest and renewal.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

In 2010 the Trustees made a decision to invite the Hospitaller Order of St John of God to undertake the overall operational management of Henry Nihill House as the Order operated with

an ethos that is very close to that of St Mary at the Cross. On 1 February 2011, the Trustees entered into a management contract with the Order of St John of God in which they undertook the overall responsibility for the leadership and operational management and staffing of the Home (which remains the property of the Trust) with quarterly review meetings for trustees and management team, to discuss all aspects of the running of HNH including an appraisal of costs and budgeting.

In August 2020 the board decided to terminate the arrangement with St John of God, with a period of transition of 6 months for TUPE and other transfer arrangements for the operational management to be taken back in house, completed by 31st March 2021 ready to take up employment of staff from 1st April 2021.

HNH, which is a home for adults with 30 beds, is registered with the CQC – Care Quality Commission, under the Health & Social Care Act 2008, for the provision of:

- a) Accommodation for persons who require nursing or personal care;
- b) Treatment of disease, disorder, or injury.

There is a constant demand for beds in HNH, a not-for-profit Home in the Voluntary Sector, and full occupancy is the norm. The Home has a contract with Barnet Council for 4 beds, is registered for Continuing Health Care, and on average 33% of residents paying their own fees for as long as their financial circumstances allow; no-one is ever turned away when their resources run out. While service users who can afford the costs pay fees until their financial resources diminish, the Home depends largely on NHS and Local Authority funding for the majority of those in care, and where necessary on subsidy from the Trust.

It is well known that it is not possible for a Care Home to maintain acceptable standards on Local Authority levels of funding. Barnet Council have only raised their funding level very slightly for several years now, and HNH is regularly subsidised from the Charity Trust funds; however skilfully this not-for-profit Home is managed the impact of low funding, and delayed payments, from Local Authorities and NHS sources make it impossible for the Home to maintain its high standards of care without the support of the Trust. Clearly it needs to rely on fundraising and Trust subsidy for all major maintenance works on buildings and grounds, legal and professional fees, insurance, expensive equipment, provision of specialised vehicles, pilgrimages and holidays for residents, and other special projects. In the present 2021 economic climate with the financial crisis enhanced by Covid-19, the effects of 'Brexit' and inflation, it is becoming increasingly difficult to maintain the level of funding required.

Mission statement and ethos

Edgware Abbey – an Anglican Benedictine Community, founded in 1866; a registered Charitable Trust: "To advance the Christian faith in accordance with the doctrines and principles of the Church of England, and to carry out the social mission of the Church through the support of charitable work for the relief of poverty, through the maintenance of a religious community of

women organised in accordance with the Rule of St Benedict and dedicated to St Mary at the Cross."

In addition to its Ministry of Benedictine Hospitality for those seeking Sacred Space and Retreat, and Spiritual Renewal, the Community is the provider of care for 30 residents at Henry Nihill House Care Home with nursing. People of all faiths or none are welcomed. In accordance with the regulations of the Health and Social Care Act (2015); and in accordance with its Benedictine spiritual ethos, "Before all things, care must be taken of the sick; all are to be cared for as Christ Himself." (Rule of St Benedict Ch 36 reflecting St Matt. 25:36.40) through a bespoke service which is delivered to each person in a professional, inclusive, and caring manner by upholding our values of Courtesy, Hospitality, Integrity, Individuality and Adaptability ... Jesus said, "What you have done unto the least of my brothers and sisters, you have done unto me" (Matt 25:40)

At Henry Nihill House Care Home, built adjoining Edgware Abbey, the presence of the Sisters and provision of chapel services is a valued dimension in the life of those who reside at Henry Nihill House; the Sisters maintain a presence in the home, working with the management and staff. A bespoke service is provided upholding the rights of each person in their choices, and to retain dignity, respect, privacy, and freedom in their daily lives. Many who cannot be cared for elsewhere find a friendly welcome and expert care in the loving and homely atmosphere of Henry Nihill House, this ministry reflects the original charism and purpose/objects of our charity from its foundation. Everyone's need, both service users and colleagues, for continued fulfilment in life is seen as a gospel value:

Jesus said: "I am come that you may have life, and have it more abundantly." (St John 10:10b)

Property management

When the decision was made to sell the old Abbey buildings, conversion of laundry and other outbuildings to create dwellings for Sisters was approved by English Heritage. This has enabled the Sisters to remain living on-site and maintain their charitable works.

