

TRUST PROPERTY HELD BY TRUSTEES OF ST AUGUSTINE'S PRIORY

England & Wales · Charity number 245367

Details

Other names ST AUGUSTINE'S PRIORY TRUST

Status Registered

Legal form Other

Registered 1965-12-16

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

Contact

Address 38 Beaufort Road
London
W5 3EA

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Activities

Objects: 1) THE FURTHERANCE OF THE AIMS AND OBJECTS OF THE INSTITUTIONS NOW EXISTING AND FOR THE TIME BEING ESTABLISHED UNDER THE TRUSTS OF THE PRINCIPAL DEED BY SUCH MEANS AS THE TRUSTEES MAY THINK FIT INCLUDING BUT NOT LIMITED TO THE MAINTENANCE AND UPKEEP OF THE INSTITUTIONS.2) WITHOUT PREJUDICE TO THE GENERALITY OF SUB-CLAUSE (1) ABOVE THE PAYMENT OF OUTGOINGS AND EXPENSES IN CONNECTION WITH SUCH INSTITUTIONS AND THE FINANCIAL SUPPORT OF PERSONS ATTENDING OR RESIDING AT ANY OF SUCH INSTITUTIONS.

Activities: The trust property is used for educational purposes. Trust income is used to help with major building projects and refurbishments, and to finance a number of bursaries and scholarships.

Classification

- **How:** Makes Grants To Organisations, Provides Other Finance, Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£144,711	£435,685	-	-
2024-07-31	£151,068	£240,541	-	-
2023-07-31	£132,646	£233,147	-	-
2022-07-31	£145,251	£234,517	-	-
2021-07-31	£102,751	£231,017	-	-
2020-07-31	£112,808	£272,334	-	-

Trustees

Name	Role	Appointed
Marian Catherine Doyle	Chair	2023-11-22
Charles Verriour Marment		2023-11-22
Martin Patrick Moran		2023-11-22

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 July 2025
for
Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

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The trustees present their report with the financial statements of the charity for the year ended 31 July 2025. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objective of the Trust Property Held by the Trustees of St Augustine's Priory (henceforth referred to as the Trust) is fulfilled by receiving income from the various investments it holds, and by applying such income for the purposes of St Augustine's Priory School Ltd (henceforth referred to as the School) and the support of Nuns formerly at the School, as provided for in the Trust Deeds.

During the year to 31 July 2025 the Trustees continued to fulfil the objects of the charity.

The School occupies and has the use of Trust property, both land and buildings, rent-free. It is believed that this arrangement has been in place since the School was established on its present site in the autumn of 1915. The Trustees, in consultation with their legal advisers and accountants, confirmed this arrangement in January 2006 by way of a memorandum, a copy of which has been given to the School. Further copies have been placed with the Trustees' accountants and legal advisers.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The School (incorporated on 11 July 2002 as St Augustine's Priory School Ltd but known before and since as St Augustine's Priory) was established in France in 1634 and moved to Ealing in 1911. It is, and always has been, a Catholic School and has been connected with the Trust since the two Declarations of Trust were executed in 1941. The principal items of expenditure approved by the Trustees include the following:

- a) the reimbursement of the School for up to eight bursaries and scholarships at senior level; and
- b) the relief of aged or infirm members of the religious community formerly at St Augustine's Priory (from 1 January 1999).

Item (b) reflects a reallocation of financial commitments agreed between the School on the one hand and the Trust on the other in the wake of a meeting in November 1998 between the Trustees and Counsel. As part of this reallocation, and with effect from 1 January 1999, the School assumed responsibility for insuring the buildings and their contents, and other insurable interests, and for paying the associated premiums.

In addition, the Trustees may, from time to time, apply Trust moneys to further major building projects.

Investment performance

The Trustees are reasonably satisfied with the investment performance which is in line with expectations. The investment income has decreased from £149,538 to £141,071.

Statement on Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to guidance published by The Charity Commission, including public benefit guidance.

FINANCIAL REVIEW

Principal funding sources

The principal funding source of the Trust is receipt of investment income from dividends from listed companies which is managed by Charles Stanley & Co Ltd.

Investment policy and objectives

The investment strategy of Charles Stanley & Co Ltd continues to ensure that the key objectives of the charity are met.

Reserves policy

The result for the year ended 31 July 2025 shows a deficit to the Trust amounting to £469,790 (2024: Surplus £354,659). The deficit was generated from the following resources:

	2025	2024
	£	£
Rental income	3,640	1,530
Investment income	141,071	149,538
	144,711	151,068
Total resources expended	(435,685)	(240,541)
Net (outgoing) / incoming resources	(290,974)	(89,473)
Gains/(losses) on investment assets	(178,816)	444,132
	(469,790)	354,559

Trust policy with regard to reserves is largely a reflection of its current and future financial commitments. To that end, apart from the periodic accumulation of reserves towards specific capital projects, the trustees intend to maintain sufficient cash reserves to cover such contingencies as might reasonably be foreseen. For example, this might include the incurring of additional medical expense, at short notice, in respect of aged or infirm members of the religious community formerly at St. Augustine's Priory.

The reserves as at 31 July 2025 are £6,977,560 (2024: £7,447,350), of this the unrestricted funds are £1,876,056 (2024: £1,915,655).

Going concern

The Trustees have fully reviewed the financial position of the Trust and are confident in its ability to continue operating as a going concern for the foreseeable future.

FUTURE PLANS

The Trust will continue its charitable donations for the benefit of the School and the support of the Nuns.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Investment Powers of the Trustees

The Trust Deeds provide for the Trust property and, as appropriate, Trust income or capital (or both) to be used or applied for general educational purposes; for the development and maintenance of the Trust property, and for such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit. There are no specific restrictions imposed by the Trust Deeds with regard to the way in which the Trust may operate, and the Trustees may make such investments as they think fit.

Constitution, Objects and Policies

Two declarations of Trust were executed on 31 December 1941, one in respect of the freehold land and buildings at Hanger Hill, Ealing (the site and buildings being known thereafter as St Augustine's Priory), the other in respect of certain investments, details of which were set out in a schedule attached to the Trust Deed. They are henceforth referred to as the Trust Deeds and, where appropriate, as the Property and Investments Trusts respectively.

The Charity Commission has, however, treated the Property and Investment Trusts as a single charitable entity with the registered charity number 245367. The Trustees, as a body, constitute the charity.

The School was reconstituted as a charitable company limited by guarantee on 11 July 2002. This has not affected the Trust directly, although it has helped to formalise its relationship with the School. The School has taken on more financial responsibility for its day to day running costs, including the maintenance and refurbishment of the buildings and, with effect from 1 August 2003, the maintenance and renovation of the grounds and gardens. This is in accordance with policies agreed by the Trustees at their meeting of 19 December 2002 and approved through subsequent annual budgets. This has allowed the Trustees to concentrate on accumulating funds for major building projects and refurbishment, as mentioned above.

Induction and training of new trustees

New Trustees are inducted into the workings of the Trust and kept advised of relevant changes in legislation through their professional advisors.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
245367

Principal address
Trust Office
38 Beaufort Road
Ealing
London
W5 3EA

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Report of the Trustees
for the Year Ended 31 July 2025

Trustees

Mrs C Murphy MA (Oxon) (resigned 4.12.24)
Mrs M C Doyle
C V Marment
M P Moran

The Trustees above have served throughout the year. The appointment of Trustees is governed by the Trust Deeds of the Charity which authorise serving Trustees to appoint new Trustees to fill vacancies arising through resignation or death of a serving Trustee. The Trust Deeds state that there shall not be fewer than three or more than seven Trustees at any time.

Auditors

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

Bankers

The Co-operative Bank
P.O. Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Solicitors

Prince Evans Solicitors LLP
Ealing Gateway
26 - 30 Uxbridge Road
Ealing
London
W5 2AU

Investment Advisers

Charles Stanley & Co Ltd
25 Ropemaker Street
London
EC2Y 9LY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the board of trustees on 22 May 2026 and signed on its behalf by:

Mrs M C Doyle - Trustee

Opinion

We have audited the financial statements of Trust Property Held by Trustees of St Augustine's Priory (the 'charity') for the year ended 31 July 2025 which comprise the Statement of Financial Activities, the Balance Sheet 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the 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 Report of the Independent Auditors 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.

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

Discussions with and enquiries of management and the Trustees were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, charity regulations and Employment law and distributable profits legislation.
- it is considered that there are no laws and regulations for which non-compliance may be fundamental to the operating aspects of the trust.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the trust complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

27 May 2026

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Statement of Financial Activities
for the Year Ended 31 July 2025

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Investment income	2	141,071	-	-	141,071	149,538
Other income		3,640	-	-	3,640	1,530
Total		144,711	-	-	144,711	151,068
EXPENDITURE ON						
Raising funds	3	-	-	23,683	23,683	23,664
Charitable activities	4					
General fund		385,272	-	26,730	412,002	216,877
Total		385,272	-	50,413	435,685	240,541
Net gains/(losses) on investments		-	-	(178,816)	(178,816)	444,132
NET INCOME/(EXPENDITURE)		(240,561)	-	(229,229)	(469,790)	354,659
Transfers between funds	13	200,962	-	(200,962)	-	-
Net movement in funds		(39,599)	-	(430,191)	(469,790)	354,659
RECONCILIATION OF FUNDS						
Total funds brought forward		1,915,655	-	5,531,695	7,447,350	7,092,691
TOTAL FUNDS CARRIED FORWARD		1,876,056	-	5,101,504	6,977,560	7,447,350

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet
31 July 2025

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	10	1,936,515	-	1,009,917	2,946,432	3,029,972
Investments	11	-	-	4,091,586	4,091,586	4,495,048
		<u>1,936,515</u>	<u>-</u>	<u>5,101,503</u>	<u>7,038,018</u>	<u>7,525,020</u>
CURRENT ASSETS						
Cash at bank		9,383	-	-	9,383	52,731
CREDITORS						
Amounts falling due within one year	12	(69,842)	-	1	(69,841)	(130,401)
		<u>(60,459)</u>	<u>-</u>	<u>1</u>	<u>(60,458)</u>	<u>(77,670)</u>
NET CURRENT ASSETS						
		<u>(60,459)</u>	<u>-</u>	<u>1</u>	<u>(60,458)</u>	<u>(77,670)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>1,876,056</u>	<u>-</u>	<u>5,101,504</u>	<u>6,977,560</u>	<u>7,447,350</u>
NET ASSETS						
		<u>1,876,056</u>	<u>-</u>	<u>5,101,504</u>	<u>6,977,560</u>	<u>7,447,350</u>
FUNDS	13					
Unrestricted funds					1,876,056	1,915,655
Endowment funds					5,101,504	5,531,695
TOTAL FUNDS					<u>6,977,560</u>	<u>7,447,350</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 22 May 2026 and were signed on its behalf by:

M C Doyle - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give 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: 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) (Second Edition)' rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Incoming resources

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

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes irrecoverable VAT where relevant.

Tangible fixed assets

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

Freehold property	- 2% on cost
Improvements to property	- 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Funds held by the Charity are either

- (a) unrestricted general funds, or
- (b) restricted funds, or
- (b) expendable endowment funds.

1. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted general funds can be used in accordance with the Trust's charitable objects at the discretion of the Trustees. They represent income accumulated from time to time since the Trust was established in 1941 as distinct from an increase in funds derived from growth in the capital assets with which the Trust was originally endowed and any subsequent additions to such assets. The separate identification of unrestricted general funds is for accounting and statutory purposes and does not require that such funds be held separately from other Trust moneys or investments.

Restricted funds are funds subject to specific trusts which may be declared by the donor(s). As such, the funds can only be expended subject to the restrictions so imposed.

Expendable endowment funds are set aside to be held by the Trust, and may be utilised at the discretion of the Trustees in accordance with the Trust's charitable objects. However, in the normal course of events, such funds would only be used for projects of an exceptional or capital nature.

Investments

Investments are stated at market value at the year end.

All gains and losses on investments are reflected in the Statement of Financial Activities as they arise.

Debtors

Basic financial assets, including trade and other debtors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash and cash equivalents are represented by cash in hand, deposits held at call with financial institutions, and other short-term highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Creditors

Basic financial liabilities, including trade and other creditors, loans from third parties and loans from related parties, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Such instruments are subsequently carried at amortised cost using the effective interest method, less any impairment.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

2. INVESTMENT INCOME

	2025	2024
	£	£
Dividends - UK equities	117,855	118,689
Dividends - Overseas equities	22,803	30,554
UK interest	413	295
	<u>141,071</u>	<u>149,538</u>

3. RAISING FUNDS

Investment management costs	2025	2024
	£	£
Investment management	23,398	23,101
Overseas custody charges	285	563
	<u>23,683</u>	<u>23,664</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs £	Totals £
General fund	<u>395,502</u>	<u>16,500</u>	<u>412,002</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Staff costs	50,303	49,955
Sundry expenses	-	633
Scholarships	50,000	50,000
Accommodation charges	11,599	10,800
Bank charges	60	60
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Donation to St Augustine's Priory School	200,000	-
Computer expenses	-	2,869
	<u>395,502</u>	<u>197,857</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

6. AUDITORS' REMUNERATION

	2025	2024
	£	£
Accountancy	5,000	5,000
Auditors' remuneration	<u>11,500</u>	<u>11,500</u>
	<u>16,500</u>	<u>16,500</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2025 nor for the year ended 31 July 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2025 nor for the year ended 31 July 2024.

8. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2025	2024
	1	1
Administration	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	149,538	-	-	149,538
Other income	<u>1,530</u>	<u>-</u>	<u>-</u>	<u>1,530</u>
Total	<u>151,068</u>	<u>-</u>	<u>-</u>	<u>151,068</u>
EXPENDITURE ON				
Raising funds	-	-	23,664	23,664
Charitable activities				
General fund	<u>190,147</u>	<u>-</u>	<u>26,730</u>	<u>216,877</u>
Total	<u>190,147</u>	<u>-</u>	<u>50,394</u>	<u>240,541</u>
Net gains on investments	-	-	444,132	444,132

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
NET INCOME/(EXPENDITURE)	(39,079)	-	393,738	354,659
Transfers between funds	(70)	-	70	-
Net movement in funds	(39,149)	-	393,808	354,659
RECONCILIATION OF FUNDS				
Total funds brought forward	1,954,804	-	5,137,887	7,092,691
TOTAL FUNDS CARRIED FORWARD	1,915,655	-	5,531,695	7,447,350

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Totals £
COST			
At 1 August 2024 and 31 July 2025	541,303	3,816,991	4,358,294
DEPRECIATION			
At 1 August 2024	129,600	1,198,722	1,328,322
Charge for year	7,200	76,340	83,540
At 31 July 2025	136,800	1,275,062	1,411,862
NET BOOK VALUE			
At 31 July 2025	404,503	2,541,929	2,946,432
At 31 July 2024	411,703	2,618,269	3,029,972

All fixed assets are held for, or are incidental to, the charitable purposes of the Trust.
The freehold land and buildings were valued at £5,430,000 on 13 February 2002 by Gerald Eve, an independent firm of chartered surveyors, on an open market existing use basis.

In the cost of freehold land and buildings is freehold land of £181,303 (2024: £181,303) which is not depreciated.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

11. FIXED ASSET INVESTMENTS

	2025	2024
	£	£
Shares	4,068,658	4,463,991
Cash held with Charles Stanley & Co Ltd.	22,928	31,057
	<u>4,091,586</u>	<u>4,495,048</u>

Additional information as follows:

	Listed investments £
MARKET VALUE	
At 1 August 2024	4,463,991
Additions	358,513
Disposals	(575,030)
Net gain/(loss) on revaluation on investments	(178,816)
At 31 July 2025	<u>4,068,658</u>
NET BOOK VALUE	
At 31 July 2025	<u>4,068,658</u>
At 31 July 2024	<u>4,463,991</u>

Historical cost of investments

	2025	2024
	£	£
Historical cost at year end	<u>3,356,982</u>	<u>3,667,926</u>

The investments (at market value at the year end) are held in the UK and outside the UK as follows:

	2025	2024
	£	£
United Kingdom	3,240,214	3,548,513
Europe (excluding UK)	483,843	400,349
United States of America	344,601	429,487
Other markets	-	85,643
	<u>4,068,658</u>	<u>4,463,992</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

11. FIXED ASSET INVESTMENTS - continued

Investments comprising more than 10% of the portfolio market value at year end:

	2025 £	2024 £
No investment comprising more than 10%	-	-

Cost or valuation at 31 July 2025 is represented by:

	Listed investments £
Valuation in 2025	711,677
Cost	3,356,981
	<u>4,068,658</u>

Investments (neither listed nor unlisted) were as follows:

	2025 £	2024 £
Cash held with Charles Stanley & Co Ltd.	22,928	31,057

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	-	600
PAYE & NI	1,409	1,296
St Augustine's Priory School Ltd - Bursaries and Scholarships	50,000	110,000
Accrued expenses	18,432	18,505
	<u>69,841</u>	<u>130,401</u>

Accrued expenses comprise the following:-

- (a) accountancy and audit fees for the year charged after the year end;
- (b) investment management fees relating to the year but charged after the year end.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

13. MOVEMENT IN FUNDS

	At 1.8.24 £	Net movement in funds £	Transfers between funds £	At 31.7.25 £
Unrestricted funds				
General fund	1,915,655	(240,561)	200,962	1,876,056
Endowment funds				
Expendable endowment	5,531,695	(229,229)	(200,962)	5,101,504
TOTAL FUNDS	7,447,350	(469,790)	-	6,977,560

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	144,711	(385,272)	-	(240,561)
Endowment funds				
Expendable endowment	-	(50,413)	(178,816)	(229,229)
TOTAL FUNDS	144,711	(435,685)	(178,816)	(469,790)

Comparatives for movement in funds

	At 1.8.23 £	Net movement in funds £	Transfers between funds £	At 31.7.24 £
Unrestricted funds				
General fund	1,954,804	(39,079)	(70)	1,915,655
Endowment funds				
Expendable endowment	5,137,887	393,738	70	5,531,695
TOTAL FUNDS	7,092,691	354,659	-	7,447,350

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	151,068	(190,147)	-	(39,079)
Endowment funds				
Expendable endowment	-	(50,394)	444,132	393,738
TOTAL FUNDS	151,068	(240,541)	444,132	354,659

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.23 £	Net movement in funds £	Transfers between funds £	At 31.7.25 £
Unrestricted funds				
General fund	1,954,804	(279,640)	200,892	1,876,056
Endowment funds				
Expendable endowment	5,137,887	164,509	(200,892)	5,101,504
TOTAL FUNDS	7,092,691	(115,131)	-	6,977,560

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	295,779	(575,419)	-	(279,640)
Endowment funds				
Expendable endowment	-	(100,807)	265,316	164,509
TOTAL FUNDS	295,779	(676,226)	265,316	(115,131)

13. MOVEMENT IN FUNDS - continued

General fund

The general fund represents the unrestricted funds which the Trustees are free to use in accordance with the Trust's charitable objects.

Expendable endowment fund

In the Trust Deed the amount invested is expendable - that is, the capital can be converted into income, subject to the purposes set out in the Trust Deed, the main purposes being:

- (a) education;
- (b) the development, maintenance and upkeep of the Trust property; and
- (c) such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit.

Income arising on the endowment fund is included as unrestricted income. Any capital gains or losses arising form part of the fund.

14. RELATED PARTY DISCLOSURES

Transactions with St Augustine's Priory School Limited consisted of the following:-

	2025	2024
	£	£
School fees - scholarships awarded	50,000	50,000
	<u> </u>	<u> </u>
Donations to the School	200,000	-
	<u> </u>	<u> </u>

At the year end the balance owed by the Trust to St Augustine's Priory School Limited was £50,000 (2024: £110,000).

The School occupies the Trust's freehold property rent free, without a formal lease.

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends - UK equities	117,855	118,689
Dividends - Overseas equities	22,803	30,554
UK interest	413	295
	141,071	149,538
Other income		
Rents received	3,640	1,530
Total incoming resources	144,711	151,068
EXPENDITURE		
Investment management costs		
Investment management	23,398	23,101
Overseas custody charges	285	563
	23,683	23,664
Charitable activities		
Salaries	45,000	45,000
Social security	5,303	4,955
Sundry expenses	-	633
Scholarships	50,000	50,000
Accommodation charges	11,599	10,800
Bank charges	60	60
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Donation to St Augustine's Priory School	200,000	-
Computer expenses	-	2,869
	395,502	197,857
Support costs		
Governance costs		
Auditors' remuneration	11,500	11,500
Carried forward	11,500	11,500

This page does not form part of the statutory financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2025

	2025 £	2024 £
Governance costs		
Brought forward	11,500	11,500
Auditors' remuneration for non audit work	5,000	5,000
Legal and professional fees	-	2,520
	<u>16,500</u>	<u>19,020</u>
Total resources expended	<u>435,685</u>	<u>240,541</u>
Net expenditure before gains and losses	(290,974)	(89,473)
Realised recognised gains and losses		
Net gain/(loss) on realisation of investments	<u>(94,427)</u>	<u>(2,467)</u>
Net expenditure	<u><u>(385,401)</u></u>	<u><u>(91,940)</u></u>

This page does not form part of the statutory financial statements

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 July 2024
for
Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

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Detailed Statement of Financial Activities	22 to 23

The trustees present their report with the financial statements of the charity for the year ended 31 July 2024. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objective of the Trust Property Held by the Trustees of St Augustine's Priory (henceforth referred to as the Trust) is fulfilled by receiving income from the various investments it holds, and by applying such income for the purposes of St Augustine's Priory School Ltd (henceforth referred to as the School) and the support of Nuns formerly at the School, as provided for in the Trust Deeds.

During the year to 31 July 2024 the Trustees continued to fulfil the objects of the charity.

The School occupies and has the use of Trust property, both land and buildings, rent-free. It is believed that this arrangement has been in place since the School was established on its present site in the autumn of 1915. The Trustees, in consultation with their legal advisers and accountants, confirmed this arrangement in January 2006 by way of a memorandum, a copy of which has been given to the School. Further copies have been placed with the Trustees' accountants and legal advisers.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The School (incorporated on 11 July 2002 as St Augustine's Priory School Ltd but known before and since as St Augustine's Priory) was established in France in 1634 and moved to Ealing in 1911. It is, and always has been, a Catholic School and has been connected with the Trust since the two Declarations of Trust were executed in 1941. The principal items of expenditure approved by the Trustees include the following:

- a) the reimbursement of the School for up to eight bursaries and scholarships at senior level; and
- b) the relief of aged or infirm members of the religious community formerly at St Augustine's Priory (from 1 January 1999).

Item (b) reflects a reallocation of financial commitments agreed between the School on the one hand and the Trust on the other in the wake of a meeting in November 1998 between the Trustees and Counsel. As part of this reallocation, and with effect from 1 January 1999, the School assumed responsibility for insuring the buildings and their contents, and other insurable interests, and for paying the associated premiums.

In addition, the Trustees may, from time to time, apply Trust moneys to further major building projects.

Investment performance

The Trustees are reasonably satisfied with the investment performance which is in line with expectations. The investment income has increased from £131,146 to £149,538.

Statement on Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to guidance published by The Charity Commission, including public benefit guidance.

Report of the Trustees
for the Year Ended 31 July 2024

FINANCIAL REVIEW

Principal funding sources

The principal funding source of the Trust is receipt of investment income from dividends from listed companies which is managed by Charles Stanley & Co Ltd.

Investment policy and objectives

The investment strategy of Charles Stanley & Co Ltd continues to ensure that the key objectives of the charity are met.

Reserves policy

The result for the year ended 31 July 2024 shows a surplus to the Trust amounting to £354,659 (2023: deficit £116,067).

The surplus (2023 deficit) was generated from the following resources:

	2024	2023
	£	£
Rental income	1,530	1,500
Investment income	149,538	131,146
	151,068	132,646
Total resources expended	(240,541)	(233,147)
Net (outgoing) / incoming resources	(89,473)	(100,501)
Gains/(losses) on investment assets	444,132	(15,566)
	354,659	(116,067)

Trust policy with regard to reserves is largely a reflection of its current and future financial commitments. To that end, apart from the periodic accumulation of reserves towards specific capital projects, the trustees intend to maintain sufficient cash reserves to cover such contingencies as might reasonably be foreseen. For example, this might include the incurring of additional medical expense, at short notice, in respect of aged or infirm members of the religious community formerly at St. Augustine's Priory.

The reserves as at 31 July 2024 are £7,447,350 (2023: £7,092,691), of this the unrestricted funds are £1,915,655 (2023: £1,954,804).

Going concern

The Trustees have fully reviewed the financial position of the Trust and are confident in its ability to continue operating as a going concern for the foreseeable future.

FUTURE PLANS

The Trust will continue its charitable donations for the benefit of the School and the support of the Nuns.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Investment Powers of the Trustees

The Trust Deeds provide for the Trust property and, as appropriate, Trust income or capital (or both) to be used or applied for general educational purposes; for the development and maintenance of the Trust property, and for such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit. There are no specific restrictions imposed by the Trust Deeds with regard to the way in which the Trust may operate, and the Trustees may make such investments as they think fit.

Constitution, Objects and Policies

Two declarations of Trust were executed on 31 December 1941, one in respect of the freehold land and buildings at Hanger Hill, Ealing (the site and buildings being known thereafter as St Augustine's Priory), the other in respect of certain investments, details of which were set out in a schedule attached to the Trust Deed. They are henceforth referred to as the Trust Deeds and, where appropriate, as the Property and Investments Trusts respectively.

