

Company registration number: 00764727

Charity registration number: 232667

Lee Abbey International Students Club

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 30 April 2025



WESTCOTTS

CHARTERED ACCOUNTANTS
& BUSINESS ADVISERS

Lee Abbey International Students Club

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Lee Abbey International Students Club

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 30 April 2025.

Objectives and activities

The charity's objects are the advancement of the Christian faith worldwide through the ministry of communities of Christians whose shared lives in the fellowship of the Holy Spirit communicate the love of God revealed in Christ Jesus, and for education and for other charitable purposes beneficial to the community, including the furtherance in ways that are charitable, of the welfare of students and their families or such of them as may be proper objects of charity. These objects are fulfilled by a community of Christians which runs a hostel with a Christian foundation for students and guests from any nationality and of any faith or none.

Achievements and performance

The charity is led jointly by James Fulford, Director: Head of Operational and Commercial Services, and the Reverend Sue Cady, Chaplain and Deputy Director: Head of Pastoral and Student Services. Together they bring enormous experience of the hospitality industry and Christian ministry to Lee Abbey.

This has been a good year for the community, which is flourishing. Student occupancy has continued to hover around the 150 mark, meaning that the club is effectively full, resulting in good quality regular income. We continue to benefit from alternative sources of income to maintain financial sustainability, mindful always of our charitable objects and the Lee Abbey Movement's purpose to communicate Christ through relationships.

During the year we incurred some exceptional expenditure on property repairs, professional fees on recruiting new trustees, and a redundancy payment, which led to an excess of expenditure over income for the year.

The trustees have continued to monitor the financial position of the charity carefully throughout the financial year to ensure continuing financial sustainability.

Going Concern

The Trustees have taken the necessary management actions to ensure the charity's activities continue to flourish. They have determined that when the accounts were prepared there was not a material uncertainty that casts significant doubt on the charity's ability to continue as a going concern for the foreseeable future.

Public Benefit

In setting objectives and planning activities the Trustees have continued to take careful notice of the Charity Commission's general guidance on public benefit and in particular its supplementary guidance on the advancement of religion and on fee-charging. The Trustees are satisfied that the activities of the charity, in particular its mission to international students living in London, are in accordance with the public benefit requirement of charity law.

Financial review

Principal Funding Sources

Our principal funding source continues to be our resident fees. Resident fees were £1,944,919, constituting 79% of our activity income (2024 - £1,839,443 - 76%). Guest Fees were £511,654 constituting 21% of activity income (2024 - £541,644).

Lee Abbey International Students Club

Trustees' Report

We continue to be grateful to Lee Abbey Friends and others for donations received in support of our mission.

Reserves

The charity currently seeks to generate free reserves at a level which will enable the continued refurbishment of the building, and to provide a reserve to meet any likely contingency. Long-term cash flow forecasts are produced to ensure that reserves are adequate for these purposes. At the end of the year, there was approximately 2.3 months (2024 - 4 months) of expenditure in cash.

This policy is reviewed annually by the board in conjunction with the preparation of the budget and annual cash flow forecasts.

The charity has made use of a £400,000 credit facility provided by National Westminster Bank plc to The Lee Abbey Movement in December 2020 as part of the UK Government's Coronavirus Business Interruption Loan Scheme, which is being repaid in line with the terms of the facility.

Investment Powers, Policy and Performance

Under the Memorandum and Articles of Association the charity has power to make any investment which the Trustees think fit.

Plans for future periods

We continue to develop and invest in the "London Lighthouse" project which enables a number of students to become involved in external mission activities in return for a reduced rent.

The Trustees continue to monitor both UK immigration policy, which has significant implications for the recruitment of new community members, and the London student accommodation market, with a view to ensuring that the charity meets its missional objectives.

Structure, governance and management

Appointment of Trustees

There has been a significant change in the composition of the Board of Trustees, with the resignation of a number of long-standing members and a number of new appointments.