Financial review

Income for the year increased to £2,237,144 (2020: £2,136,675). Dividend income has decreased by £87,595 (2020: £62,934). There was an increase in unrestricted Care Home income of £18,719 (2020: decrease £322,218). There have also been restricted grants received for covid support of £80,473 (2020: nil).

Expenditure increased to £2,463,290 (2020: £2,344,334). The charity made a surplus of £675,975 (2020: deficit £1,351,945). This is due to investment gains for the year end of £902,121 (2020: losses of £1,144,286). At the end of the year net unrestricted funds were £17,967,542 (2019: £17,410,586) and net current assets less restricted funds were £427,743 (2020: £408,203).

The trustees are confident that the financial position at the end of the year is satisfactory, in accordance with the careful activity of the Investment Managers.

Risk statement

The main financial risk is of reducing investment income and the increasing costs of running Henry Nihill House. Investment income has decreased, and the portfolio is reviewed quarterly to make sure it is achieving its objectives.

Other risks include failing a CQC inspection or a serious incident at Henry Nihill House. The Trustees have reviewed these, and other risks facing the Charity, assessed their impact and put in place appropriate management actions including staff training to manage risks. The plans for the future drawn up by the Trustees and the actions they have decided to take, reflect their responsible stewardship and careful consideration.

Covid-19 has presented a new challenge in risk management for finances and health care. The Government Furlough Scheme has been a great help, but the miniscule grant towards PPE came nowhere near the astronomical cost of this essential commodity before other government schemes were put in place to help with this.

Henry Nihill House entered lockdown early in 2020. Only window visits. Social distancing observed by all at all times, and face masks worn by all staff in the building and while caring for residents.

In the late summer the government gave grants for infection control – but this could not be used for PPE. Spent on sanitiser, uniforms, ozone sanitiser machine for the rooms, visitor pod. The pandemic and lockdown prevented the planned lighting project and development of the “Yvie Suite” which have been put on hold.

With the government relaxing some of the Covid-19 restrictions through the summer 2021, certain measures have remained in place, or adapted as appropriate, to protect the residents and staff of the Care Home.

Safeguarding Statement

The Community of St Mary at the Cross with the Trustees of The Edgware Abbey Charitable Trust are committed to Safeguarding, regarding safeguarding to be the responsibility of everyone, and promoting the welfare of all persons and especially all those who are vulnerable, that is children, young people, and adults – especially the vulnerable, frail and infirm in their care. It is our expectation that all visitors/relatives at the care home will treat all the residents and staff with equal courtesy and respect at all times. We expect all our staff, volunteers, visitors, and those who use our premises to share this commitment.

The Community of St Mary at the Cross accept and abide by the principles set out in ‘Safeguarding in the Diocese of London’, and follow the guidance issued by the House of Bishops for Religious Communities and adhere to the policies and practice guidance from the Diocese of London and National Safeguarding Team. We have a DSP. We apply the rules of Safer Recruitment for our members and staff. Our Safeguarding Statement and Community Policy is reviewed annually.

Reserves policy

The Trustees have built up reserves as a form of endowment for the Care Home and Community. The Charity needs to use these reserves to provide an income to support the members of the Community and its charitable work, and to provide a subsidy for the Care Home, in order to maintain quality of care. The amount held in reserves is reviewed regularly to make sure that it is sufficient to support the work of the charity. At the year-end free reserves, reserves not held in fixed assets, were £427,743 (2020: £408,203).

The Trust retains a sufficient area of property to enable the members of the small Community to continue its religious life of prayer and service, and to carry out its Charitable Objects. The area of the property includes:

The Chapel; Cloisters; Cemetery; Care Home; Gardens; accommodation for the Sisters, and a small area for Quiet Day Groups, Retreat Guests and people wanting quiet space for rest and renewal.

Investment policy

The Charitable Trust has a managed Investment Portfolio, which includes its Investment Policy Statement. This Statement lays down the Charity's Investment Objectives, its brief and its investment restrictions on ethical grounds.

Investment policy statement

This Policy Statement has been prepared by the Trustees of the Edgware Abbey Charitable Trust and provides guidance as to how the asset's management functions delegated to Charles Stanley & Co. Ltd. by the Trustees, should be exercised. It has been formulated with a view to ensuring that the asset management functions will be exercised in the best interest of the Trust.

Investment objective

The Trustees intend that the real value of their assets be maintained and enhanced over the long term by investment in a Portfolio comprised of equities, fixed income stocks and cash, while at least maintaining the level of income yield at between 4–5% per annum. During the year the Investments achieved this yield.