The Charity Commission has, however, treated the Property and Investment Trusts as a single charitable entity with the registered charity number 245367. The Trustees, as a body, constitute the charity.

The School was reconstituted as a charitable company limited by guarantee on 11 July 2002. This has not affected the Trust directly, although it has helped to formalise its relationship with the School. The School has taken on more financial responsibility for its day to day running costs, including the maintenance and refurbishment of the buildings and, with effect from 1 August 2003, the maintenance and renovation of the grounds and gardens. This is in accordance with policies agreed by the Trustees at their meeting of 19 December 2002 and approved through subsequent annual budgets. This has allowed the Trustees to concentrate on accumulating funds for major building projects and refurbishment, as mentioned above.

Induction and training of new trustees

New Trustees are inducted into the workings of the Trust and kept advised of relevant changes in legislation through their professional advisors.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
245367

Principal address
Trust Office
38 Beaufort Road
Ealing
London
W5 3EA

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Report of the Trustees
for the Year Ended 31 July 2024

Trustees

C Bennett (resigned 22.11.23)
Miss C McIntyre (resigned 22.11.23)
Mrs C Murphy MA (Oxon) (resigned 4.12.24)
D P A Murphy MA (Oxon) (resigned 22.11.23)
Mrs M C Doyle (appointed 22.11.23)
C V Marment (appointed 22.11.23)
M P Moran (appointed 22.11.23)

The Trustees above have served throughout the year. The appointment of Trustees is governed by the Trust Deeds of the Charity which authorise serving Trustees to appoint new Trustees to fill vacancies arising through resignation or death of a serving Trustee. The Trust Deeds state that there shall not be fewer than three or more than seven Trustees at any time.

Auditors

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

Bankers

The Co-operative Bank
P.O. Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Solicitors

Prince Evans Solicitors LLP
Craven House
40-44 Uxbridge Road
Ealing
London
W5 2BS

Investment Advisers

Charles Stanley & Co Ltd
55 Bishops Gate
London
EC2N 3AS

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the board of trustees on 28 May 2025 and signed on its behalf by:

Mrs M C Doyle - Trustee

Opinion

We have audited the financial statements of Trust Property Held by Trustees of St Augustine's Priory (the 'charity') for the year ended 31 July 2024 which comprise the Statement of Financial Activities, the Balance Sheet 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the 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 Report of the Independent Auditors 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.

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

Discussions with and enquiries of management and the Trustees were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, charity regulations and Employment law and distributable profits legislation.
- it is considered that there are no laws and regulations for which non-compliance may be fundamental to the operating aspects of the trust.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the trust complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

28 May 2025

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Statement of Financial Activities
for the Year Ended 31 July 2024

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM						
Investment income	2	149,538	-	-	149,538	131,146
Other income		1,530	-	-	1,530	1,500
Total		151,068	-	-	151,068	132,646
EXPENDITURE ON						
Raising funds	3	-	-	23,664	23,664	22,995
Charitable activities	4					
General fund		190,147	-	26,730	216,877	210,152
Total		190,147	-	50,394	240,541	233,147
Net gains/(losses) on investments		-	-	444,132	444,132	(15,566)
NET INCOME/(EXPENDITURE)		(39,079)	-	393,738	354,659	(116,067)
Transfers between funds	13	(70)	-	70	-	-
Net movement in funds		(39,149)	-	393,808	354,659	(116,067)
RECONCILIATION OF FUNDS						
Total funds brought forward		1,954,804	-	5,137,887	7,092,691	7,208,758
TOTAL FUNDS CARRIED FORWARD		1,915,655	-	5,531,695	7,447,350	7,092,691

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet
31 July 2024

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS						
Tangible assets	10	1,993,326	-	1,036,646	3,029,972	3,113,512
Investments	11	-	-	4,495,048	4,495,048	4,074,511
		<u>1,993,326</u>	<u>-</u>	<u>5,531,694</u>	<u>7,525,020</u>	<u>7,188,023</u>
CURRENT ASSETS						
Cash at bank		52,731	-	-	52,731	38,410
CREDITORS						
Amounts falling due within one year	12	(130,402)	-	1	(130,401)	(133,742)
		<u>(77,671)</u>	<u>-</u>	<u>1</u>	<u>(77,670)</u>	<u>(95,332)</u>
NET CURRENT ASSETS						
		<u>(77,671)</u>	<u>-</u>	<u>1</u>	<u>(77,670)</u>	<u>(95,332)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>1,915,655</u>	<u>-</u>	<u>5,531,695</u>	<u>7,447,350</u>	<u>7,092,691</u>
NET ASSETS						
		<u>1,915,655</u>	<u>-</u>	<u>5,531,695</u>	<u>7,447,350</u>	<u>7,092,691</u>
FUNDS	13					
Unrestricted funds					1,915,655	1,954,804
Endowment funds					5,531,695	5,137,887
TOTAL FUNDS					<u>7,447,350</u>	<u>7,092,691</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 May 2025 and were signed on its behalf by:

M C Doyle - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give 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: 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) (Second Edition)' rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Incoming resources

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

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes irrecoverable VAT where relevant.

Tangible fixed assets

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

Freehold property	- 2% on cost
Improvements to property	- 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Funds held by the Charity are either

- (a) unrestricted general funds, or
- (b) restricted funds, or
- (b) expendable endowment funds.

1. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted general funds can be used in accordance with the Trust's charitable objects at the discretion of the Trustees. They represent income accumulated from time to time since the Trust was established in 1941 as distinct from an increase in funds derived from growth in the capital assets with which the Trust was originally endowed and any subsequent additions to such assets. The separate identification of unrestricted general funds is for accounting and statutory purposes and does not require that such funds be held separately from other Trust moneys or investments.

Restricted funds are funds subject to specific trusts which may be declared by the donor(s). As such, the funds can only be expended subject to the restrictions so imposed.

Expendable endowment funds are set aside to be held by the Trust, and may be utilised at the discretion of the Trustees in accordance with the Trust's charitable objects. However, in the normal course of events, such funds would only be used for projects of an exceptional or capital nature.

Investments

Investments are stated at market value at the year end.

All gains and losses on investments are reflected in the Statement of Financial Activities as they arise.

Debtors

Basic financial assets, including trade and other debtors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash and cash equivalents are represented by cash in hand, deposits held at call with financial institutions, and other short-term highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Creditors

Basic financial liabilities, including trade and other creditors, loans from third parties and loans from related parties, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Such instruments are subsequently carried at amortised cost using the effective interest method, less any impairment.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

2. INVESTMENT INCOME

	2024	2023
	£	£
Dividends - UK equities	118,689	110,748
Dividends - Overseas equities	30,554	19,272
UK interest	295	1,125
	<u>149,539</u>	<u>131,145</u>

3. RAISING FUNDS

Investment management costs	2024	2023
	£	£
Investment management	23,101	22,850
Overseas custody charges	563	145
	<u>23,664</u>	<u>22,995</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs £	Totals £
General fund	<u>197,857</u>	<u>19,020</u>	<u>216,877</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024	2023
	£	£
Staff costs	49,955	50,067
Sundry expenses	633	85
Scholarships	50,000	50,000
Accommodation charges	10,800	10,800
Bank charges	60	60
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Computer expenses	2,869	-
	<u>197,857</u>	<u>194,552</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

6. AUDITORS' REMUNERATION

	2024	2023
	£	£
Accountancy	5,000	5,000
Auditors' remuneration	<u>11,500</u>	<u>10,600</u>
	<u>16,500</u>	<u>15,600</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2024 nor for the year ended 31 July 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2024 nor for the year ended 31 July 2023.

8. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2024	2023
	1	1
Administration	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	131,146	-	-	131,146
Other income	<u>1,500</u>	<u>-</u>	<u>-</u>	<u>1,500</u>
Total	<u>132,646</u>	<u>-</u>	<u>-</u>	<u>132,646</u>
EXPENDITURE ON				
Raising funds	2	-	22,993	22,995
Charitable activities				
General fund	<u>183,422</u>	<u>-</u>	<u>26,730</u>	<u>210,152</u>
Total	<u>183,424</u>	<u>-</u>	<u>49,723</u>	<u>233,147</u>
Net gains/(losses) on investments	-	-	(15,566)	(15,566)

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
NET INCOME/(EXPENDITURE)	(50,778)	-	(65,289)	(116,067)
Transfers between funds	(4,591)	-	4,591	-
Net movement in funds	(55,369)	-	(60,698)	(116,067)
RECONCILIATION OF FUNDS				
Total funds brought forward	2,010,173	-	5,198,585	7,208,758
TOTAL FUNDS CARRIED FORWARD	1,954,804	-	5,137,887	7,092,691

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Totals £
COST			
At 1 August 2023 and 31 July 2024	541,303	3,816,991	4,358,294
DEPRECIATION			
At 1 August 2023	122,400	1,122,382	1,244,782
Charge for year	7,200	76,340	83,540
At 31 July 2024	129,600	1,198,722	1,328,322
NET BOOK VALUE			
At 31 July 2024	411,703	2,618,269	3,029,972
At 31 July 2023	418,903	2,694,609	3,113,512

All fixed assets are held for, or are incidental to, the charitable purposes of the Trust.
The freehold land and buildings were valued at £5,430,000 on 13 February 2002 by Gerald Eve, an independent firm of chartered surveyors, on an open market existing use basis.

In the cost of freehold land and buildings is freehold land of £181,303 (2023: £181,303) which is not depreciated.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

11. FIXED ASSET INVESTMENTS

	2024	2023
	£	£
Shares	4,463,991	4,048,883
Cash held with Charles Stanley & Co Ltd.	31,057	25,628
	<u>4,495,048</u>	<u>4,074,511</u>

Additional information as follows:

	Listed investments £
MARKET VALUE	
At 1 August 2023	4,048,883
Additions	364,785
Disposals	(393,808)
Net gain/(loss) on revaluation on investments	444,131
At 31 July 2024	<u>4,463,991</u>
NET BOOK VALUE	
At 31 July 2024	<u>4,463,991</u>
At 31 July 2023	<u>4,048,883</u>

Historical cost of investments

	2024	2023
	£	£
Historical cost at year end	<u>3,667,926</u>	<u>3,699,416</u>

The investments (at market value at the year end) are held in the UK and outside the UK as follows:

	2024	2023
	£	£
United Kingdom	3,548,513	3,130,286
Europe (excluding UK)	400,349	425,997
United States of America	429,487	410,007
Other markets	85,643	82,593
	<u>4,463,992</u>	<u>4,048,883</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

11. FIXED ASSET INVESTMENTS - continued

Investments comprising more than 10% of the portfolio market value at year end:

	2023 £	2022 £
No investment comprising more than 10%	-	-

Cost or valuation at 31 July 2024 is represented by:

	Listed investments £
Valuation in 2024	796,065
Cost	3,667,926
	<u>4,463,991</u>

Investments (neither listed nor unlisted) were as follows:

	2024 £	2023 £
Cash held with Charles Stanley & Co Ltd.	31,057	25,628

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade creditors	600	-
PAYE & NI	1,296	1,247
St Augustine's Priory School Ltd - Bursaries and Scholarships	110,000	115,000
Accrued expenses	18,505	17,495
	<u>130,401</u>	<u>133,742</u>

Accrued expenses comprise the following:-

- (a) accountancy and audit fees for the year charged after the year end;
- (b) investment management fees relating to the year but charged after the year end.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

13. MOVEMENT IN FUNDS

	At 1.8.23 £	Net movement in funds £	Transfers between funds £	At 31.7.24 £
Unrestricted funds				
General fund	1,954,804	(39,079)	(70)	1,915,655
Endowment funds				
Expendable endowment	5,137,887	393,738	70	5,531,695
TOTAL FUNDS	7,092,691	354,659	-	7,447,350

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	151,068	(190,147)	-	(39,079)
Endowment funds				
Expendable endowment	-	(50,394)	444,132	393,738
TOTAL FUNDS	151,068	(240,541)	444,132	354,659

Comparatives for movement in funds

	At 1.8.22 £	Net movement in funds £	Transfers between funds £	At 31.7.23 £
Unrestricted funds				
General fund	2,010,173	(50,778)	(4,591)	1,954,804
Endowment funds				
Expendable endowment	5,198,585	(65,289)	4,591	5,137,887
TOTAL FUNDS	7,208,758	(116,067)	-	7,092,691

Notes to the Financial Statements - continued
for the Year Ended 31 July 2024

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	132,646	(183,424)	-	(50,778)
Endowment funds				
Expendable endowment	-	(49,723)	(15,566)	(65,289)
TOTAL FUNDS	132,646	(233,147)	(15,566)	(116,067)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.22 £	Net movement in funds £	Transfers between funds £	At 31.7.24 £
Unrestricted funds				
General fund	2,010,173	(89,857)	(4,661)	1,915,655
Endowment funds				
Expendable endowment	5,198,585	328,449	4,661	5,531,695
TOTAL FUNDS	7,208,758	238,592	-	7,447,350

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	283,714	(373,571)	-	(89,857)
Endowment funds				
Expendable endowment	-	(100,117)	428,566	328,449
TOTAL FUNDS	283,714	(473,688)	428,566	238,592

13. MOVEMENT IN FUNDS - continued

General fund

The general fund represents the unrestricted funds which the Trustees are free to use in accordance with the Trust's charitable objects.