Trustee induction and training

New trustees are encouraged to spend time with the chairman of the Board, who will guide them through the induction process which includes visits to the operational charities and time with their senior management teams.

Organisation

The Board of Trustees administers the charity and sets up sub-committees and working groups as necessary. The trustees have delegated the day-to-day management of the operations to the Director and the senior management team.

Grant Making Policy

The Trustees view our bursary scheme as important in ensuring that wherever possible all those who seek to benefit from our mission who would otherwise not be able to afford the fees are supported. In 2025 we gave grants and bursaries amounting to £100,509 (2024 - £63,996).

Lee Abbey International Students Club

Trustees' Report

Governance and Internal Control

Careful consideration continued to be given to risk management. Risks are categorised according to potential severity and their likely incidence. The levels of risks are regularly reviewed and procedures to mitigate those risks are set in place. In addition to its continued oversight of health and safety matters, the Board also regularly monitors safeguarding policy and procedures (both for young people and for vulnerable adults) in all aspects of its charitable activities. The Board has instructed external auditors to assist it with such oversight and monitoring.

Trustees:

Prof A A Pepper, (Chair)
Revd P A Van Rossum (resigned 6 December 2024)
C W Saxby
E C Holland (resigned 19 September 2024)
Revd Canon Dr G R Cappleman
Revd Canon A O Ladipo (resigned 19 September 2024)
F E Nouri (resigned 6 January 2025)
D Morton, (appointed 6 December 2024)
Revd Preb'd J Rust (appointed 21 March 2025)
L E Brace (appointed 21 March 2025)
A V Ranasinghe (appointed 21 March 2025)
M A A Akinlade (appointed 21 March 2025)

Secretary:

CLC Secretarial Services Limited

Lee Abbey International Students Club

Trustees' Report

Charity Registration Number 232667

Company Registration Number 00764727

Registered Office Lee Abbey
Lynton
Devon
EX35 6JJ

Auditor Westcotts (SW) LLP
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Solicitors: Carter Lemon Camerons
3rd Floor, 20 King Street
London
EC2V 8EG

Statement of trustees' responsibilities

The trustees (who are also the directors of Lee Abbey International Students Club for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The report and accounts have been prepared in accordance with the provisions in the Companies Act 2006 relating to small companies.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees 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 charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company 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 corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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Trustees' Report

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 5/12/25... and signed on its behalf by:



Prof A A Pepper
Trustee

Lee Abbey International Students Club

Independent Auditor's Report to the Members of Lee Abbey International Students Club

Opinion

We have audited the financial statements of Lee Abbey International Students Club (the 'charity') for the year ended 30 April 2025, which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (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 April 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 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 the provisions available for small entities, in the circumstances set out in note to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Lee Abbey International Students Club

Independent Auditor's Report to the Members of Lee Abbey International Students Club

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; 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 on page 4), 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 responsibilities for the audit of the financial statements

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.

Lee Abbey International Students Club

Independent Auditor's Report to the Members of Lee Abbey International Students Club

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 is detailed below:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management. We communicated identified laws and regulations throughout our team, and remained alert to any indications of non-compliance throughout the audit.
- The charity is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation, and other companies legislation. The company is also subject to other laws and regulations where the consequences of non-compliance could have a material impact on the amounts or disclosures within the financial statements, including employment, anti-bribery, anti-money laundering and certain aspects of companies legislation.
- Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.


Lee Abbey International Students Club

Independent Auditor's Report to the Members of Lee Abbey International Students Club

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the 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 charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Catherine Williams FCA DChA (Senior Statutory Auditor)

For and on behalf of
Westcotts (SW) LLP, Statutory Auditor
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date: 5th December 2025