Investment restrictions

No investment to be made into companies involved in Tobacco, Armaments, or Genetic Engineering for unethical purposes, also be guided by the Church of England Policy on Ethical and sustainable Investments.

Investment brief

In order to meet these investment objectives, the Trustees have appointed Charles Stanley & Co Ltd. as their agent, to manage a diversified Portfolio of suitable investments on a discretionary basis. In the context of the Charles Stanley & Co Client understanding note, the Trustees have selected an income investment objective with low to medium risk. The proportion invested in equities, fixed income stocks and cash, shall be reviewed with Charles Stanley & Co from time to time, to provide guidance on the ongoing suitability of that element of the investment Policy.

Review

The Trustees will regularly consider whether there is a need to revise this Policy Statement and keep under review the arrangement under which Charles Stanley acts as their agent. The Trustees receive a quarterly report on the performance of the Investment Portfolio. Investment meetings are held twice yearly to receive reports and to review the Portfolio.

Within the year the income return was 4.5% across the year this was within the income yield set as above.

Governance and structure

For the purpose of the running of the activities of the Edgware Abbey, the trustees have delegated this responsibility to the Abbess of the community. The Trustees of the Trust currently number seven; no more than seven persons shall be appointed by resolution of the Trustees; Trustees are appointed for terms of three years; any competent Trustee may be reappointed, (Subject to clause 2). When a new Trustee is to be appointed, the proposal takes place at a Trustees' meeting; after discussion the Appointee is proposed, seconded, and elected by a show of hands, a simple majority being required. The solicitor is informed of the proposed change and a Deed of Appointment duly drawn up and signed by the existing Trustees. The Superior, (known as the Abbess) of the said Community of women, known as the Community of St Mary at the Cross, must always be a Trustee if competent to act, and at least a majority of the Trustees must be members of the Church of England or of churches in communion with the Church of England.

New trustees receive an induction to their role through a series of meetings, discussions, and the provision of important information regarding the Trust to ensure they know the work of the trust and the current issues it faces. Additional training is also provided where needed to new trustees if they have specific requirements as well as additional guidance on the Charity's Commission available for trustees.

Remuneration policy for key management personnel

Edgware Abbey is committed to ensuring that all staff are paid fairly. The Trustees decide the Key Management Personnel salary annually, ensuring that the salary is in line with current market value and adjusted accordingly. The salary is set in line with role and responsibilities and maintain a

Trustees' annual report

For the year ended 30 June 2021

deferential between roles. The Trustees are working towards the 'Real Living Wage' as set by the Living Wage Foundation.

Overall salary funding is part of the annual budget process, and within that approved budget the KMP agrees with the board any key payment changes.

Events in the year

In the year, the Sisters of the Abbey and the staff of Henry Nihill House have continued their work to improve the experience of residents' even though quite challenging during lockdown and coping with the Covid-19 Infection control restrictions. Some of the ways in which they have done this include:

- a) Regarding Infection control for safety of residents the dining room divided into 2 areas.
- b) Designated dining areas for staff.
- c) An existing lounge has been created into a safe 'face to face' visiting area for residents and their relative – only one at a time.
- d) An area created for visitors to wait for test results.
- e) Replacement of the Gas Boiler system.
- f) Celebrating various important dates in the year such as Valentine's Day, St George's Day, Easter and Christmas, residents' birthdays, international celebrations, and other occasions.
- g) Due to Covid-19 pandemic and lockdowns, the usual variety of outings has not taken place but in the summer months after year end, trips to Woburn Safari Park were enjoyed.
- h) A range of in-house activities for residents including the music group, Bingo, and card games, arts and crafts, barbeques, exercises, board games and movies, gardening: food for the table, Garden walks, reading and reminiscing, 'Monday Make-Over' which is hairdressing, nail bar etc., Sensory room activities & keep-fit exercises: all had much greater value for wellbeing during lockdown. No external entertainers during lockdown. Helping residents have zoom calls to family and friends.
- i) After lockdown the chapel services were modified with a Weekly and Sunday Mass for those who wish to attend and festival celebrations.
After year end a sponsored walk by a kind friend raised £1,000 towards the refurbishment of the residents' garden.

With leaving SJOG Services at the end of March 2021, the telephone system, photocopier/printers, IT, and computer systems required change: 8 computers were purchased to cover the various departments in HNH and to allow access for the staff on-line daily mandatory training and care-specific training.