Expendable endowment fund

In the Trust Deed the amount invested is expendable - that is, the capital can be converted into income, subject to the purposes set out in the Trust Deed, the main purposes being:

- (a) education;
- (b) the development, maintenance and upkeep of the Trust property; and
- (c) such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit.

Income arising on the endowment fund is included as unrestricted income. Any capital gains or losses arising form part of the fund.

14. RELATED PARTY DISCLOSURES

Transactions with St Augustine's Priory School Limited consisted of the following:-

	2024	2023
	£	£
School fees - scholarships awarded	50,000	50,000
	<u> </u>	<u> </u>
Donations to the School	-	-
	<u> </u>	<u> </u>

At the year end the balance owed by the Trust to St Augustine's Priory School Limited was £110,000 (2023: £115,000).

At the year end the balance owed to the Trust by St Augustine's Priory School Limited was £nil (2023: £Nil).

The School occupies the Trust's freehold property rent free, without a formal lease.

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends - UK equities	118,689	110,748
Dividends - Overseas equities	30,554	19,273
UK interest	295	1,125
	149,538	131,146
Other income		
Rents received	1,530	1,500
Total incoming resources	151,068	132,646
EXPENDITURE		
Investment management costs		
Investment management	23,101	22,850
Overseas custody charges	563	145
	23,664	22,995
Charitable activities		
Salaries	45,000	45,000
Social security	4,955	5,067
Sundry expenses	633	85
Scholarships	50,000	50,000
Accommodation charges	10,800	10,800
Bank charges	60	60
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Computer expenses	2,869	-
	197,857	194,552
Support costs		
Governance costs		
Auditors' remuneration	11,500	10,600
Auditors' remuneration for non audit work	5,000	5,000
Carried forward	16,500	15,600

This page does not form part of the statutory financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2024

	2024 £	2023 £
Governance costs		
Brought forward	16,500	15,600
Legal and professional fees	2,520	-
	<u>19,020</u>	<u>15,600</u>
Total resources expended	<u>240,541</u>	<u>233,147</u>
Net expenditure before gains and losses	(89,473)	(100,501)
Realised recognised gains and losses		
Net gain/(loss) on realisation of investments	(2,467)	55,660
Net expenditure	<u>(91,940)</u>	<u>(44,841)</u>

This page does not form part of the statutory financial statements

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 July 2023
for
Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

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Notes to the Financial Statements	12 to 22
Detailed Statement of Financial Activities	23 to 24

The trustees present their report with the financial statements of the charity for the year ended 31 July 2023. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objective of the Trust Property Held by the Trustees of St Augustine's Priory (henceforth referred to as the Trust) is fulfilled by receiving income from the various investments it holds, and by applying such income for the purposes of St Augustine's Priory School Ltd (henceforth referred to as the School) and the support of Nuns formerly at the School, as provided for in the Trust Deeds.

During the year to 31 July 2023 the Trustees continued to fulfil the objects of the charity.

The School occupies and has the use of Trust property, both land and buildings, rent-free. It is believed that this arrangement has been in place since the School was established on its present site in the autumn of 1915. The Trustees, in consultation with their legal advisers and accountants, confirmed this arrangement in January 2006 by way of a memorandum, a copy of which has been given to the School. Further copies have been placed with the Trustees' accountants and legal advisers.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The School (incorporated on 11 July 2002 as St Augustine's Priory School Ltd but known before and since as St Augustine's Priory) was established in France in 1634 and moved to Ealing in 1911. It is, and always has been, a Catholic School and has been connected with the Trust since the two Declarations of Trust were executed in 1941. The principal items of expenditure approved by the Trustees include the following:

- a) the reimbursement of the School for up to eight bursaries and scholarships at senior level; and
- b) the relief of aged or infirm members of the religious community formerly at St Augustine's Priory (from 1 January 1999).

Item (b) reflects a reallocation of financial commitments agreed between the School on the one hand and the Trust on the other in the wake of a meeting in November 1998 between the Trustees and Counsel. As part of this reallocation, and with effect from 1 January 1999, the School assumed responsibility for insuring the buildings and their contents, and other insurable interests, and for paying the associated premiums.

In addition, the Trustees may, from time to time, apply Trust moneys to further major building projects.

Investment performance

The Trustees are reasonably satisfied with the investment performance which is in line with expectations. The investment income has decreased from £143,751 to £131,145 following the re-investment of funds from the repayment of a loan to the School.

Statement on Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to guidance published by The Charity Commission, including public benefit guidance.

FINANCIAL REVIEW

Principal funding sources

The principal funding source of the Trust is receipt of investment income from dividends from listed companies which is managed by Charles Stanley & Co Ltd.

Investment policy and objectives

The investment strategy of Charles Stanley & Co Ltd continues to ensure that the key objectives of the charity are met.

Reserves policy

The result for the year ended 31 July 2023 shows a deficit to the Trust amounting to £116,067 (2022: deficit £395,094).

The deficit was generated from the following resources:

	2023	2022
	£	£
Rental income	1,500	1,500
Investment income	131,146	143,751
	132,646	145,250
Total resources expended	(233,147)	(234,517)
Net (outgoing) / incoming resources	(100,501)	(89,264)
Gains/(losses) on investment assets	(15,566)	(305,828)
	(116,067)	(395,094)

Trust policy with regard to reserves is largely a reflection of its current and future financial commitments. To that end, apart from the periodic accumulation of reserves towards specific capital projects, the trustees intend to maintain sufficient cash reserves to cover such contingencies as might reasonably be foreseen. For example, this might include the incurring of additional medical expense, at short notice, in respect of aged or infirm members of the religious community formerly at St. Augustine's Priory.

The reserves as at 31 July 2023 are £7,093,691 (2022: £7,208,758), of this the unrestricted funds are £1,954,804 (2022: £2,010,173).

Going concern

The Trustees have fully reviewed the financial position of the Trust and are confident in its ability to continue operating as a going concern for the foreseeable future.

FUTURE PLANS

The Trust will continue its charitable donations for the benefit of the School and the support of the Nuns.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Investment Powers of the Trustees

The Trust Deeds provide for the Trust property and, as appropriate, Trust income or capital (or both) to be used or applied for general educational purposes; for the development and maintenance of the Trust property, and for such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit. There are no specific restrictions imposed by the Trust Deeds with regard to the way in which the Trust may operate, and the Trustees may make such investments as they think fit.

Constitution, Objects and Policies

Two declarations of Trust were executed on 31 December 1941, one in respect of the freehold land and buildings at Hanger Hill, Ealing (the site and buildings being known thereafter as St Augustine's Priory), the other in respect of certain investments, details of which were set out in a schedule attached to the Trust Deed. They are henceforth referred to as the Trust Deeds and, where appropriate, as the Property and Investments Trusts respectively.

The Charity Commission has, however, treated the Property and Investment Trusts as a single charitable entity with the registered charity number 245367. The Trustees, as a body, constitute the charity.

The School was reconstituted as a charitable company limited by guarantee on 11 July 2002. This has not affected the Trust directly, although it has helped to formalise its relationship with the School. The School has taken on more financial responsibility for its day to day running costs, including the maintenance and refurbishment of the buildings and, with effect from 1 August 2003, the maintenance and renovation of the grounds and gardens. This is in accordance with policies agreed by the Trustees at their meeting of 19 December 2002 and approved through subsequent annual budgets. This has allowed the Trustees to concentrate on accumulating funds for major building projects and refurbishment, as mentioned above.

Induction and training of new trustees

New Trustees are inducted into the workings of the Trust and kept advised of relevant changes in legislation through their professional advisors.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

245367

Principal address

Trust Office

38 Beaufort Road

Ealing

London

W5 3EA

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Report of the Trustees
for the Year Ended 31 July 2023

Trustees

C Bennett (resigned 22.11.23)
Miss C McIntyre (resigned 22.11.23)
Mrs C Murphy MA (Oxon)
D P A Murphy MA (Oxon) (resigned 22.11.23)
Mrs S Stark (resigned 27.1.23)
Mrs M C Doyle (appointed 22.11.23)
C V Marment (appointed 22.11.23)
M P Moran (appointed 22.11.23)

The Trustees above have served throughout the year. The appointment of Trustees is governed by the Trust Deeds of the Charity which authorise serving Trustees to appoint new Trustees to fill vacancies arising through resignation or death of a serving Trustee. The Trust Deeds state that there shall not be fewer than three or more than seven Trustees at any time.

Auditors

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

Bankers

The Co-operative Bank
P.O. Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Solicitors

Prince Evans Solicitors LLP
Craven House
40-44 Uxbridge Road
Ealing
London
W5 2BS

Investment Advisers

Charles Stanley & Co Ltd
55 Bishops Gate
London
EC2N 3AS

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the board of trustees on 8 May 2024 and signed on its behalf by:

Mrs M C Doyle - Trustee

Opinion

We have audited the financial statements of Trust Property Held by Trustees of St Augustine's Priory (the 'charity') for the year ended 31 July 2023 which comprise the Statement of Financial Activities, the Balance Sheet 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the 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 Report of the Independent Auditors 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.

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

Discussions with and enquiries of management and the Trustees were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, charity regulations and Employment law and distributable profits legislation.
- it is considered that there are no laws and regulations for which non-compliance may be fundamental to the operating aspects of the trust

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the trust complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Merchant Mackinlay Simpson Ltd
Statutory Auditors
2 Craven Road
Ealing
London
W5 2UA

9 May 2024

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Statement of Financial Activities
for the Year Ended 31 July 2023

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM						
Investment income	2	131,146	-	-	131,146	143,751
Other income		1,500	-	-	1,500	1,500
Total		132,646	-	-	132,646	145,251
EXPENDITURE ON						
Raising funds	3	2	-	22,993	22,995	23,590
Charitable activities	4					
General fund		183,422	-	26,730	210,152	210,736
Other		-	-	-	-	191
Total		183,424	-	49,723	233,147	234,517
Net gains/(losses) on investments		-	-	(15,566)	(15,566)	(305,828)
NET INCOME/(EXPENDITURE)		(50,778)	-	(65,289)	(116,067)	(395,094)
Transfers between funds	13	(4,591)	-	4,591	-	-
Net movement in funds		(55,369)	-	(60,698)	(116,067)	(395,094)
RECONCILIATION OF FUNDS						
Total funds brought forward		2,010,173	-	5,198,585	7,208,758	7,603,852
TOTAL FUNDS CARRIED FORWARD		1,954,804	-	5,137,887	7,092,691	7,208,758

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet
31 July 2023

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS						
Tangible assets	10	2,050,136	-	1,063,376	3,113,512	3,197,052
Investments	11	-	-	4,074,511	4,074,511	4,108,479
		<u>2,050,136</u>	<u>-</u>	<u>5,137,887</u>	<u>7,188,023</u>	<u>7,305,531</u>
CURRENT ASSETS						
Cash at bank		38,410	-	-	38,410	83,957
CREDITORS						
Amounts falling due within one year	12	(133,742)	-	-	(133,742)	(180,730)
		<u>(95,332)</u>	<u>-</u>	<u>-</u>	<u>(95,332)</u>	<u>(96,773)</u>
NET CURRENT ASSETS						
		<u>(95,332)</u>	<u>-</u>	<u>-</u>	<u>(95,332)</u>	<u>(96,773)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>1,954,804</u>	<u>-</u>	<u>5,137,887</u>	<u>7,092,691</u>	<u>7,208,758</u>
NET ASSETS						
		<u>1,954,804</u>	<u>-</u>	<u>5,137,887</u>	<u>7,092,691</u>	<u>7,208,758</u>
FUNDS	13					
Unrestricted funds					1,954,804	2,010,173
Endowment funds					5,137,887	5,198,585
TOTAL FUNDS					<u>7,092,691</u>	<u>7,208,758</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 8 May 2024 and were signed on its behalf by:

M C Doyle - Trustee

M P Moran - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give 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: 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) (Second Edition)' rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Incoming resources

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

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes irrecoverable VAT where relevant.

Tangible fixed assets

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

Freehold property	- 2% on cost
Improvements to property	- 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Funds held by the Charity are either

- (a) unrestricted general funds, or
- (b) restricted funds, or
- (b) expendable endowment funds.

1. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted general funds can be used in accordance with the Trust's charitable objects at the discretion of the Trustees. They represent income accumulated from time to time since the Trust was established in 1941 as distinct from an increase in funds derived from growth in the capital assets with which the Trust was originally endowed and any subsequent additions to such assets. The separate identification of unrestricted general funds is for accounting and statutory purposes and does not require that such funds be held separately from other Trust moneys or investments.