Lee Abbey International Students Club

Statement of Financial Activities for the Year Ended 30 April 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations and legacies	3	649	73,891	74,540	54,275
Charitable activities	4	2,469,296	-	2,469,296	2,392,607
Other trading activities	5	-	-	-	8,934
Investment income	6	18,764	-	18,764	12,954
Total income		<u>2,488,709</u>	<u>73,891</u>	<u>2,562,600</u>	<u>2,468,770</u>
Expenditure on:					
Charitable activities	7	<u>(2,546,287)</u>	<u>(151,043)</u>	<u>(2,697,330)</u>	<u>(2,272,284)</u>
Total expenditure		<u>(2,546,287)</u>	<u>(151,043)</u>	<u>(2,697,330)</u>	<u>(2,272,284)</u>
Net (expenditure)/income		<u>(57,578)</u>	<u>(77,152)</u>	<u>(134,730)</u>	<u>196,486</u>
Net movement in funds		(57,578)	(77,152)	(134,730)	196,486
Reconciliation of funds					
Total funds brought forward		<u>4,109,049</u>	<u>77,152</u>	<u>4,186,201</u>	<u>3,989,715</u>
Total funds carried forward	18	<u>4,051,471</u>	<u>-</u>	<u>4,051,471</u>	<u>4,186,201</u>

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

The funds breakdown for 2024 is shown in note 18.

The notes on pages 13 to 24 form an integral part of these financial statements.

Lee Abbey International Students Club

(Registration number: 00764727)
Balance Sheet as at 30 April 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	12	5,310,887	5,373,528
Current assets			
Debtors	13	110,256	51,578
Cash at bank and in hand	14	<u>446,243</u>	<u>708,669</u>
		556,499	760,247
Creditors: Amounts falling due within one year	15	<u>(1,076,348)</u>	<u>(947,810)</u>
Net current liabilities		<u>(519,849)</u>	<u>(187,563)</u>
Total assets less current liabilities		4,791,038	5,185,965
Creditors: Amounts falling due after more than one year	16	<u>(739,567)</u>	<u>(999,764)</u>
Net assets		<u>4,051,471</u>	<u>4,186,201</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		-	77,152
Unrestricted income funds			
Unrestricted funds		<u>4,051,471</u>	<u>4,109,049</u>
Total funds	18	<u>4,051,471</u>	<u>4,186,201</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 10 to 24 were approved by the trustees, and authorised for issue on 5/12/25.. and signed on their behalf by:



Prof A A Pepper
Trustee

The notes on pages 13 to 24 form an integral part of these financial statements.

Lee Abbey International Students Club

Statement of Cash Flows for the Year Ended 30 April 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash (expenditure)/income		(134,730)	196,486
Adjustments to cash flows from non-cash items			
Depreciation		301,872	286,461
Investment income	6	<u>(18,764)</u>	<u>(12,954)</u>
		148,378	469,993
Working capital adjustments			
(Increase)/decrease in debtors	13	(58,678)	25,452
Decrease in creditors	15	<u>(131,659)</u>	<u>(154,042)</u>
Net cash flows from operating activities		<u>(41,959)</u>	<u>341,403</u>
Cash flows from investing activities			
Interest receivable and similar income	6	18,764	12,954
Purchase of tangible fixed assets	12	<u>(239,231)</u>	<u>(232,742)</u>
Net cash flows from investing activities		<u>(220,467)</u>	<u>(219,788)</u>
Net (decrease)/increase in cash and cash equivalents		(262,426)	121,615
Cash and cash equivalents at 1 May		<u>708,669</u>	<u>587,054</u>
Cash and cash equivalents at 30 April		<u><u>446,243</u></u>	<u><u>708,669</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 13 to 24 form an integral part of these financial statements.

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:

Lee Abbey
Lynton
Devon
EX35 6JJ

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

Lee Abbey International Students Club meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes. The financial statements have been prepared in sterling which is the functional currency of the charity.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity 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 these conditions will be fulfilled in the reporting period.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Charitable activities

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.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Tangible fixed assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation and amortisation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

	Depreciation method and rate
Land and Buildings	10-50 years straight line
Fixtures and Fittings	4-20 years straight line
Motor Vehicles	4 years straight line

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Stock

Stock is valued at the lower of cost and net realisable value.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Pensions and other post retirement obligations

The charity operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the charity has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