In early Spring the Care Plans were changed to an electronic system and also the medication: HNH pioneered these two systems to be used on one device. This upgrade ensures accuracy and good wellbeing for the residents and competence and accountability for the staff.

Future plans

- a) Continual maintenance of HNH and updating the furnishings of residents' rooms.
- b) Continual development in high standards of care in HNH.
- c) Development of complex care suite, and lighting project – delayed due to lockdown.
- d) Replacement of the ceiling and lighting in the 1st Floor corridor.
- e) Replacement of the covering of the ground floor corridor.
- f) Emphasis on the social life of residents, with imaginative provision of activities, outings, and entertainment.
- g) Continuing to develop dedicated activities area for the residents and activities co-ordinators.
- h) Evaluating existing areas in the home to make sure that they are being used to their full potential.
- i) Provision of staff training in special procedures, care-specific training, and the gold standard framework of end-of-life care.
- j) Refurbishing and modernising communal areas to enhance the wellbeing of residents, and the refurbishment of the residents' garden.
- k) Continued refurbishments in order to continue to comply with health and safety regulations.
- l) Continued maintenance of the grounds to provide a welcome, safe, and stimulating environment for residents of the care home, and those on retreat seeking rest and renewal.
- m) Continuation and growth of the charitable works carried out by the Sisters. These works include the Provision of:
 - The Care Home facility
 - The presence of the Sisters to give support to all in HNH
 - Facility for individual and group Quiet Days
 - Quiet space for those seeking rest & renewal
 - Involvement in the work of the local churches and community
 - Prayerful presence of the Sisters for the locality
 - Provision for people called to live as Oblates of the community
 - Support & care for the poor, sick and needy at home & abroad.

Fundraising standards

As part of our commitment to good governance and adhering to best practice, we are proud to follow their guidance of the Fundraising Regulator on any of our fundraised income. We aim to ensure that fundraising is respectful, open, honest, and accountable to the public.

Edgware Abbey has not engaged commercial participators or other professional fundraisers to raise money on its behalf in the period. We did not receive any complaints in relation to our fundraising during the period. Fundraising events arranged in the period are detailed above.

Statement of responsibilities of the trustees

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

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

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on 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 financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Auditor

Sayer Vincent LLP is the appointed auditor of the Edgware Abbey.

Approved by the trustees on 11 March 2022 and signed on their behalf by

M H Zelent
Mother Abbess

B L Johnson
Sister

Independent auditor's report

To the members of

Edgware Abbey

Opinion

We have audited the financial statements of Edgware Abbey (the 'charity') for the year ended 30 June 2021 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charity's affairs as at 30 June 2021 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
- 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 Auditor's 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 Edgware Abbey's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other Information

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

We have nothing to report in this regard.

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 (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- The information given in the trustees' annual report is inconsistent in any material respect with the financial statements;
- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; 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 trustees' responsibilities set out in the trustees' annual report, 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 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditor's report

To the members of

Edgware Abbey

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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 is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

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

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 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.

14 March 2022

Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Sayer Vincent LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006

Statement of financial activities

For the year ended 30 June 2021

		Unrestricted £	Restricted £	2021 Total £	Unrestricted £	Restricted £	2020 Total £
	Note						
Income from:							
Donations and legacies	2	15,740	100,000	115,740	20,861	–	20,861
Charitable activities							
Care home		1,572,962	80,473	1,653,435	1,554,243	–	1,554,243
Convent		12,716	–	12,716	18,048	–	18,048
Investments							
Dividends		455,052	–	455,052	542,647	–	542,647
Interest		201	–	201	876	–	876
Total income		2,056,671	180,473	2,237,144	2,136,675	–	2,136,675
Expenditure on:							
Raising funds	3a	51,858	–	51,858	60,500	–	60,500
Charitable activities							
Care home	3a	2,110,051	61,454	2,171,505	2,057,621	–	2,057,621
Convent	3a	239,927	–	239,927	226,213	–	226,213
Total expenditure		2,401,836	61,454	2,463,290	2,344,334	–	2,344,334
Net expenditure before net gains/(losses) on investments		(345,165)	119,019	(226,146)	(207,659)	–	(207,659)
Net gains/(losses) on investments		902,121	–	902,121	(1,144,286)	–	(1,144,286)
Net income/(expenditure) and net movement in funds	4	556,956	119,019	675,975	(1,351,945)	–	(1,351,945)
Reconciliation of funds:							
Total funds brought forward		17,410,586	–	17,410,586	18,762,531	–	18,762,531
Total funds carried forward		17,967,542	119,019	18,086,561	17,410,586	–	17,410,586

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. All income and expenditure is unrestricted. Movements in funds are disclosed in Note 14 to the financial statements.