Restricted funds are funds subject to specific trusts which may be declared by the donor(s). As such, the funds can only be expended subject to the restrictions so imposed.

Expendable endowment funds are set aside to be held by the Trust, and may be utilised at the discretion of the Trustees in accordance with the Trust's charitable objects. However, in the normal course of events, such funds would only be used for projects of an exceptional or capital nature.

Investments

Investments are stated at market value at the year end.

All gains and losses on investments are reflected in the Statement of Financial Activities as they arise.

Debtors

Basic financial assets, including trade and other debtors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash and cash equivalents are represented by cash in hand, deposits held at call with financial institutions, and other short-term highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Creditors

Basic financial liabilities, including trade and other creditors, loans from third parties and loans from related parties, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Such instruments are subsequently carried at amortised cost using the effective interest method, less any impairment.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

2. INVESTMENT INCOME

	2023	2022
	£	£
Dividends - UK equities	110,748	128,638
Dividends - Overseas equities	19,272	15,121
UK interest	1,125	-
	<u>131,145</u>	<u>143,751</u>

3. RAISING FUNDS

Investment management costs	2023	2022
	£	£
Investment management	22,850	23,580
Overseas custody charges	145	10
	<u>22,995</u>	<u>23,590</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs £	Totals £
General fund	<u>194,552</u>	<u>15,600</u>	<u>210,152</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023	2022
	£	£
Staff costs	50,067	50,127
Sundry expenses	85	-
Scholarships	50,000	50,000
Accommodation charges	10,800	10,774
Bank charges	60	155
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
	<u>194,552</u>	<u>194,596</u>

6. AUDITORS' REMUNERATION

	2023	2022
	£	£
Accountancy	5,000	5,000
Auditors' remuneration	<u>10,600</u>	<u>11,140</u>
	<u>15,600</u>	<u>16,140</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2023 nor for the year ended 31 July 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2023 nor for the year ended 31 July 2022.

8. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2023	2022
Administration	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	143,751	-	-	143,751
Other income	1,500	-	-	1,500
Total	145,251	-	-	145,251
EXPENDITURE ON				
Raising funds	1	-	23,589	23,590
Charitable activities				
General fund	184,006	-	26,730	210,736
Other	191	-	-	191
Total	184,198	-	50,319	234,517
Net gains/(losses) on investments	-	-	(305,828)	(305,828)
NET INCOME/(EXPENDITURE)	(38,947)	-	(356,147)	(395,094)
Transfers between funds	(3,496)	-	3,496	-
Net movement in funds	(42,443)	-	(352,651)	(395,094)
RECONCILIATION OF FUNDS				
Total funds brought forward	2,052,616	-	5,551,236	7,603,852
TOTAL FUNDS CARRIED FORWARD	2,010,173	-	5,198,585	7,208,758

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Totals £
COST			
At 1 August 2022 and 31 July 2023	541,303	3,816,991	4,358,294
DEPRECIATION			
At 1 August 2022	115,200	1,046,042	1,161,242
Charge for year	7,200	76,340	83,540
At 31 July 2023	122,400	1,122,382	1,244,782
NET BOOK VALUE			
At 31 July 2023	418,903	2,694,609	3,113,512
At 31 July 2022	426,103	2,770,949	3,197,052

All fixed assets are held for, or are incidental to, the charitable purposes of the Trust.

The freehold land and buildings were valued at £5,430,000 on 13 February 2002 by Gerald Eve, an independent firm of chartered surveyors, on an open market existing use basis.

In the cost of freehold land and buildings is freehold land of £181,303 (2022: £181,303) which is not depreciated.

11. FIXED ASSET INVESTMENTS

	2023 £	2022 £
Shares	4,048,883	3,780,240
Cash held with Charles Stanley & Co Ltd.	25,628	328,239
	4,074,511	4,108,479

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

11. FIXED ASSET INVESTMENTS - continued

Additional information as follows:

	Listed investments £
MARKET VALUE	
At 1 August 2022	3,780,240
Additions	652,879
Disposals	(368,670)
Net gain/(loss) on revaluation on investments	(15,566)
At 31 July 2023	4,048,883
NET BOOK VALUE	
At 31 July 2023	4,048,883
At 31 July 2022	3,780,240

Historical cost of investments

	2023 £	2022 £
Historical cost at year end	3,699,416	3,635,840

The investments (at market value at the year end) are held in the UK and outside the UK as follows:

	2023 £	2022 £
United Kingdom	3,130,286	2,996,285
Europe (excluding UK)	425,997	242,498
United States of America	410,007	306,819
Other markets	82,593	234,638
	4,048,883	3,780,240

Investments comprising more than 10% of the portfolio market value at year end:

	2023 £	2022 £
No investment comprising more than 10%	-	-

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

11. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 July 2023 is represented by:

	Listed investments £
Valuation in 2023	349,467
Cost	3,699,416
	<u>4,048,883</u>

Investments (neither listed nor unlisted) were as follows:

	2023 £	2022 £
Cash held with Charles Stanley & Co Ltd.	<u>25,628</u>	<u>328,239</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
PAYE & NI	1,247	1,420
St Augustine's Priory School Ltd - Bursaries and Scholarships	115,000	161,829
Accrued expenses	17,495	17,481
	<u>133,742</u>	<u>180,730</u>

Accrued expenses comprise the following:-

- (a) accountancy and audit fees for the year charged after the year end;
- (b) investment management fees relating to the year but charged after the year end.

13. MOVEMENT IN FUNDS

	At 1.8.22 £	Net movement in funds £	Transfers between funds £	At 31.7.23 £
Unrestricted funds				
General fund	2,010,173	(50,778)	(4,591)	1,954,804
Endowment funds				
Expendable endowment	5,198,585	(65,289)	4,591	5,137,887
TOTAL FUNDS	<u>7,208,758</u>	<u>(116,067)</u>	<u>-</u>	<u>7,092,691</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

13. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	132,646	(183,424)	-	(50,778)
Endowment funds				
Expendable endowment	-	(49,723)	(15,566)	(65,289)
TOTAL FUNDS	132,646	(233,147)	(15,566)	(116,067)

Comparatives for movement in funds

	At 1.8.21 £	Net movement in funds £	Transfers between funds £	At 31.7.22 £
Unrestricted funds				
General fund	2,052,616	(38,947)	(3,496)	2,010,173
Endowment funds				
Expendable endowment	5,551,236	(356,147)	3,496	5,198,585
TOTAL FUNDS	7,603,852	(395,094)	-	7,208,758

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	145,251	(184,198)	-	(38,947)
Endowment funds				
Expendable endowment	-	(50,319)	(305,828)	(356,147)
TOTAL FUNDS	145,251	(234,517)	(305,828)	(395,094)

Notes to the Financial Statements - continued
for the Year Ended 31 July 2023

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.21 £	Net movement in funds £	Transfers between funds £	At 31.7.23 £
Unrestricted funds				
General fund	2,052,616	(89,725)	(8,087)	1,954,804
Endowment funds				
Expendable endowment	5,551,236	(421,436)	8,087	5,137,887
TOTAL FUNDS	7,603,852	(511,161)	-	7,092,691

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	277,897	(367,622)	-	(89,725)
Endowment funds				
Expendable endowment	-	(100,042)	(321,394)	(421,436)
TOTAL FUNDS	277,897	(467,664)	(321,394)	(511,161)

General fund

The general fund represents the unrestricted funds which the Trustees are free to use in accordance with the Trust's charitable objects.

Expendable endowment fund

In the Trust Deed the amount invested is expendable - that is, the capital can be converted into income, subject to the purposes set out in the Trust Deed, the main purposes being:

- (a) education;
- (b) the development, maintenance and upkeep of the Trust property; and
- (c) such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit.

Income arising on the endowment fund is included as unrestricted income. Any capital gains or losses arising form part of the fund.

14. RELATED PARTY DISCLOSURES

Transactions with St Augustine's Priory School Limited consisted of the following:-

	2023	2022
	£	£
School fees - scholarships awarded	50,000	50,000
Donations to the School	-	-

At the year end the balance owed by the Trust to St Augustine's Priory School Limited was £115,000 (2022: £161,829).

At the year end the balance owed to the Trust by St Augustine's Priory School Limited was £nil (2022: £Nil).

The School occupies the Trust's freehold property rent free, without a formal lease.

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends - UK equities	110,748	128,630
Dividends - Overseas equities	19,273	15,121
UK interest	1,125	-
	<u>131,146</u>	<u>143,751</u>
Other income		
Rents received	1,500	1,500
	<u>132,646</u>	<u>145,251</u>
Total incoming resources		
	132,646	145,251
EXPENDITURE		
Investment management costs		
Investment management	22,850	23,580
Overseas custody charges	145	10
	<u>22,995</u>	<u>23,590</u>
Charitable activities		
Salaries	45,000	45,000
Social security	5,067	5,127
Sundry expenses	85	-
Scholarships	50,000	50,000
Accommodation charges	10,800	10,774
Bank charges	60	155
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
	<u>194,552</u>	<u>194,596</u>
Other		
HMRC Interest	-	191
Support costs		
Governance costs		
Auditors' remuneration	10,600	11,140
Carried forward	10,600	11,140

This page does not form part of the statutory financial statements

Detailed Statement of Financial Activities
for the Year Ended 31 July 2023

	2023 £	2022 £
Governance costs		
Brought forward	10,600	11,140
Auditors' remuneration for non audit work	5,000	5,000
	<u>15,600</u>	<u>16,140</u>
Total resources expended	<u>233,147</u>	<u>234,517</u>
Net expenditure before gains and losses	(100,501)	(89,266)
Realised recognised gains and losses		
Net gain/(loss) on realisation of investments	55,660	57,687
Net expenditure	<u>(44,841)</u>	<u>(31,579)</u>

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 July 2022
for
Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Merchant Mackinlay Simpson Ltd
Statutory Auditors
20 Exhibition House
Addison Bridge Place
London
W14 8XP

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The trustees present their report with the financial statements of the charity for the year ended 31 July 2022. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objective of the Trust Property Held by the Trustees of St Augustine's Priory (henceforth referred to as the Trust) is fulfilled by receiving income from the various investments it holds, and by applying such income for the purposes of St Augustine's Priory School Ltd (henceforth referred to as the School) and the support of Nuns formerly at the School, as provided for in the Trust Deeds.

During the year to 31 July 2022 the Trustees continued to fulfil the objects of the charity.

The School occupies and has the use of Trust property, both land and buildings, rent-free. It is believed that this arrangement has been in place since the School was established on its present site in the autumn of 1915. The Trustees, in consultation with their legal advisers and accountants, confirmed this arrangement in January 2006 by way of a memorandum, a copy of which has been given to the School. Further copies have been placed with the Trustees' accountants and legal advisers.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The School (incorporated on 11 July 2002 as St Augustine's Priory School Ltd but known before and since as St Augustine's Priory) was established in France in 1634 and moved to Ealing in 1911. It is, and always has been, a Catholic School and has been connected with the Trust since the two Declarations of Trust were executed in 1941. The principal items of expenditure approved by the Trustees include the following:

- a) the reimbursement of the School for up to eight bursaries and scholarships at senior level; and
- b) the relief of aged or infirm members of the religious community formerly at St Augustine's Priory (from 1 January 1999).

Item (b) reflects a reallocation of financial commitments agreed between the School on the one hand and the Trust on the other in the wake of a meeting in November 1998 between the Trustees and Counsel. As part of this reallocation, and with effect from 1 January 1999, the School assumed responsibility for insuring the buildings and their contents, and other insurable interests, and for paying the associated premiums.

In addition, the Trustees may, from time to time, apply Trust moneys to further major building projects.

Investment performance

The Trustees are reasonably satisfied with the investment performance which is in line with expectations. The investment income has increased from £101,251 to £143,751 following the re-investment of funds from the repayment of a loan to the School.

Statement on Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to guidance published by The Charity Commission, including public benefit guidance.

FINANCIAL REVIEW

Principal funding sources

The principal funding source of the Trust is receipt of investment income from dividends from listed companies which is managed by Charles Stanley & Co Ltd.

Investment policy and objectives

The investment strategy of Charles Stanley & Co Ltd continues to ensure that the key objectives of the charity are met.

Reserves policy

The result for the year ended 31 July 2022 shows a deficit to the Trust amounting to £400,285 (2021: surplus £1,099,264).

The deficit was generated from the following resources:

	2022	2021
	£	£
Rental income	1,500	1,500
Investment income	143,751	101,251
	145,250	102,751
Total resources expended	(234,517)	(231,017)
Net (outgoing) / incoming resources	(89,264)	(128,266)
Gains/(losses) on investment assets	(305,828)	1,227,530
	(395,094)	1,099,264

Trust policy with regard to reserves is largely a reflection of its current and future financial commitments. To that end, apart from the periodic accumulation of reserves towards specific capital projects, the trustees intend to maintain sufficient cash reserves to cover such contingencies as might reasonably be foreseen. For example, this might include the incurring of additional medical expense, at short notice, in respect of aged or infirm members of the religious community formerly at St. Augustine's Priory.