3 Income from donations and legacies

	Unrestricted funds	Restricted funds	Total 2025
	£	£	£
Donations	649	73,891	74,540
	Unrestricted funds	Restricted funds	Total 2024
	£	£	£
Donations	1,575	52,700	54,275

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

4 Income from charitable activities

	Total 2025 £	Total 2024 £
Guest fees	511,654	541,644
Room hire	-	285
Resident fees and income from running hostel	1,944,919	1,839,443
Sundry income	<u>12,723</u>	<u>11,235</u>
	<u>2,469,296</u>	<u>2,392,607</u>

All income received from charitable activities in 2025 and 2024 was unrestricted.

5 Income from other trading activities

	Total 2025 £	Total 2024 £
Flat rental income	<u>-</u>	<u>8,934</u>

All income received from other trading activities in 2024 was unrestricted.

6 Investment income

	Total 2025 £	Total 2024 £
Bank interest receivable	<u>18,764</u>	<u>12,954</u>

All income received from investment income in 2025 and 2024 was unrestricted.

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

7 Expenditure on charitable activities

		Designated funds £	Unrestricted funds £	Restricted funds £	Total 2025 £
	Note				
The management of the hostel and community		153,470	2,036,513	151,043	2,341,026
Grants and scholarships		-	100,509	-	100,509
Allocated support costs	8	-	255,795	-	255,795
		<u>153,470</u>	<u>2,392,817</u>	<u>151,043</u>	<u>2,697,330</u>
		Designated funds £	Unrestricted funds £	Restricted funds £	Total 2024 £
	Note				
The management of the hostel and community		141,404	1,799,257	52,682	1,993,343
Grants and scholarships		-	63,996	-	63,996
Allocated support costs	8	-	214,945	-	214,945
		<u>141,404</u>	<u>2,078,198</u>	<u>52,682</u>	<u>2,272,284</u>

8 Analysis of support costs

Support costs allocated to charitable activities

	Total 2025 £	Total 2024 £
Bank charges	390	553
Bank interest payable	71,087	75,993
Insurance	31,048	53,069
Telephone and fax	7,493	12,941
Other expenses	44,790	12,884
Contribution to Lee Abbey Movement	41,072	41,000
Travel expenses	2,313	747
Audit fees	9,693	13,618
Legal and professional fees	47,909	4,140
	<u>255,795</u>	<u>214,945</u>

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

9 Net incoming/outgoing resources

Net (outgoing)/incoming resources for the year include:

	2025 £	2024 £
Depreciation of fixed assets	<u>301,872</u>	<u>286,460</u>

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses from the charity during the year.

11 Staff costs

The total staff costs and benefits for the reporting period are analysed as follows:

	2025 £	2024 £
Wages, salaries and community allowances	285,089	212,090
Social security costs	13,418	23,292
Employer contributions to pension plans	25,378	19,471
Other staff costs	<u>40,000</u>	<u>-</u>
	<u>363,885</u>	<u>254,853</u>

Other staff costs relate to redundancy payments incurred during the year.

The average head count during the year was 25 (2024: 25). The average number of full-time equivalents during the year is analysed as follows:

	2025 No	2024 No
Running of hostel	20	20
Management and administration	<u>5</u>	<u>5</u>
	<u>25</u>	<u>25</u>

No employee received emoluments of more than £60,000 during the year. (2024: Nil)

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

12 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 May 2024	8,416,970	2,007,561	10,424,531
Additions	<u>196,644</u>	<u>42,587</u>	<u>239,231</u>
At 30 April 2025	<u>8,613,614</u>	<u>2,050,148</u>	<u>10,663,762</u>
Depreciation			
At 1 May 2024	3,510,260	1,540,743	5,051,003
Charge for the year	<u>153,469</u>	<u>148,403</u>	<u>301,872</u>
At 30 April 2025	<u>3,663,729</u>	<u>1,689,146</u>	<u>5,352,875</u>
Net book value			
At 30 April 2025	<u>4,949,885</u>	<u>361,002</u>	<u>5,310,887</u>
At 30 April 2024	<u>4,906,710</u>	<u>466,818</u>	<u>5,373,528</u>

These are included at cost except for the freehold property which is included at its 1989 valuation plus additions to 31 August 1994. The 1989 valuation was made at an open market value based on a continuing existing use. The Trustees have chosen not to adopt a policy of stating freehold property at current valuation and are maintaining them under the transitional provisions of FRS 15.