Edgware Abbey

Balance sheet

As at 30 June 2021

	Note	£	2021 £	2020 £
Fixed assets:				
Tangible assets	9		4,854,838	4,878,955
Investments	10		12,684,961	12,123,428
			<u>17,539,799</u>	<u>17,002,383</u>
Current assets:				
Debtors	11	316,402		129,019
Short term deposits		102,582		152,405
Cash at bank and in hand		268,995		179,349
		<u>687,979</u>		<u>460,773</u>
Liabilities:				
Creditors: amounts falling due within one year	12	(141,217)		(52,570)
			<u>546,762</u>	<u>408,203</u>
Net current assets			<u>546,762</u>	<u>408,203</u>
Total net assets			<u>18,086,561</u>	<u>17,410,586</u>
The funds of the charity:	14			
Restricted Funds			119,019	–
Unrestricted income funds:				
Revaluation reserve		536,962		(594,537)
General funds		17,430,580		18,005,123
		<u>17,967,542</u>		<u>17,410,586</u>
Total unrestricted funds			<u>17,967,542</u>	<u>17,410,586</u>
Total charity funds			<u>18,086,561</u>	<u>17,410,586</u>

Approved by the trustees on 11 March 2022 and signed on their behalf by

M H Zelent
Mother Abbess

B L Johnson
Sister

Statement of cash flows

For the year ended 30 June 2021

Reconciliation of net (expenditure) to net cash flow from operating activities

	2021 £	2020 £
Net Income/ (expenditure) for the reporting period (as per the statement of financial activities)	675,975	(1,351,945)
Depreciation charges	59,255	60,149
Loss on disposal of fixed assets	165	-
(Gains)/Losses on investments	(902,121)	1,144,286
Dividends, interest and rent from investments	(455,253)	(543,523)
(Increase) in debtors	(187,383)	(41,890)
Increase in creditors	88,647	15,288
Net cash (used in) operating activities	(720,715)	(717,635)

	2021 £	£	2020 £	£
Cash flows from operating activities				
Net cash provided by / (used in) operating		(720,715)		(717,635)
Cash flows from investing activities:				
Dividends, interest and rents from investments	455,253		543,523	
Purchase of fixed assets	(35,303)		(58,912)	
Proceeds from sale of investments	1,923,387		4,158,737	
Movement on cash in investments	77,980		1,181,492	
Purchase of investments	(1,660,779)		(5,187,212)	
Net cash provided by investing activities		760,538		637,628
Change in cash and cash equivalents in the year		39,823		(80,007)
Cash and cash equivalents at the beginning of the year		331,754		411,761
Cash and cash equivalents at the end of the year		371,577		331,754

Edgware Abbey**Care home income and expenditure account****For the year ended 30 June 2021**

	2021 £	2020 £
Income		
Investment income	8	142
Fees receivable	1,569,448	1,549,816
Donations and grants	80,618	–
Other	3,369	4,427
	1,653,443	1,554,385
Expenses		
Staff costs	388,684	–
Other staff costs	8,898	–
Professional services	1,370,434	1,851,779
Accountancy	9,320	6,065
Allocation of governance costs (note 3)	9,080	8,215
Inspection fees	4,270	4,270
Other direct costs	23,443	30,177
Medical	80,727	–
Repairs and renewals	31,518	15,538
Office costs	33,028	17,203
Catering	172,763	85,943
Bad debt expense	–	1,879
General expenses	4,617	776
Depreciation on freehold property	14,747	14,747
Depreciation on fixtures, fittings and equipment	18,986	20,039
Depreciation on ambulance and minibus	990	990
	2,171,505	2,057,621
Deficit for the year	(518,062)	(503,236)

Included within professional services is management fees paid to St John of God for the provision of services related to the care home. Actual expenditure for the period is as follows:

	2021 £	2020 £
Staff costs	1,077,704	1,319,378
Office costs	19,081	128,230
Utilities	33,269	55,332
Expenses	670	1,964
Maintenance	73,285	101,346
Recruitment and CIB checks	6,965	8,836
Training	144	11,146
Registration fees and insurances	21,130	10,343
Life cover pension scheme	2,241	2,147
Furniture/equipment	9,637	12,328
Medical consumables	2,387	32,621
Management fees	123,399	167,760
Depreciation	522	348
	1,370,434	1,851,779