The reserves as at 31 July 2022 are £7,208,758 (2021: £7,603,852), of this the unrestricted funds are £2,010,173 (2021: £2,052,616).

Going concern

The Trustees have fully reviewed the financial position of the Trust and are confident in its ability to continue operating as a going concern for the foreseeable future.

FUTURE PLANS

The Trust will continue its charitable donations for the benefit of the School and the support of the Nuns.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Investment Powers of the Trustees

The Trust Deeds provide for the Trust property and, as appropriate, Trust income or capital (or both) to be used or applied for general educational purposes; for the development and maintenance of the Trust property, and for such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit. There are no specific restrictions imposed by the Trust Deeds with regard to the way in which the Trust may operate, and the Trustees may make such investments as they think fit.

Constitution, Objects and Policies

Two declarations of Trust were executed on 31 December 1941, one in respect of the freehold land and buildings at Hanger Hill, Ealing (the site and buildings being known thereafter as St Augustine's Priory), the other in respect of certain investments, details of which were set out in a schedule attached to the Trust Deed. They are henceforth referred to as the Trust Deeds and, where appropriate, as the Property and Investments Trusts respectively.

The Charity Commission has, however, treated the Property and Investment Trusts as a single charitable entity with the registered charity number 245367. The Trustees, as a body, constitute the charity.

The School was reconstituted as a charitable company limited by guarantee on 11 July 2002. This has not affected the Trust directly, although it has helped to formalise its relationship with the School. The School has taken on more financial responsibility for its day to day running costs, including the maintenance and refurbishment of the buildings and, with effect from 1 August 2003, the maintenance and renovation of the grounds and gardens. This is in accordance with policies agreed by the Trustees at their meeting of 19 December 2002 and approved through subsequent annual budgets. This has allowed the Trustees to concentrate on accumulating funds for major building projects and refurbishment, as mentioned above.

Induction and training of new trustees

New Trustees are inducted into the workings of the Trust and kept advised of relevant changes in legislation through their professional advisors.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
245367

Principal address
Trust Office
38 Beaufort Road
Ealing
London
W5 3EA

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Report of the Trustees
for the Year Ended 31 July 2022

Trustees

C Bennett

Miss C McIntyre

Mrs C Murphy MA (Oxon)

D P A Murphy MA (Oxon)

Mrs A Kendall (resigned 30.12.21)

Mrs S Stark (resigned 27.1.23)

The Trustees above have served throughout the year. The appointment of Trustees is governed by the Trust Deeds of the Charity which authorise serving Trustees to appoint new Trustees to fill vacancies arising through resignation or death of a serving Trustee. The Trust Deeds state that there shall not be fewer than three or more than seven Trustees at any time.

Auditors

Merchant Mackinlay Simpson Ltd

Statutory Auditors

20 Exhibition House

Addison Bridge Place

London

W14 8XP

Bankers

The Co-operative Bank

P.O. Box 250

Delf House

Southway

Skelmersdale

WN8 6WT

Solicitors

Prince Evans Solicitors LLP

Craven House

40-44 Uxbridge Road

Ealing

London

W5 2BS

Investment Advisers

Charles Stanley & Co Ltd

55 Bishops Gate

London

EC2N 3AS

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the board of trustees on 30 May 2023 and signed on its behalf by:

D P A Murphy MA (Oxon) - Trustee

Opinion

We have audited the financial statements of Trust Property Held by Trustees of St Augustine's Priory (the 'charity') for the year ended 31 July 2022 which comprise the Statement of Financial Activities, the Balance Sheet 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the 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 Report of the Independent Auditors 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.

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

Discussions with and enquiries of management and the Trustees were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, charity regulations and Employment law and distributable profits legislation.
- it is considered that there are no laws and regulations for which non-compliance may be fundamental to the operating aspects of the trust

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the trust complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed. Merchant Mackinlay Simpson Ltd is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006."

Merchant Mackinlay Simpson Ltd
Statutory Auditors
20 Exhibition House
Addison Bridge Place
London
W14 8XP

30 May 2023

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Statement of Financial Activities
for the Year Ended 31 July 2022

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM						
Investment income	2	143,751	-	-	143,751	101,251
Other income		1,500	-	-	1,500	1,500
Total		145,251	-	-	145,251	102,751
EXPENDITURE ON						
Raising funds	3	1	-	23,589	23,590	21,673
Charitable activities	4					
General fund		184,006	-	26,730	210,736	125,804
Charitable expenditure						
		-	-	-	-	83,540
Other		191	-	-	191	-
Total		184,198	-	50,319	234,517	231,017
Net gains/(losses) on investments		-	-	(305,828)	(305,828)	1,227,530
NET INCOME/(EXPENDITURE)		(38,947)	-	(356,147)	(395,094)	1,099,264
Transfers between funds	13	(3,496)	-	3,496	-	-
Net movement in funds		(42,443)	-	(352,651)	(395,094)	1,099,264
RECONCILIATION OF FUNDS						
Total funds brought forward		2,052,616	-	5,551,236	7,603,852	6,504,588
TOTAL FUNDS CARRIED FORWARD		2,010,173	-	5,198,585	7,208,758	7,603,852

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet
31 July 2022

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS						
Tangible assets	10	2,106,946	-	1,090,106	3,197,052	3,280,592
Investments	11	-	-	4,108,479	4,108,479	4,434,401
		<u>2,106,946</u>	<u>-</u>	<u>5,198,585</u>	<u>7,305,531</u>	<u>7,714,993</u>
CURRENT ASSETS						
Cash at bank		83,957	-	-	83,957	68,118
CREDITORS						
Amounts falling due within one year	12	(180,730)	-	-	(180,730)	(179,259)
		<u>(96,773)</u>	<u>-</u>	<u>-</u>	<u>(96,773)</u>	<u>(111,141)</u>
NET CURRENT ASSETS						
		<u>(96,773)</u>	<u>-</u>	<u>-</u>	<u>(96,773)</u>	<u>(111,141)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>2,010,173</u>	<u>-</u>	<u>5,198,585</u>	<u>7,208,758</u>	<u>7,603,852</u>
NET ASSETS						
		<u>2,010,173</u>	<u>-</u>	<u>5,198,585</u>	<u>7,208,758</u>	<u>7,603,852</u>
FUNDS	13					
Unrestricted funds					2,010,173	2,052,616
Endowment funds					5,198,585	5,551,236
TOTAL FUNDS					<u>7,208,758</u>	<u>7,603,852</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 30 May 2023 and were signed on its behalf by:

D P A Murphy MA (Oxon) - Trustee

C Murphy MA (Oxon) - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give 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: 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) (Second Edition)' rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Incoming resources

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

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes irrecoverable VAT where relevant.

Tangible fixed assets

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

Freehold property	- 2% on cost
Improvements to property	- 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Funds held by the Charity are either

- (a) unrestricted general funds, or
- (b) restricted funds, or
- (b) expendable endowment funds.

1. ACCOUNTING POLICIES - continued

Fund accounting

Unrestricted general funds can be used in accordance with the Trust's charitable objects at the discretion of the Trustees. They represent income accumulated from time to time since the Trust was established in 1941 as distinct from an increase in funds derived from growth in the capital assets with which the Trust was originally endowed and any subsequent additions to such assets. The separate identification of unrestricted general funds is for accounting and statutory purposes and does not require that such funds be held separately from other Trust moneys or investments.

Restricted funds are funds subject to specific trusts which may be declared by the donor(s). As such, the funds can only be expended subject to the restrictions so imposed.

Expendable endowment funds are set aside to be held by the Trust, and may be utilised at the discretion of the Trustees in accordance with the Trust's charitable objects. However, in the normal course of events, such funds would only be used for projects of an exceptional or capital nature.

Investments

Investments are stated at market value at the year end.

All gains and losses on investments are reflected in the Statement of Financial Activities as they arise.

Debtors

Basic financial assets, including trade and other debtors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash and cash equivalents are represented by cash in hand, deposits held at call with financial institutions, and other short-term highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Creditors

Basic financial liabilities, including trade and other creditors, loans from third parties and loans from related parties, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Such instruments are subsequently carried at amortised cost using the effective interest method, less any impairment.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

2. INVESTMENT INCOME

	2022	2021
	£	£
Dividends - UK equities	128,630	83,627
Dividends - Overseas equities	15,121	17,623
UK interest	-	1
	<u>143,751</u>	<u>101,251</u>

3. RAISING FUNDS

Investment management costs	2022	2021
	£	£
Investment management	23,580	21,673
Overseas custody charges	10	-
	<u>23,590</u>	<u>21,673</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs £	Totals £
General fund	<u>194,596</u>	<u>16,140</u>	<u>210,736</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022	2021
	£	£
Staff costs	50,127	49,995
Scholarships	50,000	50,000
Accommodation charges	10,774	10,488
Bank charges	155	158
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Computer expenses	-	163
	<u>194,596</u>	<u>194,344</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

6. AUDITORS' REMUNERATION

	2022	2021
	£	£
Accountancy	5,000	5,000
Auditors' remuneration	<u>11,140</u>	<u>10,000</u>
	<u>16,140</u>	<u>15,000</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2022 nor for the year ended 31 July 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2022 nor for the year ended 31 July 2021.

8. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022	2021
	<u>1</u>	<u>1</u>
Administration		

No employees received emoluments in excess of £60,000.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	101,251	-	-	101,251
Other income	<u>1,500</u>	<u>-</u>	<u>-</u>	<u>1,500</u>
Total	<u>102,751</u>	<u>-</u>	<u>-</u>	<u>102,751</u>
EXPENDITURE ON				
Raising funds	1	-	21,672	21,673
Charitable activities				
General fund	125,804	-	-	125,804
Charitable expenditure				
	56,810	-	26,730	83,540

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
Total	182,615	-	48,402	231,017
Net gains on investments	-	-	1,227,530	1,227,530
NET INCOME/(EXPENDITURE)	(79,864)	-	1,179,128	1,099,264
Transfers between funds	(384)	-	384	-
Net movement in funds	(80,248)	-	1,179,512	1,099,264
RECONCILIATION OF FUNDS				
Total funds brought forward	2,132,864	-	4,371,724	6,504,588
TOTAL FUNDS CARRIED FORWARD	2,052,616	-	5,551,236	7,603,852

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Totals £
COST			
At 1 August 2021 and 31 July 2022	541,303	3,816,991	4,358,294
DEPRECIATION			
At 1 August 2021	108,000	969,702	1,077,702
Charge for year	7,200	76,340	83,540
At 31 July 2022	115,200	1,046,042	1,161,242
NET BOOK VALUE			
At 31 July 2022	426,103	2,770,949	3,197,052
At 31 July 2021	433,303	2,847,289	3,280,592

All fixed assets are held for, or are incidental to, the charitable purposes of the Trust.

The freehold land and buildings were valued at £5,430,000 on 13 February 2002 by Gerald Eve, an independent firm of chartered surveyors, on an open market existing use basis.

