

REGISTERED COMPANY NUMBER: 00149542
REGISTERED CHARITY NUMBER: 218980

ST ANNE'S CATHOLIC SETTLEMENT (THE)

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2025

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

FOR

ST ANNE'S CATHOLIC SETTLEMENT (THE)

A company limited by guarantee

ST. ANNE'S CATHOLIC SETTLEMENT(THE)

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for the Year Ended 31 March 2025**

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ST. ANNE'S CATHOLIC SETTLEMENT(THE)

REPORT OF THE TRUSTEES for the Year Ended 31 March 2025

The trustees present their report and the audited financial statements for the year ended 31 March 2025.

Reference and Administrative Information

Charity Name : The St Anne's Catholic Settlement
Charity registration number : 218980
Company registration number : 149542
Registered Office address : 40-46 Harleyford Road
London
SE11 5AY

Trustees

J Ginnane Chair
L Wall
P Wall
Rev G Wilson
M Ginnane
M Cadavid
S Ezeoke
C Corbett
Dr A Fernandes – appointed 19 June 2024; resigned 22 April 2025
Rev P Moger – appointed 19 June 2024; resigned 28 February 2025

Accountants

Hilary Adams Ltd
Chartered Accountants
158 High Street
Herne Bay
Kent
CT6 5NP

Bankers

Metro Bank
One Southampton Row
London
WC1B 5HA

Solicitors

Charles Russell Speechlys
5 Fleet Place
London EC4M7RD

ST. ANNE'S CATHOLIC SETTLEMENT(THE)

REPORT OF THE TRUSTEES for the Year Ended 31 March 2025

Structure, Governance and Management

Governing Document

The organisation is a charitable company limited by guarantee, incorporated on 5 February 1918 and registered as a charity on 10 September 1963.

The company was established under a trust deed and following incorporation this became the Memorandum and Articles of Association.

Risk Management

The Trustees continue to update its assessment of the major risks to which the charity is exposed, particularly in relation to those which could, if they occurred, have a serious impact on its financial stability or operational effectiveness and, thus, its ability to deliver its aims and objectives.

Recruitment and Appointment of new trustees

The directors of the company are also charity trustees for the purposes of charity law. Regular trustee skills audits are carried out to identify the resources available within the Committee and gaps are addressed through training and by seeking new members with the requisite experience.

Objects and activities

The objectives of the charity are to relieve hardship among people of all faiths and of no faith living or working in the present Roman Catholic Archdiocese of Southwark by providing such persons with support including the provision of community, health and learning facilities and resources.

In furtherance of the above,

- (a) offering resources, support, guidance and mentoring services to those organisations (particularly but without limitation) involved in supporting the vulnerable;
- (b) supporting the work of and developing closer links with the Roman Catholic Parish of St Anne's Vauxhall and the outreach work undertaken by it and the Charity.

Provided always such charitable objectives and activities shall be exercised in the furtherance of and in general accordance with the statements of the belief and doctrines of the Roman Catholic tradition.

Activities

The settlement provides low cost accommodation in the Vauxhall Cross area of London to Catholic charities. This enables these charities, which need a local or London base, to continue their work within the area. The charities concerned provide services such as before and after school care for children, a pre-school nursery and promotion of catholic religion through publications. A professional firm of surveyors is retained to manage the properties concerned.

By provision of this accommodation to other charities the Settlement discharges its own charitable objective.

**REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025**

Achievements

The directors have throughout the course of the last year continued to ensure that the property offers both affordable accommodation to charities and also provides a facility for charities to utilise in order to help them deliver services effectively.

The office accommodation offers a base to three core charities that provide much needed services in the Diocese of Southwark and beyond.

Space has also been provided for the delivery of pre and post school hour clubs for children whose parents need child care either before or after school hours.

The hall is heavily utilised by the Latin American community for prayer meetings, children's groups, Community groups and classes in literacy. In addition, it is used by other catholic groups, local groups and for community functions.

The Charity has continued to offer financial support the provider of pre and post school services to children in the area providing a safe and secure environment for them to continue to learn and to be cared for.

A large percentage of the directors' time has been taken up with attempting to secure the redevelopment of the site. A planning application was unsuccessful as was a subsequent appeal. As a result of this decision, the Settlement will now effect plans to rehouse its core charities and prepare to sell its property assets as and when market conditions allow. This will permit it to move to an alternative set of charitable activities in line with its core objectives.

Financial review

Results for the year

The net decrease in funds for the year amounted to £459,484 (2024 increase £34,904). This figure includes investment income of £31,263 (2024 £33,454), and total investment gains of £3,567 (2024 losses £1,553). These results are as expected.

Investment policy

The main investment assets of the Charity are the buildings themselves which continue to need a significant level of attention. The main investment objective of the Charity is to maintain the condition of the buildings to ensure they maintain their value and remain fit for purpose. The designated fund, which the Charity has set aside over the years for this specific purpose, is now being used to make the necessary improvements. Over and above the designated fund the Charity considers that it has sufficient resources for unplanned works to be undertaken should the need arise.