Depreciation is not charged on freehold land. Freehold land and buildings includes £1,300,000 of freehold land.

The original cost of the buildings was £2,326,713.

The freehold land and buildings are used as part of security for a loan for Lee Abbey Movement.

13 Debtors

	2025 £	2024 £
Trade debtors	58,655	39,578
Prepayments	31,939	12,000
VAT recoverable	4,910	-
Other debtors	<u>14,752</u>	<u>-</u>
	<u>110,256</u>	<u>51,578</u>

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

14 Cash and cash equivalents

	2025	2024
	£	£
Cash at bank	<u>446,243</u>	<u>708,669</u>

15 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	248,926	148,798
Amounts received on account	272,957	270,201
Amount owed to group undertakings	235,348	194,965
Other taxation and social security	-	3,684
Other creditors	303,117	296,862
Accruals	<u>16,000</u>	<u>33,300</u>
	<u>1,076,348</u>	<u>947,810</u>

16 Creditors: amounts falling due after one year

	2025	2024
	£	£
Due to group undertakings	<u>739,567</u>	<u>999,764</u>

17 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £25,378 (2024 - £19,471).

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

18 Funds

	Balance at 1 May 2024 £	Incoming resources £	Resources expended £	Transfers £	Balance at 30 April 2025 £
Unrestricted funds					
General Funds	(1,264,479)	2,488,709	(2,244,415)	(239,231)	(1,259,416)
Fixed asset reserve	1,659,655	-	(148,402)	(133,909)	1,377,344
	395,176	2,488,709	(2,392,817)	(373,140)	117,928
Designated					
Designated Property reserve	3,713,873	-	(153,470)	373,140	3,933,543
Total unrestricted funds	<u>4,109,049</u>	<u>2,488,709</u>	<u>(2,546,287)</u>	<u>-</u>	<u>4,051,471</u>
Restricted funds					
Building the Future Fund	77,152	181	(77,333)	-	-
Bursary Fund	-	73,710	(73,710)	-	-
	<u>77,152</u>	<u>73,891</u>	<u>(151,043)</u>	<u>-</u>	<u>-</u>
Total funds	<u>4,186,201</u>	<u>2,562,600</u>	<u>(2,697,330)</u>	<u>-</u>	<u>4,051,471</u>
	Balance at 1 May 2023 £	Incoming resources £	Resources expended £	Transfers £	Balance at 30 April 2024 £
Unrestricted funds					
General Funds	(1,504,452)	2,416,070	(1,933,142)	(242,955)	(1,264,479)
Fixed asset reserve	1,908,799	-	(145,056)	(104,088)	1,659,655
	404,347	2,416,070	(2,078,198)	(347,043)	395,176
Designated					
Designated Property reserve	3,508,234	-	(141,404)	347,043	3,713,873
Total unrestricted funds	<u>3,912,581</u>	<u>2,416,070</u>	<u>(2,219,602)</u>	<u>-</u>	<u>4,109,049</u>
Restricted funds					
Building the Future Fund	76,252	900	-	-	77,152
Bursary Fund	882	51,800	(52,682)	-	-
	<u>77,134</u>	<u>52,700</u>	<u>(52,682)</u>	<u>-</u>	<u>77,152</u>
Total funds	<u>3,989,715</u>	<u>2,468,770</u>	<u>(2,272,284)</u>	<u>-</u>	<u>4,186,201</u>

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

The Fixed Asset Reserve was established in 1989 when the freehold property was last revalued. The Designated Property Reserve was established to set aside funds for future investment in the freehold property.