In the cost of freehold land and buildings is freehold land of £181,303 (2021: £181,303) which is not depreciated.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

11. FIXED ASSET INVESTMENTS

	2022 £	2021 £
Shares	3,780,240	4,417,666
Cash held with Charles Stanley & Co Ltd.	328,239	16,735
	<u>4,108,479</u>	<u>4,434,401</u>

Additional information as follows:

	Listed investments £
MARKET VALUE	
At 1 August 2021	4,417,666
Additions	36,278
Disposals	(367,871)
Net gain/(loss) on revaluation on investments	(305,833)
At 31 July 2022	<u>3,780,240</u>
NET BOOK VALUE	
At 31 July 2022	<u>3,780,240</u>
At 31 July 2021	<u>4,417,666</u>

Historical cost of investments

	2022 £	2021 £
Historical cost at year end	<u>3,635,840</u>	<u>3,633,461</u>

The investments (at market value at the year end) are held in the UK and outside the UK as follows:

	2022 £	2021 £
United Kingdom	2,996,285	3,604,044
Europe (excluding UK)	242,498	323,526
United States of America	306,819	280,171
Other markets	234,638	209,925
	<u>3,780,240</u>	<u>4,417,666</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

11. FIXED ASSET INVESTMENTS - continued

Investments comprising more than 10% of the portfolio market value at year end:

	2022 £	2021 £
No investment comprising more than 10%	-	-

Cost or valuation at 31 July 2022 is represented by:

	Listed investments £
Valuation in 2022	144,400
Cost	3,635,840
	<u>3,780,240</u>

Investments (neither listed nor unlisted) were as follows:

	2022 £	2021 £
Cash held with Charles Stanley & Co Ltd.	328,239	16,735

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	-	15,000
PAYE & NI	1,420	5,413
St Augustine's Priory School Ltd - Bursaries and Scholarships	161,829	141,829
Accrued expenses	17,481	17,017
	<u>180,730</u>	<u>179,259</u>

Accrued expenses comprise the following:-

- (a) accountancy and audit fees for the year charged after the year end;
- (b) investment management fees relating to the year but charged after the year end.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

13. MOVEMENT IN FUNDS

	At 1.8.21 £	Net movement in funds £	Transfers between funds £	At 31.7.22 £
Unrestricted funds				
General fund	2,052,616	(38,947)	(3,496)	2,010,173
Endowment funds				
Expendable endowment	5,551,236	(356,147)	3,496	5,198,585
TOTAL FUNDS	7,603,852	(395,094)	-	7,208,758

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	145,251	(184,198)	-	(38,947)
Endowment funds				
Expendable endowment	-	(50,319)	(305,828)	(356,147)
TOTAL FUNDS	145,251	(234,517)	(305,828)	(395,094)

Comparatives for movement in funds

	At 1.8.20 £	Net movement in funds £	Transfers between funds £	At 31.7.21 £
Unrestricted funds				
General fund	2,132,864	(79,864)	(384)	2,052,616
Endowment funds				
Expendable endowment	4,371,724	1,179,128	384	5,551,236
TOTAL FUNDS	6,504,588	1,099,264	-	7,603,852

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	102,751	(182,615)	-	(79,864)
Endowment funds				
Expendable endowment	-	(48,402)	1,227,530	1,179,128
TOTAL FUNDS	102,751	(231,017)	1,227,530	1,099,264

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.20 £	Net movement in funds £	Transfers between funds £	At 31.7.22 £
Unrestricted funds				
General fund	2,132,864	(118,811)	(3,880)	2,010,173
Endowment funds				
Expendable endowment	4,371,724	822,981	3,880	5,198,585
TOTAL FUNDS	6,504,588	704,170	-	7,208,758

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	248,002	(366,813)	-	(118,811)
Endowment funds				
Expendable endowment	-	(98,721)	921,702	822,981
TOTAL FUNDS	248,002	(465,534)	921,702	704,170

13. MOVEMENT IN FUNDS - continued

General fund

The general fund represents the unrestricted funds which the Trustees are free to use in accordance with the Trust's charitable objects.

Expendable endowment fund

In the Trust Deed the amount invested is expendable - that is, the capital can be converted into income, subject to the purposes set out in the Trust Deed, the main purposes being:

- (a) education;
- (b) the development, maintenance and upkeep of the Trust property; and
- (c) such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit.

Income arising on the endowment fund is included as unrestricted income. Any capital gains or losses arising form part of the fund.

14. RELATED PARTY DISCLOSURES

Transactions with St Augustine's Priory School Limited consisted of the following:-

	2022	2021
	£	£
School fees - scholarships awarded	50,000	50,000
	<u> </u>	<u> </u>
Donations to the School	-	-
	<u> </u>	<u> </u>

At the year end the balance owed by the Trust to St Augustine's Priory School Limited was £161,829 (2021: £141,829).

At the year end the balance owed to the Trust by St Augustine's Priory School Limited was £nil (2021: £Nil).

The School occupies the Trust's freehold property rent free, without a formal lease.

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends - UK equities	128,630	83,627
Dividends - Overseas equities	15,121	17,623
UK interest	-	1
	143,751	101,251
Other income		
Rents received	1,500	1,500
Total incoming resources	145,251	102,751
EXPENDITURE		
Investment management costs		
Investment management	23,580	21,673
Overseas custody charges	10	-
	23,590	21,673
Charitable activities		
Salaries	45,000	45,000
Social security	5,127	4,995
Scholarships	50,000	50,000
Accommodation charges	10,774	10,488
Bank charges	155	158
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Computer expenses	-	163
	194,596	194,344
Other		
HMRC Interest	191	-
Support costs		
Governance costs		
Auditors' remuneration	11,140	10,000
Carried forward	11,140	10,000

This page does not form part of the statutory financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2022

	2022 £	2021 £
Governance costs		
Brought forward	11,140	10,000
Auditors' remuneration for non audit work	5,000	5,000
	<u>16,140</u>	<u>15,000</u>
Total resources expended	<u>234,517</u>	<u>231,017</u>
Net expenditure before gains and losses	(89,266)	(128,266)
Realised recognised gains and losses		
Net gain/(loss) on realisation of investments	57,687	320,946
Net (expenditure)/income	<u>(31,579)</u>	<u>192,680</u>

This page does not form part of the statutory financial statements

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 July 2021
for
Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Merchant Mackinlay Simpson Ltd
Statutory Auditors
20 Exhibition House
Addison Bridge Place
London
W14 8XP

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Statement of Financial Activities	10
Balance Sheet	11 to 12
Notes to the Financial Statements	13 to 23
Detailed Statement of Financial Activities	24 to 25

The trustees present their report with the financial statements of the charity for the year ended 31 July 2021. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and activities

The objective of the Trust Property Held by the Trustees of St Augustine's Priory (henceforth referred to as the Trust) is fulfilled by receiving income from the various investments it holds, and by applying such income for the purposes of St Augustine's Priory School Ltd (henceforth referred to as the School) and the support of Nuns formerly at the School, as provided for in the Trust Deeds.

During the year to 31 July 2021 the Trustees continued to fulfil the objects of the charity.

The School occupies and has the use of Trust property, both land and buildings, rent-free. It is believed that this arrangement has been in place since the School was established on its present site in the autumn of 1915. The Trustees, in consultation with their legal advisers and accountants, confirmed this arrangement in January 2006 by way of a memorandum, a copy of which has been given to the School. Further copies have been placed with the Trustees' accountants and legal advisers.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The School (incorporated on 11 July 2002 as St Augustine's Priory School Ltd but known before and since as St Augustine's Priory) was established in France in 1634 and moved to Ealing in 1911. It is, and always has been, a Catholic School and has been connected with the Trust since the two Declarations of Trust were executed in 1941. The principal items of expenditure approved by the Trustees include the following:

- a) the reimbursement of the School for up to eight bursaries and scholarships at senior level; and
- b) the relief of aged or infirm members of the religious community formerly at St Augustine's Priory (from 1 January 1999).

Item (b) reflects a reallocation of financial commitments agreed between the School on the one hand and the Trust on the other in the wake of a meeting in November 1998 between the Trustees and Counsel. As part of this reallocation, and with effect from 1 January 1999, the School assumed responsibility for insuring the buildings and their contents, and other insurable interests, and for paying the associated premiums.

In addition, the Trustees may, from time to time, apply Trust moneys to further major building projects.

Investment performance

The Trustees are reasonably satisfied with the investment performance which is in line with expectations. The investment income has decreased from £110,331 to £101,251 following the re-investment of funds from the repayment of a loan to the School.

Statement on Public Benefit

The Trustees have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to guidance published by The Charity Commission, including public benefit guidance.

FINANCIAL REVIEW

Principal funding sources

The principal funding source of the Trust is receipt of investment income from dividends from listed companies which is managed by Charles Stanley & Co Ltd.

Investment policy and objectives

The investment strategy of Charles Stanley & Co Ltd continues to ensure that the key objectives of the charity are met.

Reserves policy

The result for the year ended 31 July 2021 shows a surplus to the Trust amounting to £1,099,264 (2020: deficit £901,887).

The surplus was generated from the following resources:

	2021	2020
	£	£
Rental income	1,500	1,500
Investment income	101,251	110,331
	102,751	111,831
Total resources expended	(231,017)	(271,357)
Net (outgoing) / incoming resources	(128,266)	(159,526)
Gains/(losses) on investment assets	1,227,530	(742,361)
	1,099,264	(901,887)

Trust policy with regard to reserves is largely a reflection of its current and future financial commitments. To that end, apart from the periodic accumulation of reserves towards specific capital projects, the trustees intend to maintain sufficient cash reserves to cover such contingencies as might reasonably be foreseen. For example, this might include the incurring of additional medical expense, at short notice, in respect of aged or infirm members of the religious community formerly at St. Augustine's Priory.

The reserves as at 31 July 2021 are £7,603,852 (2020: £6,504,588), of this the unrestricted funds are £2,052,616 (2020: £2,132,864).

Going concern

The Trustees have fully reviewed the financial position of the Trust and are confident in its ability to continue operating as a going concern for the foreseeable future.

FUTURE PLANS

The Trust will continue its charitable donations for the benefit of the School and the support of the Nuns.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Investment Powers of the Trustees

The Trust Deeds provide for the Trust property and, as appropriate, Trust income or capital (or both) to be used or applied for general educational purposes; for the development and maintenance of the Trust property, and for such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit. There are no specific restrictions imposed by the Trust Deeds with regard to the way in which the Trust may operate, and the Trustees may make such investments as they think fit.

Constitution, Objects and Policies

Two declarations of Trust were executed on 31 December 1941, one in respect of the freehold land and buildings at Hanger Hill, Ealing (the site and buildings being known thereafter as St Augustine's Priory), the other in respect of certain investments, details of which were set out in a schedule attached to the Trust Deed. They are henceforth referred to as the Trust Deeds and, where appropriate, as the Property and Investments Trusts respectively.

The Charity Commission has, however, treated the Property and Investment Trusts as a single charitable entity with the registered charity number 245367. The Trustees, as a body, constitute the charity.

The School was reconstituted as a charitable company limited by guarantee on 11 July 2002. This has not affected the Trust directly, although it has helped to formalise its relationship with the School. The School has taken on more financial responsibility for its day to day running costs, including the maintenance and refurbishment of the buildings and, with effect from 1 August 2003, the maintenance and renovation of the grounds and gardens. This is in accordance with policies agreed by the Trustees at their meeting of 19 December 2002 and approved through subsequent annual budgets. This has allowed the Trustees to concentrate on accumulating funds for major building projects and refurbishment, as mentioned above.

Induction and training of new trustees

New Trustees are inducted into the workings of the Trust and kept advised of relevant changes in legislation through their professional advisors.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
245367

Principal address
Trust Office
38 Beaufort Road
Ealing
London
W5 3EA

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Report of the Trustees
for the Year Ended 31 July 2021

Trustees

C Bennett

Miss C McIntyre

Mrs C Murphy MA (Oxon)

D P A Murphy MA (Oxon)

Mrs A Kendall (resigned 30.12.21)

Mrs S Stark

The Trustees above have served throughout the year. The appointment of Trustees is governed by the Trust Deeds of the Charity which authorise serving Trustees to appoint new Trustees to fill vacancies arising through resignation or death of a serving Trustee. The Trust Deeds state that there shall not be fewer than three or more than seven Trustees at any time.

Auditors

Merchant Mackinlay Simpson Ltd

Statutory Auditors

20 Exhibition House

Addison Bridge Place

London

W14 8XP

Bankers

Allied Irish Bank

Retail Business

PO Box 52496

London

NW3 9ED

Solicitors

Elliot, Bond & Banbury

45 St Mary's Road

Ealing

London

W5 5RG

Investment Advisers

Charles Stanley & Co Ltd

55 Bishops Gate

London

EC2N 3AS

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charity's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by order of the board of trustees on 30 May 2022 and signed on its behalf by:

D P A Murphy MA (Oxon) - Trustee

Opinion

We have audited the financial statements of Trust Property Held by Trustees of St Augustine's Priory (the 'charity') for the year ended 31 July 2021 which comprise the Statement of Financial Activities, the Balance Sheet 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 July 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

Our responsibilities and the responsibilities of the 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 Report of the Independent Auditors 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.

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- 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, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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.