Edgware Abbey

Convent income and expenditure account

For the year ended 30 June 2021

	2021 £	2020 £
Income		
Investment income	455,052	542,647
Interest	193	734
DSS pensions and benefits	12,563	12,091
Donations	115,740	20,861
Cloister craft	–	176
Receipts from guests	–	5,781
Other income	153	–
	583,701	582,290
Convent Expenses		
Rates and water	4,609	3,036
Insurance	28,268	28,407
Legal and professional	832	10,009
Light and heat	13,953	11,338
Chapel expenditure	1,713	5,175
Repairs and maintenance	61,565	50,979
Library expenses	683	1,056
Catering	4,909	5,939
Housekeeping	18,936	14,569
Medical costs	17,455	13,415
Clothes	177	212
Donations paid	6,520	9,216
Courses and conferences	835	893
Printing, postage and stationery	6,447	3,418
Telephone and fax	2,651	3,248
Website design and computer expenses	3,354	2,964
Motor expenses	5,859	8,811
Accountancy	18,865	17,620
Allocation of governance cost (Note 3)	1,003	903
Bank charges	318	180
Sundry expenses and funeral arrangements	9,686	7,568
Advertising	6,594	2,884
Depreciation:		
Freehold convent and chapel	22,988	22,589
Fixtures and fittings	825	825
Motor vehicles	717	959
	239,762	226,213
Costs of generating funds – investment managers fees	51,858	60,500
Total expenditure for Covent	291,620	286,713
Surplus for the year	292,081	295,577

1 Accounting policies

a) Statutory information

The Community of St Mary at the Cross Charitable Trust is an unincorporated charity registered with the Charity Commission in England & Wales.

The registered office address and principal place of business is Edgware Abbey, 94A Priory Field Drive, Edgware, Middlesex, HA8 9PU.

b) Basis of preparation

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 (FRS 102) – (Charities SORP FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees have reviewed budget and considered the impact of covid and consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are to be used for the specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in managing its investment portfolio.
- Expenditure on charitable activities includes the costs of delivering care home services meetings and retreats and other meetings, undertaken to further the purposes of the charity and their associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Assets are held at historic rates and are not revalued.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- | | |
|-----------------------------------|-----------|
| • Freehold property | 100 years |
| • Fixture, fittings and equipment | 5 years |
| • Motor vehicles | 4 years |

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Debtors

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

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1 Accounting policies (continued)**m) Creditors and provisions**

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

n) Pension

Auto-enrolment for pensions are held the scheme with a company called Smart Pension (Market Rated) and pay government minimum 3%. The employees have an opt out period of 8 or 12 weeks before their own contribution % is taken – this is reflected in their payroll at the end of the opt out period by a larger deduction to the pension scheme.

2 Income from donations and legacies

	2021 Total £	2020 Total £
Donations	115,740	20,861
	<u>115,740</u>	<u>20,861</u>

Within Donations for 2021, £100,000 was restricted and £15,740 was unrestricted. In the prior year all donations were unrestricted.

3a Analysis of expenditure (current year)

	Charitable activities					
	Cost of raising funds £	Convent £	Care Home £	Governance costs £	2021 Total £	2020 Total £
Staff costs	-	-	388,684	-	388,684	-
Other staff costs	-	-	8,898	-	8,898	893
Investment manager's fees	51,641	-	-	-	51,641	60,258
Legal and professional	-	29,100	1,370,434	-	1,399,534	1,894,465
Auditor's remuneration	-	-	-	10,300	10,300	9,360
Accountancy	-	18,865	9,320	-	28,185	23,685
Repairs and maintenance	-	61,565	31,518	-	93,083	66,517
Rates	-	4,609	-	-	4,609	3,036
Depreciation	-	24,530	34,723	-	59,253	60,149
Office costs	-	12,452	33,028	-	45,480	26,833
Housekeeping	-	18,936	-	-	18,936	14,569
Gifts and donations	-	6,520	-	-	6,520	9,216
Travel and motor expenses	-	5,859	-	-	5,859	8,811
Catering	-	4,909	172,763	-	177,672	85,943
Other expenses	-	19,853	8,887	-	28,740	25,489
Light and heat	-	13,953	23,443	-	37,396	41,515
Bank charges	-	318	-	-	318	180
Medical expenses	-	17,455	80,727	-	98,182	13,415
	51,641	238,924	2,162,425	10,300	2,463,290	2,344,334
Governance costs	217	1,003	9,080	(10,300)	-	-
Total expenditure 2021	51,858	239,927	2,171,505	-	2,463,290	2,344,334
Total expenditure 2020	60,500	226,213	2,057,621		2,344,334	