Reserves policy

The balance on unrestricted funds at 31 March 2025 was £3,434,696 (2024 £3,894,180) The Charity aims to maintain adequate reserves to ensure the continued provision of its charitable services. The Charity has set aside an amount of the reserves to fund future repairs to the buildings owned by the Charity, details of which are set out in note 13 to the Financial Statements.

ST. ANNE'S CATHOLIC SETTLEMENT(THE)

**REPORT OF THE TRUSTEES
for the Year Ended 31 March 2025**

Trustees

The trustees shown below have held office during the whole of the period from 1 April 2024 to the date of this report.

J L D Ginnane
P M D Wall
L A Wall
M Ginnane
Rev G Wilson
M Cadavid
S Ezeoke
C Corbett

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small entities.

ON BEHALF OF THE BOARD:


.....
J L D Ginnane - Director

Date: 11/12/25

ST ANNE'S CATHOLIC SETTLEMENT (THE)

STATEMENT OF FINANCIAL ACTIVITIES (including Income and Expenditure Account) for the Year Ended 31 March 2025

Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Incoming resources:				
Voluntary income:				
Donations & legacies	1,550	-	1,550	2,940
Investment income	31,263	-	31,263	33,454
Activities for generating funds:				
Fundraising income	-	-	-	-
Incoming resources from charitable activities:				
Rents	147,639	-	147,639	98,123
Grants	-	-	-	-
Total incoming resources	180,452	-	180,452	134,517
Resources expended				
Costs of generating funds:				
	-	-	-	-
Charitable activities	643,503	-	643,503	98,060
Total resources expended	643,503	-	643,503	98,060
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES				
Net incoming resources before other recognised gains				
(net income for the year)	(463,051)	-	(463,051)	36,457
Other recognised gains				
Gain/(loss) on revaluation of investments	3,567	-	3,567	(1,553)
Gain on revaluation of investment property	-	-	-	-
Net movement in funds	(459,484)	-	(459,484)	34,904
Total funds brought forward	3,894,180	-	3,894,180	3,859,276
Total funds carried forward	3,434,696	-	3,434,696	3,894,180

Movements in funds are disclosed in Note 13 to the financial statements.

The notes form part of these financial statements

ST. ANNE'S CATHOLIC SETTLEMENT(THE) (REGISTERED NUMBER: 00149542)

**STATEMENT OF FINANCIAL POSITION
31 March 2025**

	Notes	31.3.25 £	31.3.24 £
FIXED ASSETS			
Tangible assets	8	-	-
Investments	9	87,053	83,486
Investment property	10	<u>3,068,000</u>	<u>3,068,000</u>
		3,155,053	3,151,486
CURRENT ASSETS			
Debtors	11	6,480	3,882
Cash at bank and in hand		<u>279,600</u>	<u>747,951</u>
		286,080	751,833
CREDITORS			
Amounts falling due within one year	12	<u>6,437</u>	<u>9,139</u>
NET CURRENT ASSETS		<u>279,643</u>	<u>742,694</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,434,696</u>	<u>3,894,180</u>
FUNDS			
Unrestricted funds			
Designated funds		100,000	550,000
Revaluation reserve		3,017,922	3,017,922
Income and expenditure account		<u>316,774</u>	<u>326,258</u>
	13	<u>3,434,696</u>	<u>3,894,180</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

The financial statements were approved by the Board of Directors on
and were signed on its behalf by:

.....
J L D Ginnane - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2025**

1. STATUTORY INFORMATION

St. Anne's Catholic Settlement(The) is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Turnover

Turnover represents rents and donations received.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc	- 33% on cost, 20% on cost
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Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Fund accounting

- Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectivities of the charity.
- Designated funds are unrestricted funds earmarked by the Management Committee for particular purposes.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Rents are recognised when receivable;
- Donations are recognised when received;
- Investment income is included when receivable.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes VAT and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with both the costs of attracting the income and those of providing the facilities to generate the income.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

ST ANNE'S CATHOLIC SETTLEMENT (THE)

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2025

3. TOTAL RESOURCES EXPENDED

	Basis of allocation	Charitable activities	2025 Total	2024 Total
		£	£	£
Costs directly allocated to activities				
Donations	Direct	64,216	64,216	26,227
Establishment costs	Direct	96,374	96,374	35,101
Agents commission	Direct	7,200	7,200	7,200
Professional	Direct	473,633	473,633	27,502
Accountancy	Direct	1,980	1,980	1,980
Support costs allocated to activities				
Office costs	Usage	100	100	50
Total resources expended		643,503	643,503	98,060

Donations represent rent free space granted to two local Catholic charities.

ST. ANNE'S CATHOLIC SETTLEMENT(THÉ)

NOTES TO THE FINANCIAL STATEMENTS - continued for the Year Ended 31 March 2025

4. OPERATING SURPLUS

The operating surplus is stated after charging:

	31.3.25	31.3.24
	£	£
Independent Examiners' remuneration	<u>1,980</u>	<u>1,980</u>
Directors' remuneration and other benefits etc	<u>-</u>	<u>-</u>

5. REVALUATION OF INVESTMENTS

	31.3.25	31.3.24
	£	£
Surplus/(loss) adjusted	<u>3,567</u>	<u>(1,553)</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 or for the year ended 31 March 2024.