Discussions with and enquiries of management and the Trustees were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, charity regulations and Employment law and distributable profits legislation.
- it is considered that there are no laws and regulations for which non-compliance may be fundamental to the operating aspects of the trust

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the trust complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Merchant Mackinlay Simpson Ltd
Statutory Auditors
20 Exhibition House
Addison Bridge Place
London
W14 8XP

30 May 2022

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Statement of Financial Activities
for the Year Ended 31 July 2021

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM						
Investment income	2	101,251	-	-	101,251	110,331
Other income		1,500	-	-	1,500	2,477
Total		102,751	-	-	102,751	112,808
EXPENDITURE ON						
Raising funds	3	1	-	21,672	21,673	20,487
Charitable activities	4					
General fund		125,804	-	-	125,804	168,307
Charitable expenditure						
		56,810	-	26,730	83,540	83,540
Total		182,615	-	48,402	231,017	272,334
Net gains/(losses) on investments		-	-	1,227,530	1,227,530	(742,361)
NET INCOME/(EXPENDITURE)		(79,864)	-	1,179,128	1,099,264	(901,887)
Transfers between funds	13	(384)	-	384	-	-
Net movement in funds		(80,248)	-	1,179,512	1,099,264	(901,887)
RECONCILIATION OF FUNDS						
Total funds brought forward		2,132,864	-	4,371,724	6,504,588	7,406,475
TOTAL FUNDS CARRIED FORWARD		2,052,616	-	5,551,236	7,603,852	6,504,588

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet
31 July 2021

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS						
Tangible assets	9	2,163,757	-	1,116,835	3,280,592	3,364,132
Investments	10	-	-	4,434,401	4,434,401	3,228,159
		<u>2,163,757</u>	<u>-</u>	<u>5,551,236</u>	<u>7,714,993</u>	<u>6,592,291</u>
CURRENT ASSETS						
Debtors	11	-	-	-	-	163
Cash at bank		68,118	-	-	68,118	25,975
		<u>68,118</u>	<u>-</u>	<u>-</u>	<u>68,118</u>	<u>26,138</u>
CREDITORS						
Amounts falling due within one year	12	(179,259)	-	-	(179,259)	(113,841)
		<u>(111,141)</u>	<u>-</u>	<u>-</u>	<u>(111,141)</u>	<u>(87,703)</u>
NET CURRENT ASSETS		<u>(111,141)</u>	<u>-</u>	<u>-</u>	<u>(111,141)</u>	<u>(87,703)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,052,616</u>	<u>-</u>	<u>5,551,236</u>	<u>7,603,852</u>	<u>6,504,588</u>
NET ASSETS		<u><u>2,052,616</u></u>	<u><u>-</u></u>	<u><u>5,551,236</u></u>	<u><u>7,603,852</u></u>	<u><u>6,504,588</u></u>

The notes form part of these financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Balance Sheet - continued
31 July 2021

FUNDS	13		
Unrestricted funds		2,052,616	2,132,864
Endowment funds		5,551,236	4,371,724
TOTAL FUNDS		7,603,852	6,504,588

The financial statements were approved by the Board of Trustees and authorised for issue on 30 May 2022 and were signed on its behalf by:

D P A Murphy MA (Oxon) - Trustee

C Murphy MA (Oxon) - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give 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 1 April 2005 which has since been withdrawn.

Incoming resources

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

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes irrecoverable VAT where relevant.

Tangible fixed assets

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

Freehold property	- 2% on cost
Improvements to property	- 2% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Funds held by the Charity are either

- (a) unrestricted general funds, or
- (b) restricted funds, or
- (b) expendable endowment funds.

Unrestricted general funds can be used in accordance with the Trust's charitable objects at the discretion of the Trustees. They represent income accumulated from time to time since the Trust was established in 1941 as distinct from an increase in funds derived from growth in the capital assets with which the Trust was originally endowed and any subsequent additions to such assets. The separate identification of unrestricted general funds is for accounting and statutory purposes and does not require that such funds be held separately from other Trust moneys or investments.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds are funds subject to specific trusts which may be declared by the donor(s). As such, the funds can only be expended subject to the restrictions so imposed.

Expendable endowment funds are set aside to be held by the Trust, and may be utilised at the discretion of the Trustees in accordance with the Trust's charitable objects. However, in the normal course of events, such funds would only be used for projects of an exceptional or capital nature.

Investments

Investments are stated at market value at the year end.

All gains and losses on investments are reflected in the Statement of Financial Activities as they arise.

2. INVESTMENT INCOME

	2021	2020
	£	£
Dividends - UK equities	83,627	95,160
UK interest	1	97
	<u>83,628</u>	<u>95,257</u>

3. RAISING FUNDS

Investment management costs

	2021	2020
	£	£
Investment management	21,673	20,335
Overseas custody charges	-	152
	<u>21,673</u>	<u>20,487</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs £	Totals £
General fund Charitable expenditure	110,804	15,000	125,804
	83,540	-	83,540
	<u>194,344</u>	<u>15,000</u>	<u>209,344</u>

	2021 £	2020 £
Staff cost	49,995	50,012
Scholarships	50,000	91,829
Accommodation charges	10,488	10,488
Bank charges	158	162
Computer expenses	163	816
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
	<u>194,981</u>	<u>236,847</u>

5. AUDITORS' REMUNERATION

	2021 £	2020 £
Accountancy	5,000	5,000
Auditors' remuneration	<u>10,000</u>	<u>9,400</u>
	<u>15,000</u>	<u>14,400</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2021 nor for the year ended 31 July 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2021 nor for the year ended 31 July 2020.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2021	2020
Administration	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	110,331	-	-	110,331
Other income	2,477	-	-	2,477
Total	<u>112,808</u>	<u>-</u>	<u>-</u>	<u>112,808</u>
EXPENDITURE ON				
Raising funds	1	-	20,486	20,487
Charitable activities				
General fund	168,307	-	-	168,307
Charitable expenditure				
	56,810	-	26,730	83,540
Total	<u>225,118</u>	<u>-</u>	<u>47,216</u>	<u>272,334</u>
Net gains/(losses) on investments	-	-	(742,361)	(742,361)
NET INCOME/(EXPENDITURE)	<u>(112,310)</u>	<u>-</u>	<u>(789,577)</u>	<u>(901,887)</u>
Transfers between funds	7,030	-	(7,030)	-
Net movement in funds	<u>(105,280)</u>	<u>-</u>	<u>(796,607)</u>	<u>(901,887)</u>
RECONCILIATION OF FUNDS				
Total funds brought forward	2,238,144	-	5,168,331	7,406,475

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £	Restricted fund £	Endowment fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	2,132,864	-	4,371,724	6,504,588

9. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Totals £
COST			
At 1 August 2020 and 31 July 2021	541,303	3,816,991	4,358,294
DEPRECIATION			
At 1 August 2020	100,800	893,362	994,162
Charge for year	7,200	76,340	83,540
At 31 July 2021	108,000	969,702	1,077,702
NET BOOK VALUE			
At 31 July 2021	433,303	2,847,289	3,280,592
At 31 July 2020	440,503	2,923,629	3,364,132

All fixed assets are held for, or are incidental to, the charitable purposes of the Trust.

The freehold land and buildings were valued at £5,430,000 on 13 February 2002 by Gerald Eve, an independent firm of chartered surveyors, on an open market existing use basis.

In the cost of freehold land and buildings is freehold land of £181,303 (2020: £181,303) which is not depreciated.

10. FIXED ASSET INVESTMENTS

	2021 £	2020 £
Shares	4,417,666	3,210,788
Cash held with Charles Stanley & Co Ltd.	16,735	17,371
	4,434,401	3,228,159

Notes to the Financial Statements - continued
 for the Year Ended 31 July 2021

10. FIXED ASSET INVESTMENTS - continued

Additional information as follows:

	Listed investments £
MARKET VALUE	
At 1 August 2020	3,210,788
Additions	487,047
Disposals	(507,698)
Net gain/(loss) on revaluation on investments	1,227,529
At 31 July 2021	4,417,666
NET BOOK VALUE	
At 31 July 2021	4,417,666
At 31 July 2020	3,210,788

Historical cost of investments

	2021 £	2020 £
Historical cost at year end	3,633,461	3,340,833

The investments (at market value at the year end) are held in the UK and outside the UK as follows:

	2021 £	2020 £
United Kingdom	3,604,044	2,513,640
Europe (excluding UK)	323,526	271,732
United States of America	280,171	377,410
Other markets	209,925	48,006
	4,417,666	3,210,788

Investments comprising more than 10% of the portfolio market value at year end:

	2021 £	2020 £
No investment comprising more than 10%	-	-

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

10. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 July 2021 is represented by:

	Listed investments £
Valuation in 2021	784,205
Cost	3,633,461
	<u>4,417,666</u>

Investments (neither listed nor unlisted) were as follows:

	2021 £	2020 £
Cash held with Charles Stanley & Co Ltd.	<u>16,735</u>	<u>17,371</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Prepayments	<u>-</u>	<u>163</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	15,000	-
PAYE & NI	5,413	5,407
St Augustine's Priory School Ltd - Bursaries and Scholarships	141,829	91,829
Accrued expenses	<u>17,017</u>	<u>16,605</u>
	<u>179,259</u>	<u>113,841</u>

Accrued expenses comprise the following:-

- (a) accountancy and audit fees for the year charged after the year end;
- (b) investment management fees relating to the year but charged after the year end.

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

13. MOVEMENT IN FUNDS

	At 1.8.20 £	Net movement in funds £	Transfers between funds £	At 31.7.21 £
Unrestricted funds				
General fund	2,132,864	(79,864)	(384)	2,052,616
Endowment funds				
Expendable endowment	4,371,724	1,179,128	384	5,551,236
TOTAL FUNDS	6,504,588	1,099,264	-	7,603,852

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	102,751	(182,615)	-	(79,864)
Endowment funds				
Expendable endowment	-	(48,402)	1,227,530	1,179,128
TOTAL FUNDS	102,751	(231,017)	1,227,530	1,099,264

Comparatives for movement in funds

	At 1.8.19 £	Net movement in funds £	Transfers between funds £	At 31.7.20 £
Unrestricted funds				
General fund	2,238,144	(112,310)	7,030	2,132,864
Endowment funds				
Expendable endowment	5,168,331	(789,577)	(7,030)	4,371,724
TOTAL FUNDS	7,406,475	(901,887)	-	6,504,588

Notes to the Financial Statements - continued
for the Year Ended 31 July 2021

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	112,808	(225,118)	-	(112,310)
Endowment funds				
Expendable endowment	-	(47,216)	(742,361)	(789,577)
TOTAL FUNDS	112,808	(272,334)	(742,361)	(901,887)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.19 £	Net movement in funds £	Transfers between funds £	At 31.7.21 £
Unrestricted funds				
General fund	2,238,144	(192,174)	6,646	2,052,616
Endowment funds				
Expendable endowment	5,168,331	389,551	(6,646)	5,551,236
TOTAL FUNDS	7,406,475	197,377	-	7,603,852

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	215,559	(407,733)	-	(192,174)
Endowment funds				
Expendable endowment	-	(95,618)	485,169	389,551
TOTAL FUNDS	215,559	(503,351)	485,169	197,377

13. MOVEMENT IN FUNDS - continued

General fund

The general fund represents the unrestricted funds which the Trustees are free to use in accordance with the Trust's charitable objects.

Expendable endowment fund

In the Trust Deed the amount invested is expendable - that is, the capital can be converted into income, subject to the purposes set out in the Trust Deed, the main purposes being:

- (a) education;
- (b) the development, maintenance and upkeep of the Trust property; and
- (c) such other charitable purposes related to the Roman Catholic Church as the Trustees, at their discretion, think fit.

Income arising on the endowment fund is included as unrestricted income. Any capital gains or losses arising form part of the fund.

14. RELATED PARTY DISCLOSURES

Transactions with St Augustine's Priory School Limited consisted of the following:-

	2021 £	2020 £
School fees - scholarships awarded	<u>50,000</u>	<u>91,829</u>
Donations to the School	<u>-</u>	<u>-</u>

At the year end the balance owed by the Trust to St Augustine's Priory School Limited was £141,829 (2020: £91,829).

At the year end the balance owed to the Trust by St Augustine's Priory School Limited was £nil (2020: £Nil).

The School occupies the Trust's freehold property rent free, without a formal lease.

15. POST BALANCE SHEET EVENTS

Covid-19, a global pandemic affected the Trust, with Government restrictions causing many businesses in the UK to close, this in turn has affected the income received from shareholdings during the year and after the year-end. It is difficult to predict the overall outcome and impact of Covid-19.

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Dividends - UK equities	83,627	95,160
Dividends - Overseas equities	17,623	15,074
UK interest	1	97
	101,251	110,331
Other income		
Rents received	1,500	1,500
Sundry income	-	977
	1,500	2,477
Total incoming resources	102,751	112,808
EXPENDITURE		
Investment management costs		
Investment management	21,673	20,335
Overseas custody charges	-	152
	21,673	20,487
Charitable activities		
Salaries	45,000	45,000
Social security	4,995	5,012
Scholarships	50,000	91,829
Accommodation charges	10,488	10,488
Bank charges	158	162
Depreciation on freehold buildings	7,200	7,200
Depreciation on improvements to property	76,340	76,340
Computer expenses	163	816
	194,344	236,847
Support costs		
Governance costs		
Auditors' remuneration	10,000	10,000
Carried forward	10,000	10,000

This page does not form part of the statutory financial statements

Trust Property Held by Trustees of
St Augustine's Priory
(Working name)
St Augustine's Priory Trust

Detailed Statement of Financial Activities
for the Year Ended 31 July 2021

	2021 £	2020 £
Governance costs		
Brought forward	10,000	10,000
Auditors' remuneration for non audit work	5,000	5,000
	<u>15,000</u>	<u>15,000</u>
Total resources expended	<u>231,017</u>	<u>272,334</u>
Net expenditure before gains and losses	(128,266)	(159,526)
Realised recognised gains and losses		
Net gain/(loss) on realisation of investments	<u>320,946</u>	<u>106,221</u>
Net income/(expenditure)	<u><u>192,680</u></u>	<u><u>(53,305)</u></u>

This page does not form part of the statutory financial statements