Edgware Abbey

Notes to the financial statements

For the year ended 30 June 2021

3b Analysis of expenditure (prior year)

		Charitable activities			
	Cost of raising funds £	Convent £	Care Home £	Governance costs £	2020 Total £
Investment manager's fees	60,258	–	–	–	60,258
Legal and professional	–	38,416	1,856,049	–	1,894,465
Auditor's remuneration	–	–	–	9,360	9,360
Accountancy	–	17,620	6,065	–	23,685
Repairs and maintenance	–	50,979	15,538	–	66,517
Rates	–	3,036	–	–	3,036
Depreciation	–	24,373	35,776	–	60,149
Office costs	–	9,630	17,203	–	26,833
Housekeeping	–	14,569	–	–	14,569
Gifts and donations	–	9,216	–	–	9,216
Travel and motor expenses	–	8,811	–	–	8,811
Catering	–	–	85,943	–	85,943
Other expenses	–	22,834	2,655	–	25,489
Other staff costs	–	893	–	–	893
Light and heat	–	11,338	30,177	–	41,515
Bank charges	–	180	–	–	180
Medical expenses	–	13,415	–	–	13,415
	60,258	225,310	2,049,406	9,360	2,344,334
Governance costs	242	903	8,215	(9,360)	–
Total expenditure 2020	60,500	226,213	2,057,621	–	2,344,334

All the expenditure was unrestricted for 2020.

Notes to the financial statements

For the year ended 30 June 2021

4 Net (expenditure) for the year

This is stated after charging / (crediting):

	2021 £	2020 £
Depreciation	59,255	60,149
Loss on disposal of Fixed Assets	165	–
Operating lease payments	392	–
Auditor's remuneration (excluding VAT):		
Audit	8,500	7,800
Other services	5,900	5,800
	<u>59,255</u>	<u>60,149</u>

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2021 £	2020 £
Salaries and wages	289,288	–
Social security costs	26,421	–
Employer's contribution to defined contribution pension schemes	6,502	–
Agency staff costs	66,473	–
	<u>388,684</u>	<u>–</u>

During the 2020–21 financial year the contract with St John of God Hospitaller Services to provide care services at Henry Nihill House ended and was brought in house. In April 2021 the employment contracts were transferred to the Charity. Therefore for the year ended 30 June 2021 there are 3 months of payroll costs included.

No employee earned more than £60,000 during the year (2020: no employees in the prior year).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £19,095 (2020: £nil).

The charity trustees were not paid nor received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

No trustee received any expenses in the years 2021 or 2020.

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 47 (2020: 0). All staff were employed in relation to the activities of the care home.

Staff are split across the activities of the charity as follows:

	2021 No.	2020 No.
Raising funds	–	–
Convent	1.0	–
Care Home	46.0	–
Governance	–	–
	<u>47.0</u>	<u>–</u>

7 Related party transactions

There are no related party transactions to disclose for 2021 (2020: none).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

8 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold property £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost				
At the start of the year	5,028,466	243,105	73,553	5,345,124
Additions in year	–	35,303	–	35,303
Disposals in year	–	–	(21,895)	(21,895)
At the end of the year	5,028,466	278,408	51,658	5,358,532
Depreciation				
At the start of the year	205,573	192,890	67,706	466,169
Charge for the year	37,735	19,811	1,709	59,255
Disposals in year	–	–	(21,730)	(21,730)
At the end of the year	243,308	212,701	47,685	503,694
Net book value				
At the end of the year	4,785,158	65,707	3,973	4,854,838
At the start of the year	4,822,893	50,215	5,847	4,878,955

Land with a value of £1,225,000 (2020: £1,225,000) is included within freehold property and not depreciated.

The freehold property, other than the property in Bognor Regis, was externally valued at 30 June 2015 by Reeves & Partners, Chartered Surveyors. The Care home and the Nuns accommodation and retreat house were valued at market value, which is now considered to be the historic cost. The chapel and cloister were valued at depreciated replacement cost. No revaluation is undertaken.