There were no trustees' expenses paid for the year ended 31 March 2025 or for the year ended 31 March 2024.

7. TAXATION

As a charity, St Anne's Catholic Settlement is exempt from tax on income and gains falling within section 505 Of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.

8. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 April 2024 and 31 March 2025	<u>7,691</u>
DEPRECIATION	
At 1 April 2024 and 31 March 2025	<u>7,691</u>
NET BOOK VALUE	
At 31 March 2024 and 31 March 2025	<u>-</u>

ST. ANNE'S CATHOLIC SETTLEMENT(THE)

NOTES TO THE FINANCIAL STATEMENTS - continued for the Year Ended 31 March 2025

9. FIXED ASSET INVESTMENTS

	Other investments £
COST OR VALUATION	
At 1 April 2024	83,486
Revaluations	<u>3,567</u>
At 31 March 2025	<u>87,053</u>
NET BOOK VALUE	
At 31 March 2025	<u>87,053</u>
At 31 March 2024	<u>83,486</u>

Cost or valuation at 31 March 2025 is represented by:

	Other investments £
Valuation in earlier years	46,483
Valuation in current year	3,567
Cost	<u>37,003</u>
	<u>87,053</u>

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	31.3.25 £	31.3.24 £
Cost	<u>37,003</u>	<u>37,003</u>

Fixed asset investments were valued on an open market basis on 31 March 2025 by Hays Macintyre Chartered Accountants.

10. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2024	3,068,000
Revaluations	<u>-</u>
At 31 March 2025	<u>3,068,000</u>
NET BOOK VALUE	
At 31 March 2025	<u>3,068,000</u>
At 31 March 2024	<u>3,068,000</u>
Fair value at 31 March 2025 is represented by:	
Valuation in 2025	£ 3,017,922
Cost	<u>50,078</u>
	<u>3,068,000</u>

ST. ANNE'S CATHOLIC SETTLEMENT(THE)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2025**

10. INVESTMENT PROPERTY (cont)

If investment property had not been revalued it would have been included at the following historical cost:

	31.3.25	31.3.24
	£	£
Cost	<u>50,078</u>	<u>50,078</u>

Investment property was valued on an open market basis on 31 March 2021 by Union Street Partners Estate Agents.

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Other debtors	<u>6,480</u>	<u>3,882</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Other creditors	<u>6,437</u>	<u>9,139</u>

13. MOVEMENT IN FUNDS	At 1.4.24	Net movement in funds	Transfers between funds	At 31.3.25
Unrestricted Funds				
Income & Expenditure Account	326,258	(459,484)	450,000	316,774
Revaluation Reserve	3,017,922	-	-	3,017,922
Designated Funds	550,000	-	(450,000)	100,000
TOTAL FUNDS	<u>3,894,180</u>	<u>(459,484)</u>	<u>-</u>	<u>3,434,696</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Revaluation	Movement in funds
Unrestricted funds				
Income & Expenditure Account	180,452	(643,503)	3,567	(459,484)
Revaluation Reserve	-	-	-	-
Designated Funds	-	-	-	-
	<u>180,452</u>	<u>(643,503)</u>	<u>3,567</u>	<u>(459,484)</u>

Investment

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**CHARTERED ACCOUNTANTS' INDEPENDENT EXAMINER'S REPORT
TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
ST. ANNE'S CATHOLIC SETTLEMENT (THE)**

We report on the accounts of the company for the year ended 31 March 2025, which are set out on pages 5 to 12.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied ourselves that the charity is not subject to audit under company law and is eligible for independent examination, it is our responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to our attention.

Basis of independent examiner's report

Our examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

(1) which gives us reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met; or

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Hilary Adams Ltd
Chartered Accountants
158 High Street
Herne Bay
Kent
CT6 5NP

Date:

St. Anne's Catholic Settlement(The)
Income & Expenditure Account
For The Year Ended 31 March 2025

	2025	2024
	£	£
TURNOVER		
Rental income	68,150	67,330
Service charges	79,489	30,793
Donation	1,550	2,940
	149,189	101,063
Administrative Expenses		
Rates	4,230	4,071
Light and heat	44,500	14,593
Cleaning & rubbish collection	8,848	9,245
Repairs	35,231	3,794
Insurance	3,565	3,398
Donations	64,216	26,227
Accountancy fees	1,980	1,980
Agents commission	7,200	7,200
Professional fees	473,633	27,502
Bank charges	25	-
Sundry expenses	75	50
	(643,503)	(98,060)
OPERATING SURPLUS/(DEFICIT)	(494,314)	3,003
Amounts written off investments	3,567	(1,553)
	3,567	(1,553)
Other interest receivable and similar income		
Bank interest receivable	26,103	27,978
Other fixed asset inv - UnFII	5,160	5,476
	31,263	33,454
SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR	(459,484)	34,904