Restricted funds

The Building the Future Fund, which was established for donations towards future improvement to the freehold property, was fully utilised during the year.

The Bursary Fund is for amounts donated to support students with the cost of staying at the charity

19 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 30 April 2025 £
Tangible fixed assets	5,310,887	5,310,887
Current assets	556,499	556,499
Current liabilities	(1,076,348)	(1,076,348)
Creditors over 1 year	(739,567)	(739,567)
Total net assets	<u>4,051,471</u>	<u>4,051,471</u>

	Unrestricted funds General £	Restricted funds £	Total funds at 30 April 2024 £
Tangible fixed assets	5,373,528	-	5,373,528
Current assets	683,095	77,152	760,247
Current liabilities	(947,810)	-	(947,810)
Creditors over 1 year	(999,764)	-	(999,764)
Total net assets	<u>4,109,049</u>	<u>77,152</u>	<u>4,186,201</u>

20 Related party transactions

The charity is part of a group known as The Lee Abbey Movement and has transactions with other group members. These comprise:

Payments to Lee Abbey Movement of £41,000 (2024: £41,000).

At 30 April 2025 £973,166 (2024: £1,192,837) was owed to The Lee Abbey Movement.

Interest of £69,339 (2024: £74,101) has been charged on the loan at normal commercial terms.

Lee Abbey International Students Club

Notes to the Financial Statements for the Year Ended 30 April 2025

21 Controlling party

The holding company is The Lee Abbey Movement which is the sole guarantor of this company.

The liability of the guarantor is limited to £1.

Consolidated accounts are available on request from the registered office.

Lee Abbey International Students Club

Detailed Statement of Financial Activities for the Year Ended 30 April 2025

	Total 2025 £	Total 2024 £
<i>Donations and legacies</i>		
Donations and legacies	74,540	54,275
	<u>74,540</u>	<u>54,275</u>
<i>Charitable activities</i>		
Guest fees	511,654	541,644
Room hire	-	285
Resident fees and income from running hostel	1,944,919	1,839,443
Sundry income	12,723	11,235
	<u>2,469,296</u>	<u>2,392,607</u>
<i>Other trading activities</i>		
Flat rental	-	8,934
	<u>-</u>	<u>8,934</u>
<i>Investment income</i>		
Bank interest receivable	18,764	12,954
	<u>18,764</u>	<u>12,954</u>
<i>Charitable activities</i>		
Grants	(100,509)	(63,996)
Credit card charges	(5,844)	(5,557)
Community allowances	(69,069)	(141,958)
Uniforms	(3,767)	(2,299)
Club and social expenses	(2,759)	(3,759)
Community, pastoral and mission etc	(45,988)	(27,203)
Rates	(58,364)	(56,227)
Light, heat and power	(121,663)	(99,031)
General maintenance	(398,303)	(217,250)
Household expenses	(273,349)	(254,261)
Catering	(299,083)	(293,232)
Food and kitchen sundries	(325,226)	(291,152)
Residents telephone and internet	(24,787)	(25,198)
Sundry expenses	(241)	(24)
Advertising	(46,826)	(34,879)
Depreciation of tangible fixed assets	(301,872)	(286,460)
Bank charges	(390)	(553)
Bank interest payable	(71,087)	(75,993)
Insurance	(31,048)	(53,069)
Telephone and fax	(7,493)	(12,941)

This page does not form part of the statutory financial statements.

Lee Abbey International Students Club

Detailed Statement of Financial Activities for the Year Ended 30 April 2025

	Total 2025 £	Total 2024 £
Office expenses	(44,790)	(12,884)
Contribution to Lee Abbey Movement	(41,072)	(41,000)
Travel expenses	(2,313)	(747)
Audit fees	(9,693)	(13,618)
Legal and professional fees	(47,909)	(4,140)
Staff costs	<u>(363,885)</u>	<u>(254,853)</u>
	<u><u>(2,697,330)</u></u>	<u><u>(2,272,284)</u></u>