All of the above assets are used for charitable purposes.

Notes to the financial statements

For the year ended 30 June 2021

10 Listed investments

	2021 £	2020 £
Fair value at the start of the year	11,798,046	11,913,857
Additions at cost	1,660,779	5,187,212
Disposal proceeds	(1,923,387)	(4,158,737)
Net gain/(loss) on change in fair value	902,121	(1,144,286)
	<u>12,437,559</u>	<u>11,798,046</u>
Cash held by investment broker pending reinvestment	247,402	325,382
Fair value at the end of the year	<u>12,684,961</u>	<u>12,123,428</u>
Historic cost at the end of the year	<u>11,900,597</u>	<u>12,392,583</u>
Investments comprise:		
	2021 £	2020 £
UK Common investment funds	-	-
Shares listed on the London Stock Exchange	12,437,559	11,798,046
Cash	247,402	325,382
	<u>12,684,961</u>	<u>12,123,428</u>

11 Debtors

	2021 £	2020 £
Trade debtors	271,620	109,724
Other debtors	344	344
Prepayments	12,913	8,101
Accrued income	31,525	10,850
	<u>316,402</u>	<u>129,019</u>

12 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	71,028	14,389
Tax and Social Security	26,557	-
Accruals	37,764	38,181
Other creditors	5,868	-
	<u>141,217</u>	<u>52,570</u>

13a Analysis of net assets between funds (current year)

	Restricted £	Revaluation reserve £	General unrestricted £	Total funds £
Tangible fixed assets	–	–	4,854,838	4,854,838
Investments	–	536,962	12,147,999	12,684,961
Net current assets	119,019	–	427,743	546,762
Net assets at 30 June 2021	119,019	536,962	17,430,580	18,086,561

13b Analysis of net assets between funds (prior year)

	Restricted £	Revaluation reserve £	General unrestricted £	Total funds £
Tangible fixed assets	–	–	4,878,955	4,878,955
Investments	–	(594,537)	12,717,965	12,123,428
Net current assets	–	–	408,203	408,203
Net assets at 30 June 2020	–	(594,537)	18,005,123	17,410,586

14a Movements in funds (current year)

	At 1 July 2020 £	Income and gains £	Expenditure and losses £	Transfers £	At 30 June 2021 £
Restricted fund					
Barnet Council – Infection Control	–	54,694	(50,924)	–	3,770
Barnet Council – Rapid Testing funding	–	8,855	(2,530)	–	6,325
Barnet Council – Workforce Grant	–	2,872	–	–	2,872
Barnet Council – other	–	14,052	–	–	14,052
Raili Lappalainen	–	100,000	(8,000)	–	92,000
Total restricted funds	–	180,473	(61,454)	–	119,019
Revaluation Reserve	(594,537)	902,121	–	229,378	536,962
General funds	18,005,123	2,056,671	(2,401,836)	(229,378)	17,430,580
Total unrestricted funds	17,410,586	2,958,792	(2,401,836)	–	17,967,542
Total funds	17,410,586	3,139,265	(2,463,290)	–	18,086,561

14b Movements in funds (prior year)

	At 1 July 2019 £	Income and gains £	Expenditure and losses £	Transfers £	At 30 June 2020 £
Revaluation Reserve	904,950	–	(1,144,286)	(355,201)	(594,537)
General funds	17,857,581	2,136,675	(2,344,334)	355,201	18,005,123
Total unrestricted funds	18,762,531	2,136,675	(3,488,620)	–	17,410,586
Total funds	18,762,531	2,136,675	(3,488,620)	–	17,410,586

Purposes of restricted funds

Barnet Council – Infection Control Fund provided to HNH for support with the additional costs on the carehome due to Covid.

Barnet Council – Rapid Testing fund provided to HNH to contribute to the addition costs around testing for Covid.

Barnet Council – Workforce Grant, provided to HNH to assist with the additional workforce demands due to Covid.

Barnet Council – other funding provided to HNH to help the carehome continue in light of the pandemic.

Raili Lappalainen – funding given to fund care for specific residents.

15 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Equipment 2021 £	2020 £
Less than 1 year	392	–
1 – 5 Years	392	–
	784	–

16 Legal status of the charity

The Charity consists of two charities forming part of a charitable association, namely the Community of St Mary at the Cross and the Trust Property. Both are registered with the Charity Commission under registered charity no. 209261. The Community of St Mary at the Cross has no income or any assets. All reported income and assets are that of the Trust Property.